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

JUNE 3, 2015

Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

REGULAR & CLOSED SESSION MEETINGS – 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)

None.

CONSENT CALENDAR (2.1-2.3)-*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 Regular Meeting Minutes of May 6, 2015 and the Special Budget Workshop Meeting Minutes of May 13, 2015.

Continued on Next Page

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 (*Continued*)

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Recommendation: Ratify the following registers: Accounts Payable Numbers 86651 through 86719 with a subtotal amount of $832,689.61, EFT #"s 1-4 with a subtotal amount of $10,792.01, and Payroll Checks/Direct Deposits 46526 through 46550 for a subtotal amount of $147,089.31 for a total amount of $990,570.93.

2.3 AT&T (APPLICANT); TIME EXTENSION FOR REGULAR COASTAL PERMIT (CP 140002), CONDITIONAL USE PERMIT (CUP 140003), DESIGN REVIEW CASE (DRC 140004), SITE PLAN REVIEW (SPR 140005), AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15301 (EXISTING FACILITIES) TO CONSTRUCT A NEW A WIRELESS TELECOMMUNICATIONS FACILITY AND EQUIPMENT SHELTER AT 800 SEACOAST DRIVE (APN 626-262-02-00) IN THE C/MU-2 (SEACOAST COMMERCIAL & MIXED-USE) ZONE. MF 1140; RESOLUTION 2015-7591. (0600-20)

Recommendation: That the City Council adopt Resolution 2015-7591, approving a six month extension for Regular Coastal Permit (CP 140002), Conditional Use Permit (CUP 140003), Design Review Case (DRC 140004), and Site Plan Review (SPR 140005), 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).

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

3.1 INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2015-1151: COASTAL COMMISSION STIPULATED MODIFICATIONS TO THE ZONING IMPLEMENTATION OF THE 2013-2021 IMPERIAL BEACH HOUSING ELEMENT. MF 1060. (0610-95)

Recommendation:

1. Open the public hearing;
2. Receive report and entertain testimony;
3. Call for the Introduction and First Reading of Ordinance No. 2015-1151 by title only;
4. City Clerk to read Ordinance 2015-1151 by title only;
5. Close the public hearing; and
6. Call for motion to waive further reading in full of Ordinance No. 2015-1151 and set the matter for its Second Reading and adoption at the next regularly scheduled City Council meeting.

PUBLIC HEARINGS (4.1)

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 PARCEL MAP (TPM 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).

REPORTS (5.1-5.4)

5.1 APPROVAL OF ELM AVENUE STREET IMPROVEMENT PLAN. (0720-10)

Recommendation: Receive report and receive comments from public speakers who ask to comment; Provide additional direction for improvements as viewed by Councilmembers; and Direct staff to continue with the construction drawings, specifications, and project bidding as soon as possible.

5.2 FISCAL YEAR 2016 & FISCAL YEAR 2017 BUDGET. (0330-30)

Recommendation: That the City Council review, receive public comment and make recommendations concerning the proposals made for the FY2016 and FY2017 budgets.

5.3 CODE COMPLIANCE PRESENTATION. (0470-95)

Recommendation: That the City Council receives staff's Code Compliance presentation and provides comment, input and/or direction on the City's Code Compliance activities. Staff would further recommend that the City Council direct the City Manager to organize a workshop to discuss Code Compliance in greater detail.

5.4 ADOPTION OF RESOLUTION NUMBER 2015-7588 ACCEPTING THE IMPERIAL BEACH JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM AND RESCISSION OF 2008 JURISDICTIONAL URBAN RUNOFF MANAGEMENT PROGRAM, RESOLUTION 2015-7589 ACCEPTING THE SAN DIEGO BAY WATER QUALITY IMPROVEMENT PLAN, AND RESOLUTION 2015-7590 ACCEPTING THE TIJUANA RIVER WATER QUALITY IMPROVEMENT PLAN AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN AND FORWARD THESE DOCUMENTS TO THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE REGIONAL STORM WATER PERMIT R9-2013-0001. (0230-70 & 0770-65)

Recommendation: Adopt resolutions.

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

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

ADJOURN REGULAR MEETING

CLOSED SESSION MEETING CALL TO ORDER

ROLL CALL BY CITY CLERK

CLOSED SESSION

1. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code section 54957.6:

Agency Designated Representatives: City Manager, City Attorney, Assistant City Manager, Human Resources Manager, Administrative Services Director

Employee Organizations: Imperial Beach Firefighters' Association (IBFA), Local 4692
Service Employees International Union (SEIU), Local 221

Unrepresented Employees: Confidential, Mid-management, Management

2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code section 54957

Title: City Attorney

RECONVENE AND ANNOUNCE ACTION (IF APPROPRIATE)

ADJOURN CLOSED SESSION

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

MINUTES

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

MAY 6, 2015

Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

REGULAR MEETING – 6:00 P.M.

DRAFT

REGULAR MEETING CALL TO ORDER

Mayor Dedina called the Regular Meeting to order at 6:00 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	Spriggs, Bragg, Patton
Councilmembers absent:	None
Mayor Present:	Dedina
Mayor Pro Tem Present:	Bilbray
Staff Present:	City Manager Hall, City Attorney Lyon, City Clerk Hald, Administrative Services Director Bradley, Assistant City Manager Wade, Public Works Director Levien

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Kiwanis Student of the Month, Eliza Bedolla from Howard Pence Elementary School.

AGENDA CHANGES

City Attorney Lyon announced Item No. 2.5 did not need to be pulled from the Consent Calendar; however, there will be a separate vote on the item due to a potential conflict of interest.

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

Councilmember Patton reported on his attendance at the SANDAG Board meeting, the Open Air Open House Event, and the Homefront Cleanup Event.

Councilmember Bragg reported on her attendance at the MTS Board meeting, the SANDAG Transportation Committee Meeting, and the Library's Volunteer Recognition Event.

Councilmember Spriggs spoke about attending the Open Air Open House Event, he reported on his attendance at a coastal workshop in Los Angeles as a member of the League of California Cities Coastal Cities Working Group, and he spoke about giving a presentation to the South County Economic Development Council (SCEDC) on the projects in Imperial Beach. During the presentation he stressed the need for the City Council and community to be mindful of the balance between development and retaining the City's character as a family oriented beach community.

Mayor Dedina reported on his attendance at the SCEDC meeting, participating in the San Diego Regional Chamber of Commerce Delegation to Mexico City where they advocated for improvement to border crossings, and he spoke about going on a tour of Rosarito Beach and meeting with their Mayor.

COMMUNICATIONS FROM CITY STAFF

City Manager Hall announced Assistant City Manager Wade was selected to be the new City Manager of Solana Beach.

PUBLIC COMMENT

Ed Sorrels announced that he sent letters to City Councilmembers and he thanked the City for their efforts on a community playground at the school grounds on the north side of 9th Street.

Jon Hall thanked Public Safety personnel for their assistance when they responded to his 911 call.

Friel P. Allen expressed concern about the measures that need to be taken to get through the drought. He suggested the City not give out new building permits and to suspend the project at 9th and Palm until the drought is under control.

Ed Kravitz asked for a formal agenda item to have the City Council take another look at the Coronado beltline.

Thomas Krenbe and Veronica Martinez, Resident Manager from the Hawaiian Gardens, complained about the condition of a private road between Imperial Beach Blvd. and Fern Street. Mr. Krenbe, claiming that the road is used by the public, said the City should maintain it.

PRESENTATIONS (1.1-1.4)

1.1 SUN & SEA FESTIVAL POSTER CONTEST WINNERS. (1040-10)

Erika Lowery displayed some of the posters submitted for the Sun & Sea Festival Poster Contest. She announced the following winners: First Place, Ily Sky Alfred; Second Place, Quetza Cano; and Third Place, R. Black.

1.2 PRESENTATION OF PROCLAMATION TO IMPERIAL BEACH GIRLS SOFTBALL LEAGUE. (0410-30)

Councilmember Bragg presented a proclamation to representatives and members of the Imperial Beach Girls Softball League extending best wishes for a successful season.

1.3 PRESENTATION OF PROCLAMATION IN RECOGNITION OF NATIONAL PUBLIC WORKS WEEK – MAY 17-23, 2015. (0410-30)

Mayor Dedina presented a proclamation to Public Works Director Levien in recognition of National Public Works Week.

1.4 PRESENTATION ON SAN DIEGO FORWARD: THE REGIONAL PLAN. (0140-40)

Carolina Gregor, Senior Regional Planner with SANDAG, gave a PowerPoint presentation on the item. She announced seven public workshops will take place over the course of the month.

Councilmember Bragg stressed the importance of monitoring State and Federal funding for transportation projects, she expressed concern about cross border traffic, and she spoke positively about the efforts to preserve open space.

DRAFT

In response to questions from Councilmember Spriggs, Carolina Greggor stated currently there are no plans to have a line that connects from the Palm Ave. Trolley Station going westward. There is, however, an extension plan of a rapid line from the Iris Trolley Station along the 905 eastward. With regard to the high speed rail line between San Diego and Los Angeles, she stated it is not the first leg of the rail line, the project is a very political issue and there has been a lot of discussion regarding why the Central Valley is the first area to get the rail line. She announced there is an English workshop in Southeast San Diego on May 27h and that comments can also be provided online.

Councilmember Patton stated he received a similar presentation at the SANDAG Board meeting and thanked Ms. Greggor for her presentation.

Mayor Dedina stated he received a similar presentation at the SCEDC meeting. He expressed concern about underinvestment in transportation in the South Bay, with exception to the Trolley. He spoke in support for a bicycle connection at the border and was pleased to see SANDAG working with many agencies on both sides of the border to ensure a connection on both sides.

CONSENT CALENDAR (2.1-2.5)

MOTION BY PATTON, SECOND BY BILBRAY, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1-2.4. MOTION CARRIED UNANIMOUSLY.

With regard to Item No. 2.5, Mayor Dedina announced he would recuse himself from voting on the item because of a potential conflict of interest due to his place of employment. He announced Mayor Pro Tem Bilbray would handle the item.

MOTION BY SPRIGGS, SECOND BY BRAGG, TO ADOPT CONSENT CALENDAR ITEM NO. 2.5. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	**COUNCILMEMBERS:**	**PATTON, BRAGG, SPRIGGS, BILBRAY**
NOES:	**COUNCILMEMBERS:**	**NONE**
ABSENT:	**COUNCILMEMBERS:**	**NONE**
DISQUALIFIED:	**COUNCILMEMBERS:**	**DEDINA**

2.1 MINUTES.
Approved the Regular City Council Meeting Minutes of March 18, 2015, April 1, 2015 and April 15, 2015.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)
Ratified the following registers: Accounts Payable Numbers 86497 through 86569 with a subtotal amount of $777,954.89 and Payroll Checks/Direct Deposits 46491 through 46506 for a subtotal amount of $152,679.94 for a total amount of $930,634.83.

2.3 ADOPTION OF RESOLUTION NO. 2015-7574 AUTHORIZING THE CITY MANAGER TO SIGN A LEASE AGREEMENT WITH AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC. FOR RENTAL OF CREW QUARTERS LOCATED WITHIN THE IMPERIAL BEACH FIRE STATION. (0250-20)
Adopted resolution.

2.4 ADOPTION OF RESOLUTION NO. 2015-7573 AUTHORIZING THE CITY MANAGER TO SIGN AN AGREEMENT BETWEEN THE CITY OF IMPERIAL BEACH AND AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC. (AMR) FOR PRE-HOSPITAL EMERGENCY MEDICAL FIRST RESPONDER ADVANCED LIFE SUPPORT (ALS) SERVICES WITHIN THE CITY OF IMPERIAL BEACH. (0250-20)
Adopted resolution.

2.5 CONSIDERATION OF THE FINAL DRAFT DESIGN FOR INTERPRETIVE SIGNS PROPOSED AT THE END OF SOUTH SEACOAST DRIVE AND MONUMENT MESA/FRIENDSHIP PARK. MF 1181. (0600-20)

City Council reviewed the final draft design for Marine Protected Area interpretive signs proposed for the end of south Seacoast Drive and Monument Mesa/Friendship Park.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

PUBLIC HEARINGS (4)

None.

REPORTS (5.1-5.3)

5.1 DISCUSSION REGARDING THE CREATION OF AN IMPERIAL BEACH PLANNING COMMISSION, BOARD OF APPEALS OR A BOARD OF ADJUSTMENT. (0410-00)

City Manager Hall reported on the item and reviewed options for community involvement with processing development applications. He noted that a Planning Commission would be similar to staffing for a City Council which may require the need for additional staff.

Mayor Pro Tem Bilbray said that the appeals process is not as it should be. He spoke in support for the creation of a Board of Adjustment consisting of a three-member board with two alternates.

MOTION BY BILBRAY, SECOND BY BRAGG, TO DIRECT STAFF TO RETURN WITH INFORMATION ON CREATING A THREE-MEMBER BOARD OF ADJUSTMENT WITH TWO ALTERNATES.

City Council discussion.

Councilmember Bragg expressed concern about the impacts the former Planning Commission had on City staff time. She spoke in support for Option 3: Creation of a Board of Adjustment which would give the community an opportunity to appeal and discuss matters further with another body.

City Manager Hall spoke about the staffing needs for the Board of Adjustment, noting that it depends on the duties/issues assigned to the board.

Councilmember Spriggs stated there has not been a situation where the workload has been so heavy that City Council needed to delegate their responsibilities to another body. He questioned what is broken and needs to be fixed. He also questioned if one appeals case warrants the creation of a Board of Adjustment. He expressed concerns about the impacts a new board would have on City staff, an appointed appeals body being above the elected body and creating a process that circumvents the elected body.

Mayor Dedina was concerned about rushing into a decision on a policy without having more information. He questioned the experience other cities have had with Boards of Adjustment or Boards of Appeals. He preferred more information and input from the community in order to have a more robust discussion on the matter.

DRAFT

Councilmember Patton stated the focus should not be on the creation of an additional board but rather if there is a need for this particular board. He stressed that one of the most important decisions elected officials make relate to land use and delegating this responsibility should not be taken lightly. He also stated the City Council has not been overburdened. He spoke about his desire to make processes more efficient not more cumbersome and creating this board would be an additional step. He also said any one of the proposed options come with a cost and expressed concern about burdening staff.

In response to Councilmember Patton, City Manager Hall stated that if an applicant wanted to further appeal a decision, it would go to the Superior Court.

City Attorney Lyon stated the item before City Council is not for final action. Staff needs general direction on what to do and will return to City Council with more information and with answers to questions raised.

Councilmember Bragg was opposed to having a Planning Commission. She requested information on other cities that have this type of board and the associated costs.

Mayor Pro Tem Bilbray stated valid concerns have been raised. He noted that City Council would not be giving up responsibility with the creation of the Board of Adjustment but rather will ensure due process is brought back to the City.

Councilmember Spriggs stated that it would make sense to delegate elected official authority to another body in a large city, but not in Imperial Beach. He noted that one appeal in 15 years and zero complaints about not having due process do not show a problem. He spoke about other ways of engaging and encouraging citizens to work on community issues. He was opposed to the formation of the Board of Adjustment.

Councilmember Patton announced that he had a discussion with the Chair of the Design Review Board (DRB) who stated that she can come to a City Council meeting to explain the role of the DRB and wanted to avoid overlap of duties. He was opposed to the formation of the Board of Adjustment.

VOTES WERE NOW CAST ON ORIGINAL MOTION BY BILBRAY, SECOND BY BRAGG, TO DIRECT STAFF TO RETURN WITH INFORMATION ON CREATING A THREE-MEMBER BOARD OF ADJUSTMENT WITH TWO ALTERNATES. MOTION FAILED BY THE FOLLOWING VOTE:
AYES: COUNCILMEMBERS: BRAGG, BILBRAY
NOES: COUNCILMEMBERS: PATTON, SPRIGGS, DEDINA
ABSENT: COUNCILMEMBERS: NONE

5.2 RESOLUTION NO. 2015-7575 AWARDING PUBLIC WORKS CONTRACT TO WIT: SEWER PUMP STATION NO. 10 REHABILITATION (W13-101) AND APPROPRIATE AN ADDITIONAL $50,000 TO PROJECT NO. W13-101. (0830-35)

Public Works Director Levien reported on the item and responded to questions of City Council.

City Manager Hall announced a Budget Workshop will be held on May 13, 2015 at 6:00 p.m. in the Community Room.

Councilmember Bilbray left Council Chambers at 7:53 p.m. and returned at 7:56 p.m.

MOTION BY PATTON, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. 2015-7575 AWARDING PUBLIC WORKS CONTRACT TO WIT: SEWER PUMP STATION NO. 10 REHABILITATION (W13-101) AND APPROPRIATE AN ADDITIONAL $50,000 TO PROJECT NO. W13-101. MOTION CARRIED UNANIMOUSLY.

5.3 RESOLUTION NO. 2015-7572 PROVIDING WRITTEN CONSENT TO THE TERMINATION OF SANDPIPA PER ARTICLE 25 OF THE JOINT POWERS AGREEMENT, EFFECTIVE JULY 1, 2016, WITH SANDPIPA TO CONTINUE TO EXIST FOR THE PURPOSE OF DISPOSING OF ALL CLAIMS, DISTRIBUTION OF ASSETS, AND ALL OTHER FUNCTIONS NECESSARY TO WIND DOWN THE AFFAIRS OF THE AUTHORITY. (0190-35)

Administrative Services Director Bradley reported on the item and responded to questions of City Council.

City Manager Hall spoke about the potential financial impacts on the smaller cities as a result of the larger cities leaving SANDPIPA.

MOTION BY SPRIGGS, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. 2015-7572 PROVIDING WRITTEN CONSENT TO THE TERMINATION OF SANDPIPA PER ARTICLE 25 OF THE JOINT POWERS AGREEMENT, EFFECTIVE JULY 1, 2016, WITH SANDPIPA TO CONTINUE TO EXIST FOR THE PURPOSE OF DISPOSING OF ALL CLAIMS, DISTRIBUTION OF ASSETS, AND ALL OTHER FUNCTIONS NECESSARY TO WIND DOWN THE AFFAIRS OF THE AUTHORITY. MOTION CARRIED UNANIMOUSLY.

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

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

None.

ADJOURN REGULAR MEETING

Mayor Dedina adjourned the Regular meeting at 8:17 p.m.

CLOSED SESSION MEETING CALL TO ORDER

Mayor Dedina called the Closed Session meeting to order at 8:18 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	Spriggs, Bragg, Patton
Councilmembers absent:	None
Mayor Present:	Dedina
Mayor Pro Tem Present:	Bilbray
Staff Present:	City Manager Hall, City Attorney Lyon, City Clerk Hald

DRAFT

CLOSED SESSION

1. **CONFERENCE WITH LABOR NEGOTIATORS**
   Pursuant to Government Code section 54957.6:
   Agency Designated Representatives: City Manager, City Attorney, Assistant City Manager, Human Resources Manager, Administrative Services Director
   Employee Organizations: Imperial Beach Firefighters' Association (IBFA), Local 4692
   Service Employees International Union (SEIU), Local 221
   Unrepresented Employees: Confidential, Mid-management, Management
2. **CONFERENCE WITH LEGAL COUNSEL-- ANTICIPATED LITIGATION**
   Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2). Facts and circumstances pursuant to Government Code section 54956.9(e)(1). 1 case
3. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
   Pursuant to Government Code section 54957
   Title: City Manager

Mayor Dedina adjourned the meeting into Closed Session at 8:18 p.m. and he reconvened the meeting to Open Session at 9:41 p.m.

RECONVENE AND ANNOUNCE ACTION

Reporting out of Closed Session, City Attorney Lyon announced City Council discussed Closed Session Item Nos. 1, 2 and 3, City Council gave direction and no reportable action was taken.

ADJOURN CLOSED SESSION

Mayor Dedina adjourned the Closed Session meeting at 9:42 p.m.

Serge Dedina
Mayor

Jacqueline M. Hald, MMC
City Clerk

DRAFT

CITY OF IMPERIAL BEACH

CITY COUNCIL
PLANNING COMMISSION
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BUDGET WORKSHOP
SPECIAL MEETING MINUTES

Wednesday, May 13, 2015
5:00 p.m. to 7:00 p.m.

Community Room (Behind City Hall)
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

CALL SPECIAL MEETING TO ORDER

Mayor Pro Tem Bilbray called the Special Budget Workshop Meeting to order at 6:01 p.m.

ROLL CALL BY CITY CLERK

Councilmembers Present:	Spriggs, Bragg, Patton
Councilmembers Absent:	None
Mayor Absent:	Dedina
Mayor Pro Tem Present:	Bilbray
Staff Present:	City Manager Hall, City Clerk Hald, Administrative Services Director Bradley, Public Works Director Levien, Public Safety Director Clark, Human Resources Manager Cortez, Sheriff's Lieutenant Brown

PUBLIC COMMENT

John Haupt expressed concern about illegal short term rentals operating in the City of Imperial Beach and asked for equal enforcement of the short term rental ordinance.

REPORTS

1. **FISCAL YEAR 2016 & FISCAL YEAR 2017 BUDGET WORKSHOP. (0330-30)**
   Recommendation: That the City Council reviews, receives public comment and makes recommendations concerning the proposals made for the FY2016 and FY2017 budgets.

Administrative Services Director Bradley gave a PowerPoint presentation on the Fiscal Year 2016 and Fiscal Year 2017 Budgets.

Following the staff presentation and upon discussion of the proposed Fiscal Year 2016 and Fiscal Year 2017 Budgets, the City Council provided feedback to staff and no reportable action was taken.

ADJOURN SPECIAL MEETING

The Special Meeting was adjourned at 8:38 p.m.

Serge Dedina,
Mayor

Jacqueline M. Hald, MMC
City Clerk

DRAFT

AGENDA ITEM NO. 2.2

STAFF REPORT
CITY OF IMPERIAL BEACH

TO:	**HONORABLE MAYOR AND CITY COUNCIL**
FROM:	**ANDY HALL, CITY MANAGER**
MEETING DATE:	**JUNE 3, 2015**
ORIGINATING DEPT.:	**ADMINISTRATIVE SERVICES**
SUBJECT:	**RATIFICATION OF WARRANT REGISTER**

EXECUTIVE SUMMARY:

Approval of the warrant register in the amount of $ 832,689.61, the EFT register in the amount of $ 10,792.01 and the payroll checks in the amount of $ 147,089.31.

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.

Vendor:	Check:	Amount:	Description:
Roy Allen Slurry Seal	86684	$ 182,598.16	Mar 2015 Slurry Seal
San Diego County Sheriff	86711	$ 505,607.47	Mar 2015 Law Enf Services

The following registers are submitted for Council ratification:

Accounts Payable

WARRANT #	DATE	AMOUNT
86651-86690	05/08/2015	$ 265,084.50
86691-86719	05/14/2015	$ 567,605.11
	Sub-Total	**$ 832,689.61**

EFT #		
1-4	05/12/2015	$ 10.792.01
	Sub-Total	**$ 10,792.01**

Payroll Checks/Direct Deposit

46526-46550	P.P.E. 4/30/15	$ 147,089.31
	Sub-Total	**$ 147,089.31**
	TOTAL	**$ 990,570.93**

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 05/18/2015

	Budget	Previous Warrant Registers	2015-05-08	2015-05-12	2015-05-14	Remaining Budget
Expense						
101 GENERAL FUND						
PROFESSIONAL SERVICES	$ 6,930,476	$ 4,528,792	$ 31,513		$ 518,619	$ 1,851,552
SALARIES FULL-TIME	$ 4,166,553	$ 3,628,405				$ 538,148
SECTION 125 CAFETERIA	$ 725,471	$ 597,882				$ 127,589
PERS-CITY PORTION	$ 713,922	$ 567,190				$ 146,733
SALARIES PART-TIME	$ 622,935	$ 555,418				$ 67,517
TECHNICAL SERVICES	$ 512,590	$ 279,373	$ 1,499		$ 3,591	$ 228,127
FICA	$ 357,409	$ 297,168				$ 60,241
OPERATING SUPPLIES	$ 303,815	$ 229,841	$ 1,851		$ 450	$ 71,673
GAS & ELECTRIC (SDG&E)	$ 244,500	$ 182,732			$ 3,721	$ 58,046
ATTORNEY SERVICES-OTHER	$ 141,443	$ 74,043				$ 67,400
TEMPORARY STAFFING	$ 140,991	$ 104,154			$ 2,971	$ 33,867
OVERTIME	$ 130,331	$ 109,860				$ 20,471
OTHER SERVICES & CHARGES	$ 109,515	$ 70,570			$ (24)	$ 38,969
UTILITIES-WATER	$ 105,453	$ 98,727				$ 6,726
RCS PROGRAM	$ 101,500	$ 37,428				$ 64,072
WORKER'S COMP INSURANCE	$ 72,025	$ 72,024				$ 1
TRAVEL, TRAINING, MEETING	$ 65,983	$ 44,412	$ 1,709		$ 558	$ 19,304
ATTORNEY SERVICES	$ 63,557	$ 22,226	$ 1,325			$ 40,005
MAINTENANCE & REPAIR	$ 62,220	$ 33,677	$ 220		$ 440	$ 27,883
UNEMPLOYMENT INSURANCE	$ 51,460	$ 49,960				$ 1,500
COUNCIL/RDA BOARD PAY	$ 42,875	$ 35,578				$ 7,297
TRAFFIC CONTROL	$ 40,500	$ 27,606	$ 432			$ 12,462
BANKING/FIN SRVCS CHARGES	$ 39,500	$ 32,336			$ 537	$ 6,627
RENT-UNIFORMS	$ 39,204	$ 18,206				$ 20,998
AUTO ALLOWANCE	$ 33,568	$ 33,922				$ (354)
MEMBERSHIP DUES	$ 30,754	$ 25,710				$ 5,044
UTILITIES-TELEPHONE	$ 29,335	$ 18,818				$ 10,517
COPIER LEASES	$ 27,700	$ 24,094			$ 1,935	$ 1,671
OFFICE SUPPLIES	$ 25,287	$ 18,264	$ 224		$ 156	$ 6,643
PARS CITY CONTRIBUTION	$ 23,083	$ 19,302				$ 3,781
FLSA WAGES	$ 22,725	$ 22,791				$ (66)
SMALL TOOLS/NON-CAPITAL	$ 18,900	$ 3,496				$ 15,404
FEES & LICENSES	$ 18,250	$ 14,741				$ 3,509
POSTAGE & FREIGHT	$ 17,450	$ 10,714	$ 48			$ 6,689
UTILITIES-CELL PHONES	$ 16,183	$ 14,070	$ 80		$ 150	$ 1,883
EMPLOYEE RECOGNITION AWRD	$ 15,667	$ 11,726	$ 4		$ 1,099	$ 2,837
VEHICLE OPERATE-FUEL/OIL	$ 15,000					$ 15,000
PRINTING SERVICES	$ 13,149	$ 6,423	$ 149		$ 419	$ 6,158
PLAN CHECK SERVCIES	$ 12,000					$ 12,000
LIFE INSURANCE	$ 11,828	$ 11,745				$ 83
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	$ 7,783				$ 1,061
UTILITIES-SEWER	$ 8,300	$ 8,139				$ 161
ADVERTISING	$ 6,700	$ 3,786				$ 2,914
SUBSCRIBE & PUBLICATIONS	$ 5,350	$ 1,345				$ 4,005
SECURITY & ALARM	$ 5,300	$ 2,490	$ 130			$ 2,680
RENT-EQUIPMENT	$ 4,800	$ 829				$ 3,971
PEST CONTROL SERVICE	$ 4,200	$ 3,411				$ 789
RENT-FACILITIES	$ 3,600					$ 3,600
MGT MEDICAL REIMBURSEMENT	$ 2,421	$ 1,921				$ 500

City of Imperial Beach

Warrant Register as Budgeted (FY2015)

Current as of 05/18/2015

	Budget	Previous Warrant Registers	2015-05-08	2015-05-12	2015-05-14	Remaining Budget	
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	$ 191,972	$ 183,310		$ 9,981	$ 488,519	
TRANSFER OUT	$ 688,170	$ 600,000				$ 88,170	
SALARIES FULL-TIME	$ 61,077	$ 40,891				$ 20,186	
PERS-CITY PORTION	$ 11,130	$ 6,313				$ 4,817	
SECTION 125 CAFETERIA	$ 8,800	$ 7,048				$ 1,752	
FICA	$ 4,259	$ 3,078				$ 1,181	
UNEMPLOYMENT INSURANCE	$ 3,044	$ 82				$ 2,962	
CELL PHONE ALLOWANCE	$ 200	$ 14				$ 186	
AUTO ALLOWANCE	$ 200	$ 42				$ 158	
202 PROP "A" (TRANSNET) FUND						$ -	
PROFESSIONAL SERVICES	$ 1,015,350	$ 662,195				$ 353,155	
TRANSFER OUT	$ 195,895	$ 195,895				$ -	
SALARIES FULL-TIME	$ 53,031	$ 18,251				$ 34,780	
SECTION 125 CAFETERIA	$ 7,458	$ 2,354				$ 5,104	
PERS-CITY PORTION	$ 5,313	$ 2,796				$ 2,517	
FICA	$ 4,837	$ 1,378				$ 3,459	
UNEMPLOYMENT INSURANCE	$ 2,741	$ 64				$ 2,677	
ATTORNEY SERVICES	$ 470	$ 0				$ 470	
CELL PHONE ALLOWANCE	$ 400	$ 28				$ 372	
AUTO ALLOWANCE	$ 400	$ 84				$ 316	
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			$ 2,105	$ 7,273	
PROFESSIONAL SERVICES	$ 2,000					$ 2,000	
216 HOUSING AUTHORITY						$ -	
SALARIES PART-TIME	$ 37,286	$ 34,535				$ 2,751	
TRANSFER OUT	$ 16,869	$ 16,869				$ -	
PROFESSIONAL SERVICES	$ 8,415	$ 8,185				$ 230	
PERS-CITY PORTION	$ 5,915	$ 5,647				$ 268	
FICA	$ 2,660	$ 2,708				$ (48)	
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		$ -				$ -	

City of Imperial Beach

Warrant Register as Budgeted (FY2015)

Current as of 05/18/2015

	Budget	Previous Warrant Registers	2015-05-08	2015-05-12	2015-05-14	Remaining Budget
245 RDA PA#1 LOW/MOD HSG-S/A						$ -
PROFESSIONAL SERVICES		$ -				$ -
301 SA DEBT SERVICE FUND						$ -
BOND INTEREST (2010 TAB)	$ 1,058,910	$ 1,058,716				$ 194
INTEREST BOND (2013 TAB)	$ 762,957	$ 762,957				$ 1
BOND PRINCIPAL (2010 TAB)	$ 235,000	$ -				$ 235,000
303 REDEV OBLIG RETIRE FUND						$ -
TRANSFER OUT	$ 2,066,568	$ 2,066,374				$ 194
ATTORNEY SERVICES	$ 170,000	$ 150,388	$ 36			$ 19,576
SALARIES FULL-TIME	$ 153,270	$ 58,600				$ 94,670
PROFESSIONAL SERVICES	$ 137,106	$ 113,435				$ 23,671
PERS-CITY PORTION	$ 20,310	$ 7,854				$ 12,456
SECTION 125 CAFETERIA	$ 10,700	$ 4,035				$ 6,665
OTHER SERVICES & CHARGES	$ 9,000	$ 7,236				$ 1,764
FICA	$ 8,290	$ 3,269				$ 5,021
AUTO ALLOWANCE	$ 5,330	$ 1,977				$ 3,353
CELL PHONE ALLOWANCE	$ 1,410	$ 528				$ 882
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	$ 459,239			$ 6,983	$ 965,689
SALARIES FULL-TIME	$ 49,065	$ 12,026				$ 37,039
SECTION 125 CAFETERIA	$ 5,702	$ 1,479				$ 4,223
PERS-CITY PORTION	$ 4,317	$ 1,831				$ 2,486
FICA	$ 3,109	$ 930				$ 2,179
UNEMPLOYMENT INSURANCE	$ 1,507	$ 82				$ 1,425
CELL PHONE ALLOWANCE	$ 200	$ 31				$ 169
AUTO ALLOWANCE	$ 200	$ 95				$ 105
402 C.I.P. 2010 BOND						$ -
PROFESSIONAL SERVICES	$ 1,291,877	$ 516,520	$ 10,000			$ 765,357
ATTORNEY SERVICES	$ 110,400	$ 21,595				$ 88,805
SALARIES FULL-TIME	$ 50,000	$ 16,308				$ 33,692
PERS-CITY PORTION	$ 7,800	$ 2,513				$ 5,287
SECTION 125 CAFETERIA	$ 3,800	$ 1,126				$ 2,674
FICA	$ 3,400	$ 1,148				$ 2,252
AUTO ALLOWANCE	$ 2,000	$ 429				$ 1,571
CELL PHONE ALLOWANCE	$ 600	$ 135				$ 465
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	$ 179,158	$ 7,475			$ 68,367
EQUIPMENT	$ 180,000	$ 83,634				$ 96,366
SALARIES FULL-TIME	$ 117,029	$ 104,959				$ 12,070
VEHICLE OPERATE-PARTS M&O	$ 25,000	$ 18,199	$ 1,666			$ 5,135
MAINTENANCE & REPAIR	$ 23,100	$ 19,019				$ 4,081
SECTION 125 CAFETERIA	$ 22,320	$ 20,007				$ 2,313
PERS-CITY PORTION	$ 18,407	$ 16,252				$ 2,155
FICA	$ 10,309	$ 8,024				$ 2,285
SMALL TOOLS/NON-CAPITAL	$ 6,000	$ 328				$ 5,672

City of Imperial Beach

Warrant Register as Budgeted (FY2015)

Current as of 05/18/2015

	Budget	Previous Warrant Registers	2015-05-08	2015-05-12	2015-05-14	Remaining Budget	
OPERATING SUPPLIES	$ 4,100	$ 1,854				$ 2,246	
FEES & LICENSES	$ 4,000	$ 3,358				$ 642	
WORKER'S COMP INSURANCE	$ 3,266	$ 3,264				$ 2	
OTHER SERVICES & CHARGES	$ 2,100	$ 893	$ 33			$ 1,174	
UNEMPLOYMENT INSURANCE	$ 885	$ 868				$ 17	
FIRE EXTINGUISHER SERVICE	$ 400					$ 400	
LIFE INSURANCE	$ 259	$ 229				$ 30	
OVERTIME	$ 200					$ 200	
502 RISK MANAGEMENT FUND						$ -	
INSURANCE PREMIUM/DEPOSIT	$ 167,344	$ 167,344				$ (0)	
PYMT OF WORK COMP CLAIMS	$ 141,250	$ 142,937				$ (1,687)	
ATTORNEY SERVICES	$ 87,045	$ 65,866	$ 6,297			$ 14,883	
SALARIES FULL-TIME	$ 64,423	$ 53,973				$ 10,450	
INSURANCE PREMIUM/WK COMP	$ 55,000	$ 54,410				$ 590	
THIRD PARTY ADMIN (W/C)	$ 28,406	$ 28,406				$ (0)	
PAYMENT OF CLAIMS	$ 11,625	$ 8,641			$ 2,983	$ 0	
SECTION 125 CAFETERIA	$ 9,209	$ 7,488				$ 1,721	
PERS-CITY PORTION	$ 7,354	$ 5,681				$ 1,673	
FICA	$ 4,931	$ 4,183				$ 748	
PROFESSIONAL SERVICES	$ 2,250	$ 2,250				$ -	
AUTO ALLOWANCE	$ 1,591	$ 1,490				$ 101	
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	$ 233				$ 29	
SUBSCRIBE & PUBLICATIONS	$ 250					$ 250	
OFFICE SUPPLIES	$ 250					$ 250	
CELL PHONE ALLOWANCE	$ 210	$ 205				$ 5	
OVERTIME	$ 50	$ 10				$ 40	
OTHER SERVICES & CHARGES		$ 10,221				$ (10,221)	To be reimbursed
MGT MEDICAL REIMBURSEMENT		$ -				$ -	
503 TECHNOLOGY/COMMUNICATIONS						$ -	
SALARIES FULL-TIME	$ 137,582	$ 121,257				$ 16,325	
H.T.E. MAINTENANCE	$ 62,900	$ 62,925				$ (25)	
EQUIPMENT	$ 52,250	$ 827				$ 51,423	
PROFESSIONAL SERVICES	$ 36,584	$ 12,294	$ 3,200			$ 21,090	
TECHNICAL SERVICES	$ 23,616	$ 18,417	$ 910		$ 1,000	$ 3,288	
TEMPORARY STAFFING	$ 20,000	$ 19,985				$ 15	
SECTION 125 CAFETERIA	$ 19,521	$ 16,157				$ 3,364	
PERS-CITY PORTION	$ 15,334	$ 13,434				$ 1,900	
UTILITIES-TELEPHONE	$ 12,000	$ 9,413				$ 2,587	
FICA	$ 10,509	$ 10,140				$ 369	
SMALL TOOLS/NON-CAPITAL	$ 10,000	$ 3,713				$ 6,287	
SALARIES PART-TIME	$ 9,481	$ 7,886				$ 1,595	
OPERATING SUPPLIES	$ 7,000	$ 580				$ 6,420	
QUESYST	$ 6,000	$ 6,000				$ -	
AUTO ALLOWANCE	$ 4,542	$ 3,923				$ 619	
UTILITIES-CELL PHONES	$ 4,000	$ 3,117				$ 883	
TRAVEL, TRAINING, MEETING	$ 4,000	$ 619				$ 3,381	
FEES & LICENSES	$ 4,000	$ 1,902				$ 2,098	
UNEMPLOYMENT INSURANCE	$ 1,417	$ 1,278				$ 139	
MAINTENANCE & REPAIR	$ 1,000	$ 105				$ 895	
MEMBERSHIP DUES	$ 1,000	$ 240				$ 760	

City of Imperial Beach

Warrant Register as Budgeted (FY2015)

Current as of 05/18/2015

	Budget	Previous Warrant Registers	2015-05-08	2015-05-12	2015-05-14	Remaining Budget
WORKER'S COMP INSURANCE	$ 859	$ 864				$ (5)
CELL PHONE ALLOWANCE	$ 700	$ 608				$ 92
LIFE INSURANCE	$ 627	$ 494				$ 133
SUBSCRIBE & PUBLICATIONS	$ 500					$ 500
OFFICE SUPPLIES	$ 500	$ 198				$ 302
OTHER SERVICES & CHARGES	$ 500	$ 376			$ 38	$ 86
PARS CITY CONTRIBUTION	$ 402	$ 296				$ 106
POSTAGE & FREIGHT	$ 200	$ 149				$ 51
MGT MEDICAL REIMBURSEMENT		$ -				$ -
504 FACILITY MAINT/REPLACEMNT						$ -
TECHNICAL SERVICES	$ 79,000	$ 63,937	$ 1,975			$ 13,088
EQUIPMENT	$ 47,000					$ 47,000
601 SEWER ENTERPRISE FUND						$ -
TECHNICAL SERVICES	$ 2,574,100	$ 2,501,661	$ 981			$ 71,458
PROFESSIONAL SERVICES	$ 2,321,266	$ 903,605				$ 1,417,661
SALARIES FULL-TIME	$ 325,523	$ 241,646				$ 83,877
PRINCIPAL PMT-CITY LOAN	$ 124,811					$ 124,811
GAS & ELECTRIC (SDG&E)	$ 68,000	$ 61,371			$ 1,048	$ 5,581
SECTION 125 CAFETERIA	$ 62,784	$ 43,138				$ 19,646
MAINTENANCE & REPAIR	$ 45,020	$ 33,899	$ 605			$ 10,516
PERS-CITY PORTION	$ 44,543	$ 36,366				$ 8,177
FICA	$ 28,951	$ 21,192				$ 7,759
TEMPORARY STAFFING	$ 25,000	$ 16,758			$ 1,939	$ 6,303
STAND-BY PAY	$ 19,000	$ 14,772				$ 4,228
OPERATING SUPPLIES	$ 15,045	$ 5,851	$ 402			$ 8,792
OVERTIME	$ 13,200	$ 10,978				$ 2,222
OTHER SERVICES & CHARGES	$ 8,400	$ 1,677	$ 2,090			$ 4,632
UNEMPLOYMENT INSURANCE	$ 7,765	$ 1,892				$ 5,873
SMALL TOOLS/NON-CAPITAL	$ 7,000	$ 747				$ 6,253
WORKER'S COMP INSURANCE	$ 6,532	$ 6,528				$ 4
UTILITIES-TELEPHONE	$ 4,000	$ 880				$ 3,120
SECURITY & ALARM	$ 4,000	$ 3,011			$ 294	$ 696
UTILITIES-WATER	$ 3,500	$ 2,804				$ 696
FEES & LICENSES	$ 2,375	$ 1,537				$ 838
TRAVEL, TRAINING, MEETING	$ 1,980	$ 1,980				$ -
RENT-EQUIPMENT	$ 1,000					$ 1,000
MEMBERSHIP DUES	$ 800	$ 539				$ 261
LIFE INSURANCE	$ 649	$ 523				$ 126
INTEREST PMT-CITY LOAN	$ 635					$ 635
AUTO ALLOWANCE	$ 600	$ 318				$ 282
CELL PHONE ALLOWANCE	$ 400	$ 70				$ 330
EQUIPMENT		$ -				$ -
Revenue					**$ 6,427**	
Asset					**$ 185**	
Liability			**$ 6,919**	**$ 10,792**		
Fund Balance						
Grand Total			**$ 265,085**	**$ 10,792**	**$ 567,605**	

PREPARED 05/18/2015, 10:50:40 A/P CHECKS BY PERIOD AND YEAR
PROGRAM: GM350L
CITY OF IMPERIAL BEACH FROM 05/05/2015 TO 05/18/2015 BANK CODE 00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION		INVOICE	PO #	PER/YEAR	TRN AMOUNT
05/08/2015	86651	AARON J. HUBBARD	2415				55.65
101-3030-423.28-04	04/24/2015	CLASS FEES REIMBUSEMENT		04-27-2015		10/2015	55.65
05/08/2015	86652	AMERICAN MESSAGING	1759				134.75
101-3020-422.27-05	05/01/2015	MAY 2015		L1074045PE	150100	11/2015	79.63
101-3030-423.30-02	05/01/2015	MAY 2015		L1074045PE	150100	11/2015	55.12
05/08/2015	86653	ARROWHEAD MOUNTAIN SPRING WATE	1340				145.62
101-5020-432.30-02	04/22/2015	APR 2015		05D0026726646	150183	10/2015	101.35
101-1010-411.30-02	04/22/2015	APR 2015		05D0031149578	150175	10/2015	44.27
05/08/2015	86654	AZTEC LANDSCAPING INC	310				1,499.00
101-5010-431.21-04	04/30/2015	APR 2015		0027567-IN	150079	10/2015	1,499.00
05/08/2015	86655	BOYCE INDUSTRIES INC	486				76.07
501-1921-419.28-16	04/29/2015	THREADED NOZZLES		58488	150004	10/2015	76.07
05/08/2015	86656	CALIF ELECTRIC SUPPLY	609				788.40
101-5010-431.21-23	04/22/2015	STREET LIGHT BALLAST		1069-69086	150022	10/2015	432.00
101-6040-454.30-02	04/22/2015	POLE CONT		1069-691029	150022	10/2015	151.20
101-6040-454.30-02	04/23/2015	BALLAST KIT		1069-690972	150022	10/2015	205.20
05/08/2015	86657	CALIFORNIA DENTAL	2480				784.32
101-0000-209.01-12	04/29/2015	JUN 2015 DENTAL INSURNACE		JUN 2015		12/2015	392.16
101-0000-209.01-12	04/29/2015	JUN 2015 DENTAL INSURNACE		JUN 2015		12/2015	392.16
05/08/2015	86658	CVA SECURITY	797				349.95
101-1910-419.28-01	04/14/2015	INSTALLATION LABOR		32732	150076	10/2015	219.95
101-1910-419.20-23	05/01/2015	MAY 2015 -2089 EOC		32837	150076	11/2015	30.00
101-1910-419.20-23	05/01/2015	MAY 2015 -2698 CH		32913	150076	11/2015	30.00
101-1910-419.20-23	05/01/2015	MAY 2015 -314 MVC		32926	150076	11/2015	30.00
101-1910-419.20-23	05/01/2015	MAY 2015 -314 PW		32946	150076	11/2015	40.00
05/08/2015	86659	CHULA VISTA ELECTRIC CO	1859				288.00
101-3020-422.20-06	03/18/2015	MAR 2015 POWER LOSS TRBL-		6191001	150405	09/2015	288.00
05/08/2015	86660	CITY OF CHULA VISTA	823				19,162.50
101-3050-425.20-06	09/04/2014	AUG 2014 A/C SVCS		AR135616	150215	03/2015	19,162.50
05/08/2015	86661	DANIEL P BERGEN II	4				2,100.00
101-0000-221.01-05	05/04/2015	BOND REFUND 635 IB BLVD		TEP 15-04		11/2015	2,100.00
05/08/2015	86662	DONNOE & ASSOCIATES, INC	1185				505.00
101-1130-412.20-06	04/17/2015	FIRE CAPTAIN EXAM		5479	150658	10/2015	505.00
05/08/2015	86663	EYE/COMM	1891				2,090.40
601-5060-436.29-04	04/22/2015	2015 SEWER RATE MAILING		47686		10/2015	2,090.40
05/08/2015	86664	FERGUSON ENTERPRISES INC. #108	915				605.44
601-5060-436.28-01	04/17/2015	SADDLES		0510326	150046	10/2015	605.44

CHECK DATE	CHECK NUMBER	VENDOR NAME / VENDOR #	DESCRIPTION	INVOICE	PO #	PER/YEAR	CHECK AMOUNT / TRN AMOUNT
		FIDELITY SECURITY LIFE INSURAN 2476					
05/08/2015	86665						277.38
101-0000-209.01-18		05/04/2015	PE 5/14/15 MAY 2015	3093067		11/2015	138.69
101-0000-209.01-18		05/04/2015	PE 5/21/15 MAY 2015	3093067		11/2015	138.69
		GTC SYSTEMS INC 1910					
05/08/2015	86666						3,200.00
503-1923-419.20-06		04/30/2015	APR 2015 TECH CONSULITNG	39083	150510	10/2015	3,200.00
		HINDERLITER DELLAMAS & ASSOCIA 111					
05/08/2015	86667						2,025.00
101-1920-419.20-06		05/01/2015	APR-JUN 2015 PROPERTY TAX	0021395-IN	150210	10/2015	2,025.00
		I B FIREFIGHTERS ASSOCIATION 214					
05/08/2015	86668						450.00
101-0000-209.01-08		05/07/2015	PAYROLL AP PPE 4/30/15	20150507		11/2015	450.00
		JACQUELINE SUE STENZEL 2491					
05/08/2015	86669						120.00
101-6030-453.20-06		05/02/2015	4/10, 4/17, 5/01 SR YOGA	22	150228	10/2015	120.00
		KOA CORPORATION 611					
05/08/2015	86670						9,588.82
101-5010-531.20-06		03/31/2015	MAR 2015 13TH ST BIKEWAY	JB32017X11	150553	09/2015	6,404.34
201-5000-532.20-06		03/31/2015	MAR 2015 13TH ST BIKEWAY	JB32017X11	150553	09/2015	711.60
101-5010-431.20-06		03/31/2015	MAR 2015 AS NEEDED TRAFFI	JB14106X22	150207	09/2015	218.94
101-5010-431.20-06		03/31/2015	MAR 2015 AS NEEDED TRAFFI	JB14106X22	150207	09/2015	2,253.94
		LA POSTA MARKET INC 2630					
05/08/2015	86671						10,000.00
402-5000-532.20-06		05/07/2015	1266 IB BLVD FACADE IMPRV	05-07-2015		11/2015	10,000.00
		MASON'S SAW & LAWNMOWER 923					
05/08/2015	86672						988.76
501-1921-419.28-16		04/20/2015	DEFLECTING PLATE	374050	150024	10/2015	3.80
501-1921-419.28-16		04/20/2015	#136 REPLACEMENT ENGINE	374051	150024	10/2015	984.96
		MAUREEN KANE & ASSOCIATES, INC 1392					
05/08/2015	86673						1,500.00
101-1020-411.28-04		04/28/2015	CARBALLO,S-TTC REG FEES	06-09-2015		10/2015	1,500.00
		MCDOUGAL LOVE ECKIS & 962					
05/08/2015	86674						7,657.97
101-1220-413.20-01		03/31/2015		83548		09/2015	1,731.60-
101-1220-413.20-01		03/31/2013		83548		09/2015	180.63
502-1922-419.20-01		03/31/2015		87960		09/2015	2,395.08
502-1922-419.20-01		03/31/2015		87962		09/2015	3,901.53
101-1220-413.20-01		03/31/2015		87965		09/2015	411.83
303-1250-413.20-01		03/31/2015		87966		09/2015	36.13
101-1220-413.20-01		03/31/2015		87967		09/2015	390.16
101-1220-413.20-01		03/31/2015		87963		09/2015	2,038.08
101-1220-413.20-01		03/31/2015		87964		09/2015	36.13
		EDWARD JOE OCHOA 1774					
05/08/2015	86675						897.00
601-5060-436.21-04		04/23/2015	TRANSFORMER & SWITCH	2018	150211	10/2015	411.00
601-5060-436.21-04		04/23/2015	VFD REPAIR W/W LIGHTS	2020	150211	10/2015	486.00
		OFFICE DEPOT, INC 1262					
05/08/2015	86676						532.82
101-3020-422.30-01		04/09/2015	BATTERIES	764862968001	150000	10/2015	60.90

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101-1230-413.30-02		04/10/2015	TAPE RULE	764751628001	150000	10/2015	10.57
101-1230-413.30-02		04/11/2015	CREDIT RTND TAPE RULE	765273726001	150000	10/2015	10.57-
101-1110-412.30-02		04/13/2015	WALL FILE	765261493001	150000	10/2015	7.16
101-1210-413.28-11		04/15/2015	WINDOW ENVELOPES	765211307001	150000	10/2015	148.88
101-5020-432.30-01		04/15/2015	BOARD/FOLDERS	765647119001	150000	10/2015	72.94
101-5020-432.30-01		04/16/2015	SWIFFER DUSTER	764493791002	150000	10/2015	15.11
101-1230-413.30-01		04/13/2015	TAPE RULER	765238527001	150000	10/2015	10.79
101-1230-413.30-02		04/21/2015	BOARD/CLOCK	766822793001	150000	10/2015	52.33
101-1230-413.30-02		04/21/2015	CARD READER	766822957001	150000	10/2015	15.89
101-5020-432.30-01		05/05/2015	FILE FOLDERS/LABELS	769264531-001	150000	11/2015	62.48
101-3030-423.30-02		04/21/2015	COPY PAPER/PENS	766817465001	150000	10/2015	86.34
05/08/2015	86677	PADRE JANITORIAL SUPPLIES	1430				727.01
101-1910-419.30-02		04/08/2015	JANITORIAL SUPPLIES	369710	150020	10/2015	61.52
101-3030-423.30-02		04/06/2015	JANITORIAL SUPPLIES	369463	150020	10/2015	81.93
101-1910-419.30-02		04/16/2015	JANITORIAL SUPPLIES	370047	150020	10/2015	81.73
101-1910-419.30-02		04/17/2015	JANITORIAL SUPPLIES	370083	150020	10/2015	136.79
101-6040-454.30-02		04/16/2015	JANITORIAL SUPPLIES	370006	150020	10/2015	28.08
101-6040-454.30-02		04/17/2015	JANITORIAL SUPPLIES	370075	150020	10/2015	336.96
05/08/2015	86678	PRINCIPAL FINANCIAL GROUP	2428				1,201.81
101-0000-209.01-13		05/04/2015	CORTEZ ADJ VOL LIFE FEB.	20150326		11/2015	13.99-
101-0000-209.01-13		05/04/2015	APRIL 2015 GALAVIZ	20150507		11/2015	7.50
101-0000-209.01-13		05/04/2015	PE 5/14/15 MAY 2015	20150521		11/2015	604.15
101-0000-209.01-13		05/04/2015	PE 5/28/15 MAY 2015	20150604		11/2015	604.15
05/08/2015	86679	PRINCIPAL FINANCIAL GROUP	2525				2,105.90
101-0000-209.01-12		05/04/2015	APRIL 2015 GALAVIZ	20150423		11/2015	123.10
101-0000-209.01-12		05/04/2015	PE 5/14/15 MAY 215	20150604		11/2015	970.00
101-0000-209.01-12		05/04/2015	PE 5/14/15 MAY 2015	20150604		11/2015	970.00
101-0000-209.01-12		05/04/2015	CISNEROS MAY 2015	20150521		11/2015	42.80
05/08/2015	86680	RANCHO AUTO & TRUCK PARTS	1685				597.80
501-1921-419.28-16		04/01/2015	UTILITY BELT/CONNECT BLDE	7693-226707	150014	10/2015	21.78
501-1921-419.28-16		04/08/2015	OIL FILTER	7693-227337	150014	10/2015	4.99
501-1921-419.28-16		04/10/2015	#136 POWERGRIP	7693-227604	150014	10/2015	98.57
501-1921-419.28-16		04/14/2015	#104 ROTEX	7693-227977	150014	10/2015	132.78
501-1921-419.28-16		04/14/2015	AIR FILTERS, EXHAUST FLUI	7693-227984	150014	10/2015	170.62
501-1921-419.28-16		04/20/2015	CREDIT CORE RTN #104	7693-228131	150014	10/2015	48.60-
501-1921-419.28-16		04/22/2015	OIL FILTER	7693-228859	150014	10/2015	4.99
501-1921-419.28-16		04/27/2015	#603 DRUMS&ROTORS/PAD SET	7693-229258	150014	10/2015	82.89
501-1921-419.28-16		04/27/2015	#603 KWIK CONNECT BLADE	7693-229259	150014	10/2015	10.78
501-1921-419.28-16		04/27/2015	#603 DRUMS/ROTORS/PAD SET	7693-229265	150014	10/2015	103.83
501-1921-419.28-16		04/27/2015	RTN DRUMS/ROTORS	7693-229273	150014	10/2015	72.11-
501-1921-419.28-16		04/27/2015	WASHER PUMP	7693-229321	150014	10/2015	20.51
501-1921-419.28-16		05/05/2015	#113 WATER PUMP	7693-230125	150014	11/2015	54.90
501-1921-419.28-16		05/05/2015	CR #113 WATER PUMP	7693-230137	150014	11/2015	54.90-
501-1921-419.28-16		04/29/2015	MOTOR OIL/FILTER/ELBW	7693-229606	150014	10/2015	52.44
501-1921-419.28-16		04/30/2015	NCP-2 SPRAY	7693-229724	150014	10/2015	14.33
05/08/2015	86681	RAPID SCALE, INC	2591				910.35
503-1923-419.21-04		04/30/2015	APR 2015 CLOUDMAIL EXCHAN	4695	150191	10/2015	910.35

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05/08/2015	86682	RCP BLOCK & BRICK INC	115				383.25
101-5010-431.30-02		04/27/2015	ASPHALT BAGS	30477115	150030	10/2015	383.25
05/08/2015	86683	ROBERTA OTERO-PETTY CASH	2229				239.94
101-5020-432.28-04		09/23/2014	CASAS, MEALS AT TRNG SEMI	1019395		10/2015	5.88
101-5020-432.28-04		09/23/2014	CASAS, MEALS AT TRNG SEMI	1021082		10/2015	9.13
101-5020-432.28-04		09/24/2014	CASAS, MEALS AT TRNG SEMI	1010198		10/2015	5.93
101-5020-432.28-04		10/10/2014	PW CLEAN UP DAY LUNCH	174882		10/2015	21.00
101-5020-432.28-04		10/10/2014	PW CLEAN UP DAY LUNCH	866369		10/2015	23.76
101-5020-432.28-04		10/15/2014	MURPHY,M-LUNCH AT TRNG	2906		10/2015	7.78
101-1910-419.30-02		10/16/2015	LETTERS FOR FIREHOUSE	18069550001		10/2015	6.44
101-5020-432.30-01		12/14/2014	PW TREE ORNAMENTS	1792646		10/2015	2.15
101-1910-419.30-02		01/12/2015	METAL FOR BENCH	66396		10/2015	11.88
101-5020-432.28-09		01/20/2015	POSTAGE STAMPS PERMIT LTR	1000804390021		10/2015	44.10
101-5020-432.29-02		01/29/2015	CARD FOR VELA,O	0166		10/2015	4.31
501-1921-419.29-04		02/20/2015	CITY VEHICLE WASH/CARPET	04233D		10/2015	33.29
501-1921-419.28-16		02/24/2015	#601 SPARE KEY	02-24-2015		10/2015	3.77
101-1910-419.30-02		03/18/2015	CITY HALL BLDG DEPT KEYS	03-18-2015		10/2015	3.43
101-5020-432.28-04		03/25/2015	KING,M LUNCH AT TRNG	1775		10/2015	5.95
101-5020-432.28-09		04/15/2015	RETURN POSTAGE	1000303700701		10/2015	3.51
101-5020-432.28-04		04/20/2015	PW TRAINING REFRESHMENTS	04-20-2015		10/2015	19.98
101-5020-432.28-04		04/21/2015	PW TRAINING REFRESMENTS	123423383329094		10/2015	27.65
05/08/2015	86684	ROY ALLAN SLURRY SEAL	2643				182,598.16
201-5000-532.20-06		04/30/2015	MAR 2015 SLURRY SEAL	3729	150549	10/2015	182,598.16
05/08/2015	86685	SDGE PROJECT MANAGEMENT OFFICE	1358				535.00
101-5000-532.20-06		04/24/2015	ELECTRICAL SERVICE	271242	F15175	10/2015	535.00
05/08/2015	86686	SEAN PUTNAM	2540				26.22
101-3030-423.28-04		04/23/2015	MILEAGE REIMBURSEMENT	04-23-2015		10/2015	26.22
05/08/2015	86687	SKS INC.	412				7,474.95
501-1921-419.28-15		04/23/2015	1088 GAL REGULAR FUEL	1269804-IN	150041	10/2015	3,346.45
501-1921-419.28-15		04/30/2015	1096.8 GAL REF FUEL	1269949-IN	150041	10/2015	4,128.50
05/08/2015	86688	STATE INDUSTRIAL PRODUCTS	513				402.00
601-5060-436.30-02		04/15/2015	PENETRATING FLUID	94257853	150118	10/2015	227.04
601-5060-436.30-02		04/24/2015	DEGREASER	97269722	150118	10/2015	174.96
05/08/2015	86689	UNDERGROUND SERVICE ALERT OF	731				84.00
601-5060-436.21-04		05/01/2015	APR 2015	420150329	150089	10/2015	84.00
05/08/2015	86690	VORTEX INDUSTRIES, INC.	786				1,975.26
504-1924-419.21-04		01/26/2015	MAGLOCK INSTALLATION	11-889172-1		07/2015	1,975.26
05/14/2015	86691	AGRICULTURAL PEST CONTROL	123				95.00
101-6020-452.21-04		04/28/2015	APR 2015	358365	150096	10/2015	95.00
05/14/2015	86692	SOUTHCOAST HEATING & A/C	1554				440.00
101-1910-419.28-01		04/30/2015	PREVENTATIVE MAINTENANCE	C55978	150110	10/2015	440.00

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101-1920-419.30-02		05/04/2015	MAY/JUN 2015	41093	150506	11/2015	300.00
05/14/2015	86694	CLAMBAKE CATERING	2666				1,099.07
101-1130-412.29-02		04/11/2015	DEPOSIT 2015 EMP APPRECIA	3	150705	10/2015	1,099.07
05/14/2015	86695	COPY POST PRINTING	1371				375.11
101-1210-413.28-11		05/08/2015	LEAVE SLIPS	28566	150704	11/2015	375.11
05/14/2015	86696	COX COMMUNICATIONS	1073				1,267.62
503-1923-419.21-04		04/25/2015	04/25-05/24 3110039780701	05-16-2015	150087	10/2015	1,000.00
503-1923-419.29-04		05/01/2015	05/01-05/31 3110015533201	05-22-2015	150087	11/2015	37.62
101-5050-435.21-04		05/05/2015	05/04-06/03 3110091187001	05-25-2015	150087	11/2015	230.00
05/14/2015	86697	DAMION NOWAK	2612				2,983.45
502-1922-419.28-17		05/11/2015	CLAIM RELEASE	04-22-2015		11/2015	2,983.45
05/14/2015	86698	G & G BACKFLOW AND PLUMBING	1486				56.50
101-6020-452.21-04		04/27/2015	BACKFLOW TEST	7753	F15179	10/2015	56.50
05/14/2015	86699	GARCIA SANTIAGO J	2				82.50
101-0000-121.00-00		05/06/2015	RFND CE FINES OVERPMENT	CR 6359		11/2015	82.50
05/14/2015	86700	GO-STAFF, INC.	2031				4,909.74
101-1210-413.21-01		04/28/2015	W/E 04/26/15 FERGUSON,N	142280	150072	10/2015	989.25
601-5060-436.21-01		04/28/2015	W/E 04/26/15 GADAGA,C	142281	150279	10/2015	1,071.24
101-1230-413.21-01		04/28/2015	W/E 04/26/15 LOPEZ,L	142279	150113	10/2015	1,170.00
101-1210-413.21-01		05/05/2015	W/E 05/03/15 FERGUSON,N	142645	150072	10/2015	811.41
601-5060-436.21-01		05/05/2015	W/E 05/03/15 CADAGA,C	142646	150279	10/2015	867.84
05/14/2015	86701	JOHN DEERE LANDSCAPES	1986				286.84
101-6020-452.30-02		04/16/2015	ROUNDUP QUIKPRO	71351022	150025	10/2015	183.06
101-6020-452.30-02		04/28/2015	DIAPHRAGM ASSEMBLY	71516954	150025	10/2015	103.78
05/14/2015	86702	MISEAN, INC.	2670				800.00
101-3020-422.21-04		03/13/2015	ADD 15 120V MOTORS FOR FF	2015-12	F15181	09/2015	800.00
05/14/2015	86703	NASLAND ENGINEERING	1656				5,890.00
401-5020-432.20-06		03/31/2015	MAR 2015 SEACOAST DR ENHA	95730	150593	09/2015	5,890.00
05/14/2015	86704	NATIONAL SEMINARS TRAINING	1234				398.00
101-1210-413.28-04		04/29/2015	FORTIN/SHOUSE-PAYROLL TRN	401417193-001	150703	10/2015	398.00
05/14/2015	86705	NOLTE ASSOCIATES, INC.	2600				11,073.49
201-5000-532.20-06		05/04/2015	MAR/APR 2015 FERN AVE GRT	30343	150614	10/2015	9,980.99
401-5020-432.20-06		05/04/2015	MAR 2015 ALLEY IMPRVMENTS	30314	150204	09/2015	1,092.50
05/14/2015	86706	OFFICE DEPOT, INC	1262				10.95
101-1020-411.30-01		04/21/2015	DIVIDERS/BOTTLED WATER	766828863001	150000	10/2015	23.78

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101-1110-412.29-04	04/02/2015	DIVIDERS INDEX TABS	763667520001	150000	10/2015	3.43
101-1110-412.30-02	04/09/2015	RTND-WHITE BOARD	764738448001	150000	10/2015	246.57-
101-1110-412.29-04	04/15/2015	RTND DRY ERASE BOARD	765482158001	150000	10/2015	161.99-
101-1010-411.29-04	04/16/2015	HNG FOLDERS	765880711001	150000	10/2015	18.31
101-1010-411.28-11	04/18/2015	DEDINA, BUSINESS CARDS	765655901001	150000	10/2015	44.09
101-1110-412.30-02	04/20/2015	PENS/BOOKENDS/MISC SUPPLS	766422997001	150000	10/2015	54.73
101-1110-412.30-02	04/21/2015	DRAWER TRAY	766423055001	150000	10/2015	2.99
101-1010-411.29-04	04/23/2015	TABLE EASELS	767082307001	150000	10/2015	87.80
101-1230-413.30-01	04/29/2015	MISC OFFICE SUPPLIES	768185102001	150000	10/2015	41.75
101-1230-413.30-02	04/29/2015	MISC OFFICE SUPPLIES	768185102001	150000	10/2015	17.76
101-3040-424.30-01	04/29/2015	MISC OFFICE SUPPLIES	768185102001	150000	10/2015	8.58
101-3070-427.30-02	04/29/2015	MISC OFFICE SUPPLIES	768185102001	150000	10/2015	34.38
101-1210-413.30-01	05/04/2015	CR PRINTER RIBBON	769111435001	150000	11/2015	12.95
101-1210-413.30-01	05/04/2015	COPY PAPER/CR TAPE	769111608001	150000	11/2015	68.96
05/14/2015 86707		PARTNERSHIP WITH INDUSTRY 1302				2,394.42
101-6040-454.21-04	04/15/2015	P/E 04/15/2015	GS06159	150119	10/2015	342.31
101-6040-454.21-04	04/15/2015	P/E 04/15/2015	GS06159	150119	10/2015	342.30
101-6040-454.21-04	04/15/2015	P/E 04/15/2015	GS06159	150119	10/2015	456.40
101-6040-454.21-04	04/30/2015	P/E 04/30/2015	GS06196	150119	10/2015	376.02
101-6040-454.21-04	04/30/2015	P/E 04/30/2015	GS06196	150119	10/2015	376.02
101-6040-454.21-04	04/30/2015	P/E 04/30/2015	GS06196	150119	10/2015	501.37
05/14/2015 86708		PROTECTION ONE ALARM MONITORIN 69				293.50
601-5060-436.20-23	04/20/2015	MAY 2015	102895741	150090	11/2015	293.50
05/14/2015 86709		RELIABLE TIRES COMPANY 136				15.00
101-5040-434.21-04	05/06/2015	DELIVER USED TIRES	92306	F15178	11/2015	15.00
05/14/2015 86710		RICOH USA, INC. 2392				1,935.40
101-1210-413.20-17	05/04/2015	MAY 2015	94649210	150109	11/2015	1,382.42
101-3020-422.20-17	05/04/2015	MAY 2015	94649210	150109	11/2015	276.49
101-3030-423.20-17	05/04/2015	MAY 2015	94649210	150109	11/2015	276.49
05/14/2015 86711		SAN DIEGO COUNTY SHERIFF 882				505,607.47
101-3010-421.20-06	04/30/2015	MAR 2015 LAW ENF SERVICES	04-30-2015		09/2015	499,118.99
101-0000-338.60-03	04/30/2015	MAR 2015 TOW FEE CREDIT	04-30-2015		09/2015	1,844.85-
212-0000-336.40-02	04/30/2015	MAR 2015 COPPS PROG	04-30-2015		09/2015	8,333.33
05/14/2015 86712		SCCCA 334				80.00
101-1020-411.28-04	05/11/2015	CARBALLO/HALD CCA GENERAL	06-11-2015		12/2015	80.00
05/14/2015 86713		SDGE 289				6,874.58
101-5010-431.27-01	05/04/2015	0646 753 1938 03/31-04/30	05-19-2015		10/2015	7.80
101-5010-431.27-01	05/04/2015	1694 230 1484 03/31-04/30	05-19-2015		10/2015	13.03
101-5010-431.27-01	04/30/2015	1912 409 2723 03/27-04/28	05-15-2015		10/2015	7.60
101-6010-451.27-01	05/05/2015	2081 689 7619 04/01-05/01	05-20-2015		10/2015	462.52
101-5010-431.27-01	05/04/2015	3062 843 3719 03/31-04/30	05-19-2015		10/2015	10.20
101-5010-431.27-01	05/04/2015	3448 930 9646 03/31-04/30	05-19-2015		10/2015	7.40
101-5010-431.27-01	05/04/2015	5153 272 6717 03/31-04/30	05-19-2015		10/2015	11.65

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101-5010-431.27-01	04/30/2015	5576 188 0541 03/27-04/28	05-15-2015 10/2015 7.40
601-5060-436.27-01	05/01/2015	8773 823 6424 03/30-04/29	05-16-2015 10/2015 1,048.06
101-5010-431.27-01	05/04/2015	9476 001 6989 03/31-04/30	05-19-2015 10/2015 447.02
101-6020-452.27-01	05/05/2015	0175 275 3776 04/01-05/01	05-20-2015 10/2015 419.68
101-5010-431.27-01	05/05/2015	0824 329 2041 04/01-05/01	05-20-2015 10/2015 205.26
101-6020-452.27-01	05/05/2015	2081 689 1273 04/01-05/01	05-20-2015 10/2015 533.34
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101-6010-451.27-01	05/05/2015	3206 700 9265 04/01-05/01	05-20-2015 10/2015 104.72
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05/14/2015 86714	SOUTHWEST STRATEGIES, LLC.	2168	19,500.00
101-1110-412.20-06	02/28/2015	COUNCIL RETREAT PREP	02-28-2015 150702 08/2015 19,500.00
05/14/2015 86715	SPRINT	2040	149.97
101-3020-422.27-05	04/29/2015	03/26/15-04/25/15	594768811-089 150194 10/2015 149.97
05/14/2015 86716	SUNGARD PUBLIC SECTOR INC.	1370	80.00
101-1210-413.28-04	04/30/2015	4/23/15 SUNGARD PAYROLL W	99627 F15172 10/2015 80.00
05/14/2015 86717	TRANSWORLD SYSTEMS INC.	2160	475.37
101-1210-413.20-27	04/30/2015	APR 2015 COLLECTION FEES	1127787 10/2015 537.12
101-0000-344.76-03	04/30/2015	APR 2015 COLLECTION FEES	1127787 10/2015 61.75-
05/14/2015 86718	YEAGER FAMILY TRUST 03-15-05	2	102.50
101-0000-121.00-00	05/06/2015	RFND CE FINES OVRPYMT	CR 6359 11/2015 102.50
05/14/2015 86719	ZEE MEDICAL, INC.	872	28.63
101-1920-419.29-04	04/29/2015	APR 2015 FIRST AID REFILL	0140738294 F15180 10/2015 28.63
		DATE RANGE TOTAL *	832,689.61 *

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2	242	ICMA RETIREMENT TRUST 457	05/12/2015	7,578.81	122000490000002	0000001	02
3	1821	SEIU LOCAL 221	05/12/2015	1,383.06	122000490000003	0000001	02
4	2458	US BANK	05/12/2015	1,474.30	122000490000004	0000001	02

BANK: 02 UNION BANK-EFT 10,792.01 NO. OF CHECKS: 4

TOTAL FOR ALL BANKS: 10,792.01 NO. OF CHECKS: 4

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AGENDA ITEM NO. 2.3

STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER AH

MEETING DATE: JUNE 3, 2015

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT SW TF

SUBJECT: **CONSENT ITEM: AT&T (APPLICANT); TIME EXTENSION FOR REGULAR COASTAL PERMIT (CP 140002), CONDITIONAL USE PERMIT (CUP 140003), DESIGN REVIEW CASE (DRC 140004), SITE PLAN REVIEW (SPR 140005), AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15301 (EXISTING FACILITIES) TO CONSTRUCT A NEW A WIRELESS TELECOMMUNICATIONS FACILITY AND EQUIPMENT SHELTER AT 800 SEACOAST DRIVE (APN 626-262-02-00) IN THE C/MU-2 (SEACOAST COMMERCIAL & MIXED-USE) ZONE. MF 1140; RESOLUTION 2015-7591.**

EXECUTIVE SUMMARY:

Staff is requesting that the City Council review and approve a six month extension for discretionary permits that would allow AT&T to construct a new wireless facility and equipment shelter that would be concealed within the Pier South hotel at 800 Seacoast Drive in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone. The project approvals were initially set to expire on July 16, 2015, and a six month extension would extend the approvals to January 16, 2016.

RECOMMENDATION:

That the City Council adopt Resolution 2015-7591, approving a six month extension for Regular Coastal Permit (CP 140002), Conditional Use Permit (CUP 140003), Design Review Case (DRC 140004), and Site Plan Review (SPR 140005), 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:

Extending the discretionary approvals would allow for AT&T to construct the wireless facility early next year. The project should benefit the City of Imperial Beach by providing improved telecommunications coverage in an area that currently provides inadequate services and the project 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:

- Deny the extension request so that the discretionary approvals would expire on June 16, 2015; or
- Continue the Public Hearing to a specific future meeting to allow staff to provide additional information upon which a decision can be rendered.

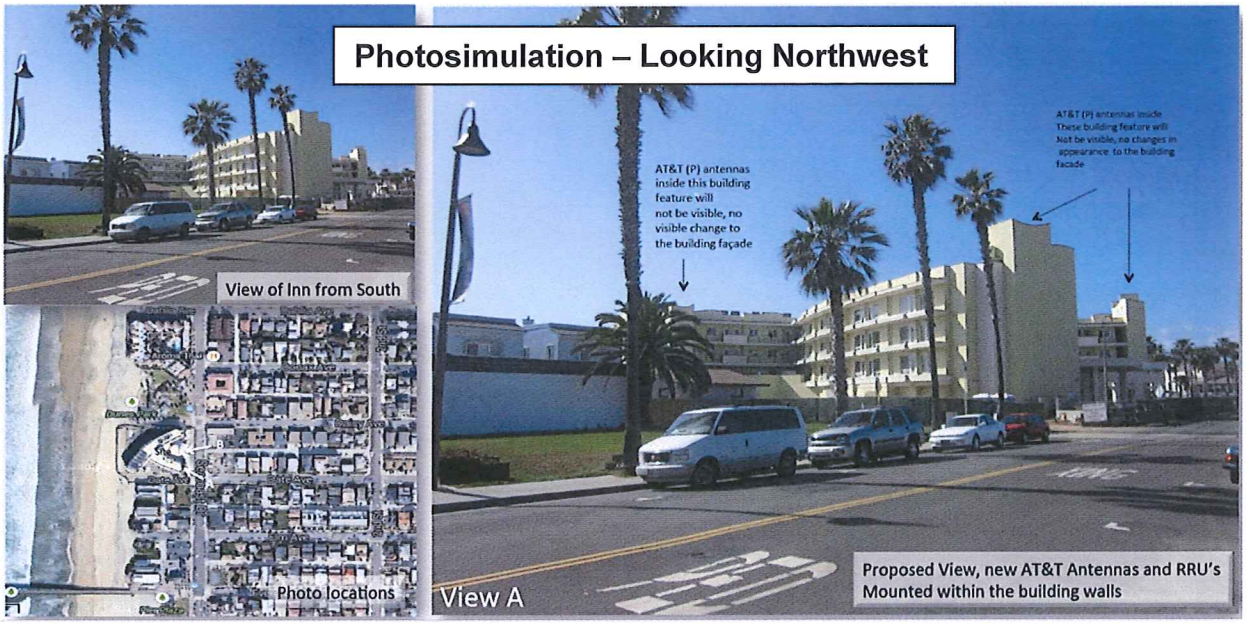
BACKGROUND:

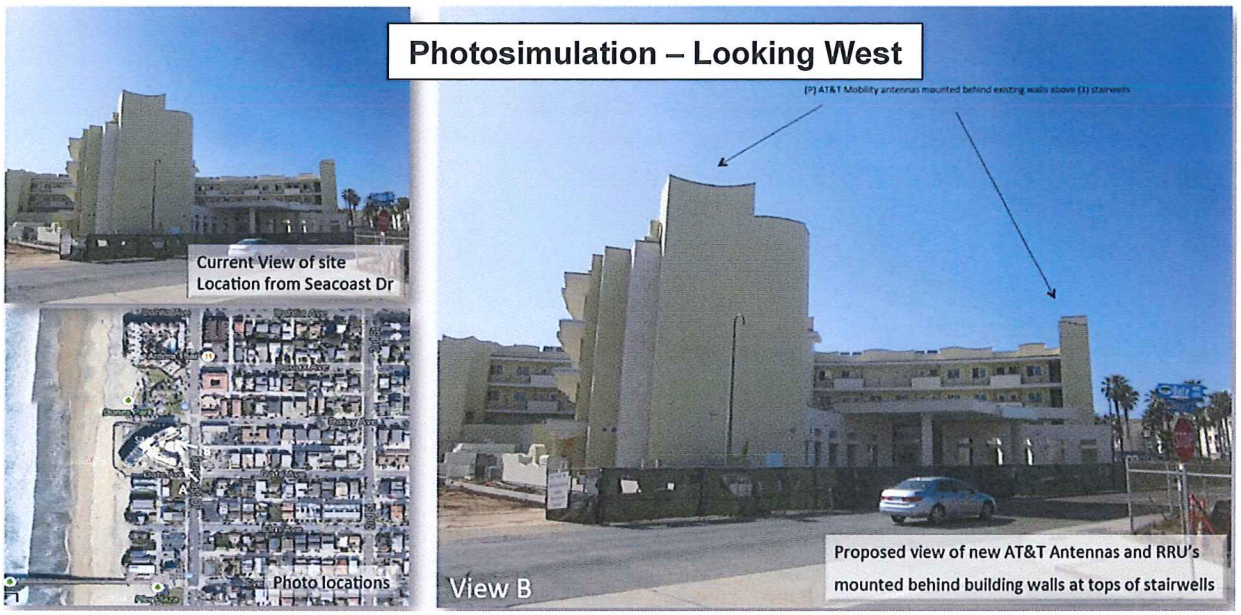
The project proposal to construct a telecommunications facility with 12 antennas and 24 remote radio units concealed within the stairwell parapets of the existing Pier South hotel was originally approved by the City Council on July 16, 2014, which was set to expire on July 16, 2015. The applicant is requesting a time extension due to budgeting constraints that have postponed the project to early next year.

ANALYSIS:

Imperial Beach Municipal Code Section 19.82.100, Expiration and Extension, states that the project approvals shall expire within one year of such approval except where substantial construction or use of the property in reliance on such approvals has commenced prior to its expiration. However, the City Council may provide an extension for a period not exceeding six months for each extension request, up to a maximum of two years from the date of original approval.

The applicant is requesting an extension to complete the construction process and it is anticipated that construction would commence early next year. The project approvals were initially set to expire on July 16, 2015, and a six month extension would extend the approvals to January 16, 2016.





ENVIRONMENTAL DETERMINATION:

This project was considered 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, was appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code. No appeals were filed.

FISCAL IMPACT:

The applicant has deposited $8,500.00 in Project Account Number 140002 to fund the processing of this application.

Attachments:
1. Resolution No. 2015-7591

RESOLUTION NO. 2015-7591

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING A TIME EXTENSION FOR REGULAR COASTAL PERMIT (CP 140002), CONDITIONAL USE PERMIT (CUP 1400003), DESIGN REVIEW CASE (DRC 140004), AND SITE PLAN REVIEW (SPR 140005) TO CONSTRUCT A WIRELESS TELECOMMUNICATIONS FACILITY AND EQUIPMENT SHELTER AT 800 SEACOAST DRIVE (APN 625-262-02-00) IN THE C/MU-2 (SEACOAST COMMERCIAL & MIXED-USE) ZONE. MF 1140.

WHEREAS, on July 16, 2014, 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 140002), Conditional Use Permit (CUP 140003), Design Review Case (DRC 140004), and Site Plan Review (SPR 140005) to construct a wireless telecommunications facility and equipment shelter concealed within the Pier South hotel 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 June 30, 2014, the Design Review Board recommended conditional approval of the project design with a vote of 3-0 (2 members absent); and

WHEREAS, the project design of a telecommunications facility concealed within 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 applicant has requested a time extension for the discretionary approvals so that construction may take place in the year 2016; and

WHEREAS, the City Council finds that there is sufficient cause to grant a time extension for this project; 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 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 would 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 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 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 would 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 July 3, 2014, and a public hearing notice was published in the South County Eagle & Times newspaper on July 3, 2014.

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 within 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 in 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 one telecommunication facility concealed within 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; i.e. the antennas shall be located within the existing stairwell parapets, and the proposed equipment will locate in an existing storage room in the underground garage.

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 in 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 locate 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 wireless facility would be concealed within the existing Pier South hotel with no alterations to the height, size, or appearance 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 hotels 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.	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.	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.	The proposed facility would locate within the stairwell parapets of an existing building and would not increase the overall height.
A service provider with a wireless communications facility in the city must obtain a city business license.	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 be concealed within the stairwell parapets of an existing building. The screening walls would be designed to match the materials, colors, texture, and architecture of

with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials, and other site characteristics.	the existing building.
The colors and materials of wireless communications facilities must blend into their backgrounds.	The proposed facility would be concealed and the screening walls would be designed to match the existing building.
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.	The proposed facility would be concealed within the stairwell parapets of an existing building. The screening walls would be designed to match the materials, colors, texture, and architecture of the existing building.
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.	The proposed facility would be concealed within the stairwell parapets of an existing building. The screening walls would be designed to match the materials, colors, texture, and architecture of the existing building.
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.	No freestanding facilities are proposed.
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.	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	The base station equipment would be concealed within an existing storage room in the underground garage with no visual impacts.
No advertising signs may be placed on any facility or equipment.	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,	The proposed facility would locate between Seacoast Drive and the ocean, though it would be concealed within the stairwell parapets of an existing building.

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.	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 July 3, 2014, and a public hearing notice was published in the South County Eagle & Times newspaper on July 3, 2014.

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 a time extension for Regular Coastal Permit (ACP 140002), Conditional Use Permit (CUP 140003), Design Review Case (DRC 140004), and Site Plan Review (SPR 140005) to construct a wireless telecommunications facility and equipment shelter concealed within the Pier South hotel at 800 Seacoast Drive (APN 625-262-02-00) in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone, is hereby approved subject to the following:

CONDITIONS OF APPROVAL:

A. PLANNING:

1. The facility shall be developed in substantial compliance with the plans dated June 9, 2014, and photosimulations dated February 10, 2014, 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 (140002) shall be paid prior to building permit issuance and final inspection.

11. Approval of Regular Coastal Permit (ACP 140002), Conditional Use Permit (CUP 140003), Design Review Case (DRC 140004), and Site Plan Review (SPR 140005) for this project is valid for a ~~one-year~~ six month **vesting** period from the date of approval, to **expire** on ~~**July 16, 2015**~~ **January 16, 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 2019**~~ **January 2020**, and is required to renew the Conditional Use Permit (CUP 140003) prior to the **expiration** date, ~~**July 16, 2024**~~ **January 16, 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 approves a time extension for Regular Coastal Permit (ACP 140002), Conditional Use Permit (CUP 140003), Design Review Case (DRC 140004), and Site Plan Review (SPR 140005) to construct a wireless telecommunications facility and equipment shelter concealed within the Pier South hotel at 800 Seacoast Drive (APN 625-262-02-00), 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 3rd day of June, 2015, by the following vote:

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

SERGE DEDINA, MAYOR

ATTEST:

_____
JACQUELINE M. HALD, MMC
CITY CLERK

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AGENDA ITEM NO. 3.1

STAFF REPORT
CITY OF IMPERIAL BEACH

TO:	**HONORABLE MAYOR AND CITY COUNCIL**
FROM:	**ANDY HALL, CITY MANAGER**
MEETING DATE:	**JUNE 3, 2015**
ORIGINATING DEPT.:	**COMMUNITY DEVELOPMENT DEPARTMENT**
SUBJECT:	**INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2015-1151: COASTAL COMMISSION STIPULATED MODIFICATIONS TO THE ZONING IMPLEMENTATION OF THE 2013-2021 IMPERIAL BEACH HOUSING ELEMENT. MF 1060**

EXECUTIVE SUMMARY:

This is the consideration of the Introduction and First Reading of Ordinance No. 2015-1151 that proposes Coastal Commission stipulated zoning modifications to Ordinance No. 2014-1146, which was adopted by the City Council on August 6, 2014 to implement Programs 12 and 13 of the 2013-2021 (5th Cycle) Imperial Beach Housing Element. The changes adopted by the City Council on August 6, 2014, were necessary to bring the City's zoning code into compliance with current State Law. The modifications recommended by the Coastal Commission, which do not substantively alter the regulations adopted by the City Council, are now being presented for City Council adoption.

DEPARTMENT RECOMMENDATION:

That the City Council:

1. Open the public hearing;
2. Receive report and entertain testimony;
3. Call for the Introduction and First Reading of Ordinance No. 2015-1151 by title only;
4. City Clerk to read Ordinance 2015-1151 by title only;
5. Close the public hearing; and
6. Call for motion to waive further reading in full of Ordinance No. 2015-1151 and set the matter for its Second Reading and adoption at the next regularly scheduled City Council meeting.

RATIONALE:

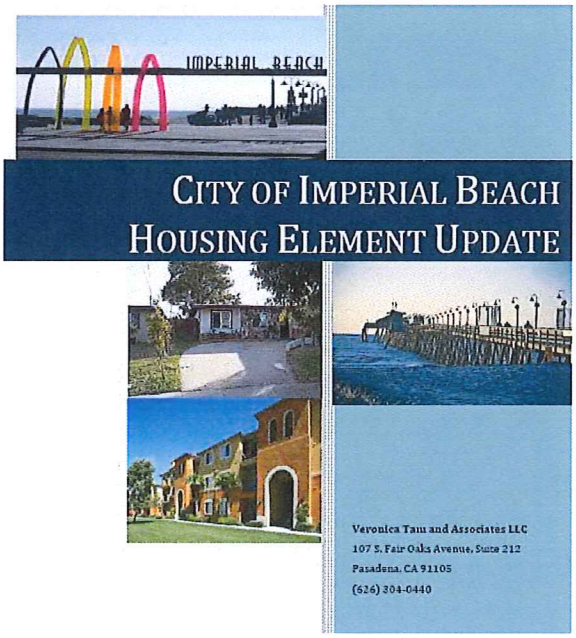
Adoption of the modifications stipulated by the Coastal Commission would amend and certify previously-adopted Ordinance No. 2014-1146 that implemented Programs 12 (Affordable Housing Density Bonus) and 13 (manufactured homes, transitional/ supportive housing and single-room occupancy units, reasonable accommodations provisions, senior housing, and employee housing) of the adopted Imperial Beach Housing Element.

OPTIONS:

Option 1: Approve Ordinance No. 2015-1151 that modifies previously-adopted Ordinance No. 2014-1146 as stipulated by the Coastal Commission. Adoption of the proposed ordinance would complete the City's obligation to make changes to the zoning ordinance so that it would be in compliance with the State's Housing Element Law and federal laws.

Option 2: Do not approve Ordinance No. 2015-1151 as stipulated by the Coastal Commission. This option would render the City's Housing Element out of compliance with the state's Housing Element Law and would make the City ineligible for many of the state's funding programs.

PROJECT DESCRIPTION/ BACKGROUND:



The Housing Element is one of the seven mandated elements of the General Plan (Government Code Section 65302) and it is to contain analyses, strategies, policies and programs for addressing the following goals: ensuring provision of sufficient housing for all income groups, preserving affordable housing stock, minimizing governmental constraints to providing housing, providing affordable housing opportunities for low- and moderate-income residents, and complying with all applicable laws and regulations relating to housing. The Housing Element was adopted by the City Council on January 23, 2013 (Resolution No. 2013-7287) and certified by the California Department of Housing and Community Development (HCD) on February 21, 2013.

On August 6, 2014, the City Council adopted Ordinance No. 2014-1146, zoning amendments that implemented Housing Element Program 12 (Affordable Housing Density Bonus) and Program 13 (manufactured homes, transitional/ supportive housing and single-room occupancy units, reasonable accommodations provisions, senior housing, and employee housing) in order to comply with state and federal laws. Housing Element Program 11 (that proposed to amend Zoning Ordinance §19.42.070 by eliminating the lot combining restriction for development in the multiple-unit residential zones and including incentives to encourage the owner-initiated merger

or consolidation of contiguous properties) was eliminated from consideration as being ineffectual in realizing significant affordable housing yields.

PROJECT EVALUATION/ DISCUSSION:

On March 11, 2015, the Coastal Commission provisionally certified Ordinance No. 2014-1146 (LCP-6-IMB-14-0838-1) with the stipulation that their modifications be adopted by the City Council within 6 months pursuant to Coastal Commission Regulation Section 13542(b): The modifications suggested by the Commission were primarily provisions that would ensure that the housing implementation measures did not conflict with the Coastal Act. The following are the modifications stipulated by the Coastal Commission:

19.65.020. Definitions.

... "Maximum allowable residential density" means the density allowed under the zoning ordinance and land use element of the general plan, or if a range of density is permitted, means the maximum allowable density for the specific zoning range and land use element of the general plan applicable to the project. Where the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan or, if the proposed density is in an area subject to the City's certified Local Coastal Program, the City's certified Local Coastal Program, the general plan or the City's certified Local Coastal Program density shall prevail.

19.65.100. Other Affordable Housing Incentives or Concessions.

Applications for affordable housing projects not qualifying for or requesting a density bonus may be considered for incentives or concessions at the discretion of the City Council. The City may require an affordable housing agreement to ensure the availability of the targeted units for low and moderate income households for a period of 30 years and may execute such other provisions as may be necessary to implement the agreement.

For development within the City's LCP jurisdiction, any housing development approved shall be consistent, to the maximum extent feasible and in a manner most protective of coastal resources, with all of the City's otherwise applicable certified Local Coastal Program policies and standards.

19.02.070. Reasonable Accommodation for Persons with Disabilities.

A. Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities so long as the requested flexibility or waiver would not require a fundamental alteration in the nature of the city's land use and zoning and building regulations, policies, practices, procedures, and the City's certified Local Coastal Program.

...

G. A request for reasonable accommodation in regulations, policies, practices and procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect the obligations of an individual~~'s~~ or a developer of housing for an individual with disabilities ~~obligations~~ to comply with other applicable regulations not at issue in the requested accommodation.

...

L. The written decision to grant, grant with modifications, or deny a request for reasonable accommodation shall be consistent with fair housing laws and based on the following factors:

(1) Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;

(2) Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;

(3) Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction and;

(4) Whether the requested accommodation would require a fundamental alteration in the nature of the jurisdiction's land use and zoning or building program and the City's certified Local Coastal Program.

General Plan/Local Coastal Plan/Zoning Consistency: Government Code Section 65300.5 provides that general plan elements and policies be internally consistent. Government Code Section 65860 provides that implementing ordinances be externally consistent with the General Plan/Local Coastal Plan.

ENVIRONMENTAL DETERMINATION: A draft Negative Declaration (ND) for the 5th Cycle Housing Element was prepared and advertised for public review from November 1, 2012 to December 3, 2012 in accordance with the California Environmental Quality Act (CEQA) and the draft ND was routed for state agency review through the Clearinghouse (SCH# 2012111006) from November 1, 2012 to November 30, 2012. No comments were received. The draft ND was certified by the City Council on January 23, 2013 as the Final Negative Declaration. The Final ND remains adequate for the zoning modifications stipulated by the Coastal Commission.

Local Coastal Program Amendment: Public Resources Code Section 30500.1 of the California Coastal Act provides that: "No local coastal program shall be required to include housing policies and programs." However, the Imperial Beach Zoning Ordinance (Title 19) is the implementation component of the Imperial Beach Local Coastal Program (LCP) and the amendment proposes to add and amend provisions of the Zoning Ordinance as described above. Public notice was given of the availability of documents and request for comments pertaining to this item and it began a six-week/45-day public review period from April 17, 2014 through June 2, 2014 for the item prior to the August 6, 2014 final action taken by the City Council on this amendment, pursuant to California Code of Regulations Code §13515 (14 CCR

13515) and California Government Code §65352. This modification notice and amendment will be posted on the City's website at the Public Notices tab under the Government pull-down menu at www.imperialbeachca.gov. The **Second Reading** and **adoption** of the ordinance is scheduled for **June 17, 2015**. The proposed amendment will only become effectively certified upon the date the Coastal Commission concurs with the Executive Director's report of the City's acceptance of the suggested modifications and upon the Executive Director's determination that the modifications adopted by the City will be consistent with the Commission's certification order.

FISCAL ANALYSIS:

The contract with Veronica Tam and Associates (authorized by the City Council on June 15, 2011; Resolution No. 2011-7053 and R-10-231) to produce the 2013-2021 Housing Element was in the amount of $ 36,910 which was paid from the 20% housing set aside portion of the redevelopment funds. The Housing Element was completed ahead of the state's deadline and under budget. The zoning implementation is anticipated to have a negligible fiscal impact as it would merely bring municipal requirements and practices into compliance with state and federal laws. Adoption of the Coastal Commission stipulated modifications would conclude the zoning implementation program of the Housing Element and enable the City of Imperial Beach to remain eligible for state funding programs.

Attachments:

1. Ordinance No. 2015-1151
2. Coastal Commission documents (hearing notice, staff report, certification letter)

c: file MF 1060 Housing Element GPA 100060
Keri Robinson, Coastal Program Analyst, California Coastal Commission, 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108-1735 Keri.Robinson@coastal.ca.gov
Robin Huntley, HPD Analyst, California Department of Housing and Community Development, 1800 Third Street, Sacramento, CA 95811-6942 rhuntley@hcd.ca.gov
Susan Baldwin, Senior Regional Planner - Housing, SANDAG, 401 B Street, Ste. 800, San Diego, CA 92101 Susan.Baldwin@sandag.org
Veronica Tam and Associates LLC, 107 S. Fair Oaks Avenue, Suite 212, Pasadena, CA 91105 Veronica.Tam@vtaplanning.com
Gene and Christine Hillger, 1300 East Lane, Imperial Beach, CA 91932 ghillger@cox.net
Steve and Donna Simonds, 1210 East Lane, Imperial Beach, CA 91932
Charles and Eva Quisenberry, 1321 California Street, Imperial Beach, CA 91932

ATTACHMENT 1

ORDINANCE NO. 2015-1151

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH MODIFYING, PURSUANT TO COASTAL COMMISSION CERTIFICATION ORDER, ORDINANCE NO. 2014-1146 THAT AMENDED TITLE 19 (ZONING) OF THE IMPERIAL BEACH MUNICIPAL CODE THAT PROPOSED IMPLEMENTING PROGRAMS 12 AND 13 OF THE 2013-2021 (5TH CYCLE) HOUSING ELEMENT. MF 1060.

WHEREAS, on January 23, 2013, the City Council of the City of Imperial Beach held a duly advertised public hearing and adopted Resolution No. 2013-7287 that approved the 2013-2021 (5th Cycle) Housing Element; and

WHEREAS, on February 21, 2013, the adopted Housing Element was certified by the California Department of Housing and Community Development (HCD); and

WHEREAS, on July 16, 2014, the City Council of the City of Imperial Beach held a duly advertised public hearing to introduce and consider for First Reading Ordinance No. 2014-1146 and, thereafter, on August 6, 2014, for its Second Reading adopted Ordinance No. 2014-1146 amending the Zoning Ordinance that implemented Programs 12 and 13 of the 2013-2021 (5th Cycle) Housing Element; and

WHEREAS, on March 11, 2015, the California Coastal Commission provisionally certified Imperial Beach LCP Amendment No. LCP-6-IMB-14-0838-1 (Ordinance No. 2014-1146) subject to modifications required by the Commission for final certification; and

WHEREAS, the City Council held a duly advertised public hearing on June 3, 2015 to consider the zoning modifications suggested by the Coastal Commission and acknowledges receipt of and agrees to the Coastal Commission's resolution of certification including any terms or modifications required by the Commission for final certification; and

WHEREAS, the City Council finds that the proposed implementing zoning amendments would be externally consistent with the General Plan/ Local Coastal Plan, specifically the Housing Element, pursuant to Government Code Section 65860; and

WHEREAS, the City Council of the City Of Imperial Beach hereby finds that the implementing zoning amendments of the 2013-2021 Housing Element is in substantial compliance with the California Housing Element Law (Government Code Section 65580 et seq); and

WHEREAS, the City Council finds that the Final Negative Declaration (SCH # 2012111006) adopted by the City Council on January 23, 2013 for the Housing Element remains adequate in addressing any environmental effects that may result from the implementation of the policies and programs, including the proposed zoning amendments, of the Housing Element.

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

SECTION ONE: That Ordinance No. 2014-1146 is hereby amended to read as follows:

SECTION 1: That Chapter 19.65 is hereby amended to read as follows:

Chapter 19.65. AFFORDABLE HOUSING DENSITY BONUS

19.65.010. Purpose.

This chapter establishes procedures and requirements to facilitate the development of affordable housing that serve moderate income, low income, very low income, and senior households within the city. To encourage the provision of affordable housing, the city shall provide to developers who meet the requirements established by this chapter and Government Code Section 65915 (Density Bonus Law) a density bonus and the incentives identified in Government Code Section 65915.

19.65.020. Definitions.

As used in this chapter, the following terms shall have the following meanings:

"Affordability" is determined as 30 percent or less of the area median income (AMI) as adjusted for assumed household size for moderate income, low income, and very low income households as defined by the Health and Safety Code.

"Density bonus" means a density increase over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan as of the date of application by the developer to the City. The density bonus shall apply to residential developments of five or more units. The number of housing units to be reserved for low or very low income households or qualifying residents does not include the density bonus units.

"Equivalent financial value" means to the cost to developer/property owner based on the land cost per dwelling unit. The land cost per dwelling unit is determined by the difference in the value of the land with and without the density bonus.

"Housing development," as used in this chapter, means a development project for five or more residential units. For the purposes of this chapter, "housing development" also includes a subdivision or common interest development, as defined in Section 4100 of the Civil Code, approved by the City and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Government Code Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.

"Maximum allowable residential density" means the density allowed under the zoning ordinance and land use element of the general plan, or if a range of density is permitted, means the maximum allowable density for the specific zoning range and land use element of the general plan applicable to the project. Where the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan or, if the proposed density is in an area subject to the City's certified Local Coastal Program, the City's certified Local Coastal Program, the general plan or the City's certified Local Coastal Program density shall prevail.

"Lower income households" are as currently defined in Section 50079.5 of the Health and Safety Code and any subsequent amendments or revisions.

"Qualifying resident" or "senior citizen" means a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development as defined in Section 51.3 of the Civil Code and any subsequent amendments or revisions.

"Very low income households" are as currently defined in Section 50105 of the Health and Safety Code and any subsequent amendments or revisions. (Ord. 94-888 § 2, 1994; Ord. 94-884)

19.65.030. Density Bonus Application Process.

A. Pursuant to and in accordance with Government Code Section 65915, et seq., an applicant seeking a density bonus for a housing development shall file the completed application with and on a form provided by the Community Development Department. The City shall grant:

1. A density bonus and additional concessions or incentives pursuant to this chapter,

B. In order to qualify for the density bonus, a proposed housing development must consist of five or more dwelling units and meet one or more of the following criteria:

1. At least ten percent of the total units allowed by the maximum permitted density are designated for lower-income households as defined in Section 50079.5 of the Health and Safety Code; or

2. At least five percent of the total units allowed by the maximum permitted density are designated for very low-income households as defined in Section 50105 of the Health and Safety Code; or

3. A senior citizen housing development, as defined in Sections 51.3 of the Civil Code, or mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.

4. Ten percent of the total dwelling units in a common interest development as defined in Section 4100 of the Civil Code for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

C. This chapter shall not be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 commencing with Section 30000 of the Public Resources Code). In the coastal zone, the density bonus shall be calculated based on the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan as they apply to the project site. The otherwise maximum allowable residential density shall mean the maximum potential density modified by applying all site-specific environmental development constraints identified within the coastal zoning ordinances and land use element certified by the coastal commission. The density bonus shall be applicable to housing developments consisting of five or more units.

D. In the coastal zone, any housing development approved pursuant to Government Code Section 65915 shall be consistent, to the maximum extent feasible, and in a manner most protective of coastal resources, with all otherwise applicable certified local coastal program policies and development standards. Approval of development proposed under this section shall require a finding that the development, if it had been proposed without the twenty-five percent density increase, would have been fully consistent with the policies and development

standards of the certified local coastal program. In cases where a density increase is granted pursuant to Government Code Section 65915 which results in development inconsistent with otherwise applicable certified local coastal program policies and development standards, such as height, parking and setback requirements, the relief granted from such standards shall be considered an additional incentive under Government Code Section 65915. (Ord. 94-888 § 2, 1994; Ord. 94-884)

19.65.040. Density bonus agreement.

A. To be eligible for a density bonus, the developer/property owner must sign a binding agreement with the City which sets forth the conditions and guidelines to be met in the implementation of the density bonus law requirements pursuant to Government Code Sections 65915.(c) and 65917. The agreement will also establish specific compliance standards and remedies available to the City upon failure by the developer/property owner to make units accessible to intended residents. To ensure compliance, the city shall require a security in an amount and in a form acceptable to the City Manager, City Attorney, and the Community Development Department. (Ord. 94-888 § 2, 1994; Ord. 94-884)

B. The developer/property owner shall agree to, and the City shall ensure, continued affordability of all low- and very low income units that qualified the applicant for the award of the density bonus for 30 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rents for the lower income density bonus units shall be set at an affordable rent as defined in Section 50053 of the Health and Safety Code. Owner-occupied units shall be available at an affordable housing cost as defined in Section 50052.5 of the Health and Safety Code.

C. The developer/property owner shall agree to, and the City shall ensure that, the initial occupant of the moderate-income units that are directly related to the receipt of the density bonus in the common interest development, as defined in Section 4100 of the Civil Code, are persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, and that the units are offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the Health and Safety Code. The local government shall enforce an equity sharing agreement, unless it is in conflict with the requirements of another public funding source or law. The following apply to the equity sharing agreement:

1. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The local government shall recapture any initial subsidy, as defined in subparagraph 2, and its proportionate share of appreciation, as defined in subparagraph 3, which amount shall be used within five years for any of the purposes described in subdivision (e) of Section 33334.2 of the Health and Safety Code that promote home ownership.

2. The local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value

3. The local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale.

D. Where there is a direct financial contribution to a housing development pursuant to Government Code Section 65915 through participation in the cost of infrastructure, write-down of land costs, or subsidizing the cost of construction, the City shall assure continued availability for low- and moderate-income units for 30 years. When appropriate, the agreement provided for in Section 19.65.040 shall specify the mechanisms and procedures necessary to carry out this section.

19.65.050. Density bonus calculations.

A. **Low-Income Units**. For housing developments meeting the criteria of Section 19.65.030.B.1, the density bonus shall be calculated as follows:

Percentage Low-Income Units	Percentage Density Bonus	Incentives/concessions
10	20	1
11	21.5	1
12	23	1
13	24.5	1
14	26	1
15	27.5	1
17	30.5	1
18	32	1
19	33.5	1
20 - 29	35	2
≥ 30	35	3

B. **Very Low-Income Units**. For housing developments meeting the criteria of Section 19.65.030.B.2, the density bonus shall be calculated as follows:

Percentage Very Low-Income Units	Percentage Density Bonus	Incentives/concessions
5	20	1
6	22.5	1
7	25	1
8	27.5	1
9	30	1
10	32.5	2
11 – 14	35	2
≥ 15	35	3

C. **Senior Housing**. For housing developments meeting the criteria of Section 19.65.030.B.3, the density bonus shall be 20 percent of the number of senior housing units.

D. **Moderate Income Units**. For housing developments meeting the criteria of Section 19.65.030.B.4, the density bonus shall be calculated as follows:

Percentage Moderate Income Units	Percentage Density Bonus	Incentives/concessions
10	5	1
11	6	1

12	7	1
13	8	1
14	9	1
15	10	1
16	11	1
17	12	1
18	13	1
19	14	1
20	15	2
21	16	2
22	17	2
23	18	2
24	19	2
25	20	2
26	21	2
27	22	2
28	23	2
29	24	2
30	25	3
31	26	3
32	27	3
33	28	3
34	29	3
35	30	3
36	31	3
37	32	3
38	33	3
39	34	3
40	35	3

E. All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

F. **Land donation**. When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to the City in accordance with the state Density Bonus Law, the applicant shall be entitled to a 15-percent increase above the otherwise maximum allowable residential density for the entire development, as follows:

Percentage Very Low Income	Percentage Density Bonus
10	15
11	16
12	17
13	18

14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

19.65.060. Incentives or Concessions.

A. The applicant shall receive the following number of incentives or concessions:

1. One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a common interest development.

2. Two incentives or concessions for projects that include at least 20 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a common interest development.

3. Three incentives or concessions for projects that include at least 30 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a common interest development.

B. Such concession shall be specific to the individual project and may include:

1. A modification of development standards pertaining to building height, open space, lot size requirements, street access, off-street parking, landscaping, fencing or other development standards, or off-site improvements;

2. Reduction of development processing fees, not including impacts fees;

3. In the coastal zone, any incentives must be consistent to the maximum extent feasible, and in a manner most protective of coastal resources, with all otherwise applicable certified local coastal program policies and standards. In choosing between incentives, priority shall be given to that incentive most protective of coastal resources so as to avoid any development within or adjacent to wetlands or other environmentally sensitive areas, or any

development within or adjacent to geologic hazard areas, or any development which would result in any significant adverse impacts on coastal access and recreation.

C. An applicant for a density bonus pursuant to Section 19.65.030 may submit to the City a proposal for the specific incentives or concessions that the applicant requests pursuant to this chapter, and may request a meeting with the City. The City shall grant the concession or incentive requested by the applicant unless the City makes a written finding, based upon substantial evidence, of any of the following:

1. The concession or incentive is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in the density bonus agreement.

2. The concession or incentive would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code Section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

3. The concession or incentive would be contrary to state or federal law.

D. The developer and city staff shall negotiate to determine the incentives which will make the project economically feasible with minimum deviations from established standards and minimal impacts of health, safety and welfare. (Ord. 94-888 § 2, 1994; Ord. 94-884)

19.65.070. Development Standards.

A. "Development standard" includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation.

B. The City may not apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of Section 19.65.030.B at the densities or with the concessions or incentives permitted by this chapter. An applicant may submit to the City a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of Section 19.65.030.B at the densities or with the concessions or incentives permitted under this chapter, and may request a meeting with the City.

C. The City is not required to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. The City is not required to waive or reduce development standards if such waiver or reduction would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.

D. A proposal for the waiver or reduction of development standards pursuant to this section shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to Section 19.65.060.

E. Upon the request of the developer, the City shall not require a vehicular parking ratio, inclusive of disabled and guest parking, of a development meeting the criteria of Section 19.65.030.B that exceeds the following ratios:

1. Zero to one bedroom: one onsite parking space.
2. Two to three bedrooms: two onsite parking spaces.
3. Four and more bedrooms: two and one-half parking spaces.

F. If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this section, a development may provide "onsite parking" through tandem parking or uncovered parking, but not through on-street parking.

G. This subdivision shall apply to a development that meets the requirements of Section 19.65.030.B but only at the request of the applicant. An applicant may request parking incentives or concessions beyond those provided in this section.

19.65.080. Child care facility.

A. When an applicant proposes to construct a housing development that conforms to the requirements of Section 19.65.030.B and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, the City shall grant either of the following:

1. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility.

2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

B. The City shall require, as a condition of approving the housing development, that the following occur:

1. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subdivision (c).

2. Of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subdivision (b).

C. Notwithstanding any requirement of this subdivision, a city, county, or city and county shall not be required to provide a density bonus or concession for a child care facility if it finds, based upon substantial evidence, that the community has adequate child care facilities.

D. "Child care facility," as used in this section, means a facility installed, operated, and maintained for the nonresidential care of children as defined under applicable state licensing requirements for the facility other than a family day care home, but including and not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.

E. "Density bonus" as used in this section means a floor area ratio bonus over the otherwise maximum allowable density permitted under the applicable zoning ordinance and land use elements of the general plan of the City of:

1. A maximum of five square feet of floor area for each one square foot of floor area contained in the child care facility for existing structures.

2. A maximum of 10 square feet of floor area for each one square foot of floor area contained in the child care facility for new structures.

3. For purposes of calculating the density bonus under this section, both indoor and outdoor square footage requirements for the child care facility as set forth in applicable state child care licensing requirements shall be included in the floor area of the child care facility.

F. "Developer" means the owner or other person, including a lessee, having the right under the applicable zoning ordinance of the City to make an application for development approvals for the development or redevelopment of a commercial project.

G "Floor area" means as to a commercial project, the floor area as calculated under the applicable zoning ordinance of the City and as to a child care facility, the total area contained within the exterior walls of the facility and all outdoor areas devoted to the use of the facility in accordance with applicable state child care licensing requirements.

H. The City may establish a procedure by ordinance to grant a developer of a commercial project, containing at least 50,000 square feet of floor area, a density bonus when that developer has set aside at least 2,000 square feet of floor area and 3,000 outdoor square feet to be used for a child care facility. The granting of a bonus shall not preclude the City from imposing necessary conditions on the project or on the additional square footage. Projects constructed under this section shall conform to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other health, safety, and zoning requirements generally applicable to construction in the zone in which the property is located. A consortium with more than one developer may be permitted to achieve the threshold amount for the available density bonus with each developer's density bonus equal to the percentage participation of the developer. This facility may be located on the project site or may be located offsite as agreed upon by the developer and the City. If the child care facility is not located on the site of the project, the City shall determine whether the location of the child care facility is appropriate and whether it conforms with the intent of this section. The child care facility shall be of a size to comply with all state licensing requirements in order to accommodate at least 40 children.

I. The developer may operate the child care facility itself or may contract with a licensed child care provider to operate the facility. In all cases, the developer shall show ongoing coordination with a local child care resource and referral network or local governmental child care coordinator in order to qualify for the density bonus.

J. If the developer uses space allocated for child care facility purposes, in accordance with Section 19.65.030.B, for purposes other than for a child care facility, an assessment based on the square footage of the project may be levied and collected by the City. The assessment shall be consistent with the market value of the space. If the developer fails to have the space allocated for the child care facility within three years, from the date upon which the first temporary certificate of occupancy is granted, an assessment based on the square footage of the project may be levied and collected by the City in accordance with procedures to be developed by the City. The assessment shall be consistent with the market value of the space. A penalty levied against a consortium of developers shall be charged to each developer in an amount equal to the developer's percentage square feet participation. Funds collected pursuant

to this subdivision shall be deposited by the City into a special account to be used for child care services or child care facilities.

K. Once the child care facility has been established, prior to the closure, change in use, or reduction in the physical size of, the facility, the City shall be required to make a finding that the need for child care is no longer present, or is not present to the same degree as it was at the time the facility was established.

19.65.090. Condominium conversions.

A. When an applicant for approval to convert apartments to a condominium project agrees to provide at least 33 percent of the total units of the proposed condominium project to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code, or 15 percent of the total units of the proposed condominium project to lower income households as defined in Section 50079.5 of the Health and Safety Code, and agrees to pay for the reasonably necessary administrative costs incurred by the City pursuant to this section, the City shall either (1) grant a density bonus or (2) provide other incentives of equivalent financial value. The City may place such reasonable conditions on the granting of a density bonus or other incentives of equivalent financial value as it finds appropriate, including, but not limited to, conditions which assure continued affordability of units to subsequent purchasers who are persons and families of low and moderate income or lower income households.

B. For purposes of this section, "density bonus" means an increase in units of 25 percent over the number of apartments, to be provided within the existing structure or structures proposed for conversion.

C. For purposes of this section, "other incentives of equivalent financial value" shall not be construed to require the City to provide cash transfer payments or other monetary compensation but may include the reduction or waiver of requirements which the City might otherwise apply as conditions of conversion approval.

D. An applicant for approval to convert apartments to a condominium project may submit to the City a preliminary proposal pursuant to this section prior to the submittal of any formal requests for subdivision map approvals. The City shall, within 90 days of receipt of a written proposal, notify the applicant in writing of the manner in which it will comply with this section. The City shall establish procedures for carrying out this section, which shall include legislative body approval of the means of compliance with this section.

E. Nothing in this section shall be construed to require the City to approve a proposal to convert apartments to condominiums.

F. An applicant shall be ineligible for a density bonus or other incentives under this section if the apartments proposed for conversion constitute a housing development for which a density bonus or other incentives were provided under Government Code Section 65915.

19.65.100. Other Affordable Housing Incentives or Concessions.

Applications for affordable housing projects not qualifying for or requesting a density bonus may be considered for incentives or concessions at the discretion of the City Council. The City may require an affordable housing agreement to ensure the availability of the targeted units for low and moderate income households for a period of 30 years and may execute such other provisions as may be necessary to implement the agreement.

For development within the City's LCP jurisdiction, any housing development approved shall be consistent, to the maximum extent feasible and in a manner most protective of coastal resources, with all of the City's otherwise applicable certified Local Coastal Program policies and standards.

SECTION 2: That Section 19.68.030 is hereby amended to read as follows:

19.68.030. Manufactured homes in Residential zones.

A. It is the purpose of this section to allow the placement of manufactured homes in the R-1-6000, R-1-3800, R-3000-D, R-3000, R-2000, and R-1500 zones.

B. Eligibility. A manufactured home shall not be eligible:

1. If more than ten years have elapsed between the date of manufacture and the date of the application for a permit.

2. If the home is not certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et seq.)

3. If it has been altered in violation of applicable code.

C. Criteria. The manufactured home shall:

1. Be occupied only as a single-family residential use;

2. Be subject to all provisions of the Zoning Ordinance applicable to residential structures;

3. Be attached to a permanent foundation system in compliance with all applicable building regulations;

4. Have a roof overhang of twelve inches or more. (Ord. 94-884)

SECTION 3: That Chapter 19.04 is hereby amended to include the following definitions:

19.04.318. Employee housing.

Employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation pursuant to Health and Safety Code Section 17021.5.(b)

19.04.761. Transitional housing .

"Transitional housing" and "transitional housing development" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months pursuant to Health and Safety Code Section 50801(i). Pursuant to Government Code Section 65583(a)(5), transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

19.04.747. Supportive housing.

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community pursuant to Health and Safety Code Section 50675.14(a)(B)(2). Pursuant to Government Code Section 65583(a)(5), transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

19.04.702. Single-room occupancy unit.

Single room occupancy" unit or an SRO, means a room used for sleeping purposes that: (1) is occupied as a primary residence, (2) lacks, in the unit itself, either or both a kitchen or bathroom, and (3) is subject to state landlord-tenant law pursuant to chapter 2 (commencing with section 1940) of Title 5 of part 4 of division 3 of the Civil Code.

SECTION 4: That Section 19.67.010 is hereby amended to read as follows:

19.67.010. Definition.

"Senior citizen housing development" means a residential development developed, substantially rehabilitated, or substantially renovated for, senior citizens that has at least 35 dwelling units. Any senior citizen housing development which is required to obtain a public report under Section 11010 of the Business and Professions Code and which submits its application for a public report after July 1, 2001, shall be required to have been issued a public report as a senior citizen housing development under Section 11010.05 of the Business and Professions Code. No housing development constructed prior to January 1, 1985, shall fail to qualify as a senior citizen housing development because it was not originally developed or put to use for occupancy by senior citizens.

SECTION 5: That Section 19.23.010. is hereby amended to read as follows:

19.23.010. Land use table.

	C/MU-1	C/MU-2	C/MU-3	Notes
Residential and Similar Uses				
Single-room occupancy units	C	N	N	

SECTION 6: That Section 19.02.070. is hereby added to read as follows:

19.02.070. Reasonable Accommodation for Persons with Disabilities.

A. Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities so long as the requested flexibility or waiver would not require a fundamental alteration in the nature of the city's land use and zoning and building regulations, policies, practices, procedures, and the City's certified Local Coastal Program.

B. An individual with a disability is someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment.

C. A request for reasonable accommodation may be made by any individual with a disability, his or her representative, or a developer or provider of housing for individuals with disabilities, when the application of a land use, zoning or building regulation, policy, practice or procedure acts as a barrier to fair housing opportunities.

D. In order to make housing available to an individual with a disability, any eligible person may request a reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures.

E. Requests for reasonable accommodation shall be in writing and provide the following information:

(1) Name and address of the individual(s) requesting reasonable accommodation;

(2) Name and address of the property owner(s);

(3) Address of the property for which accommodation is requested;

(4) Description of the requested accommodation and the regulation(s), policy or procedure for which accommodation is sought; and (5) Reason that the requested accommodation may be necessary for the individual(s) with the disability to use and enjoy the dwelling.

F. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

G. A request for reasonable accommodation in regulations, policies, practices and procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect the obligations of an individual~~'s~~ or a developer of housing for an individual with disabilities ~~obligations~~ to comply with other applicable regulations not at issue in the requested accommodation.

H. If an individual needs assistance in making the request for reasonable accommodation, the City will provide assistance to ensure that the process is accessible.

I. Requests for reasonable accommodation shall be reviewed by the Community Development Director.

J. The Community Development Director shall issue a written decision on a request for reasonable accommodation within thirty (30) days of the date of the application and may either grant, grant with modifications, or deny a request for reasonable accommodation in accordance with the required findings set forth in paragraph L.

K. If necessary to reach a determination on the request for reasonable accommodation, the Community Development Director may request further information from the applicant consistent with fair housing laws, specifying in detail the information that is required. In the event that a request for additional information is made, the thirty (30) day period to issue a decision is stayed until the applicant responds to the request.

L. The written decision to grant, grant with modifications, or deny a request for reasonable accommodation shall be consistent with fair housing laws and based on the following factors:

(1) Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;

(2) Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;

(3) Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction and;

(4) Whether the requested accommodation would require a fundamental alteration in the nature of the jurisdiction's land use and zoning or building program and the City's certified Local Coastal Program.

M. The written decision on the request for reasonable accommodation shall explain in detail the basis of the decision, including the Community Development Director's findings on the criteria set forth in paragraph L. All written decisions shall give notice of the applicant's right to appeal and to request reasonable accommodation in the appeals process as set forth below. The notice of decision shall be sent to the applicant by certified mail.

N. The written decision of the Community Development Director shall be final unless an applicant appeals it to the City Council.

O. If the Community Development Director fails to render a written decision on the request for reasonable accommodation within the thirty (30) day time period allotted by paragraph J, the request shall be deemed granted.

P. While a request for reasonable accommodation is pending, all laws and regulations otherwise applicable to the property that is the subject of the request shall remain in full force and effect.

Q. Within thirty (30) days of the date of the Community Development Director's written decision, an applicant may appeal an adverse decision. Appeals from the adverse decision shall be made in writing.

R. If an individual needs assistance in filing an appeal on an adverse decision, the City will provide assistance to ensure that the appeals process is accessible.

S. All appeals shall contain a statement of the grounds for the appeal. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

T. Nothing in this procedure shall preclude an aggrieved individual from seeking any other state or federal remedy available.

SECTION TWO: That this ordinance shall only become effectively certified upon the date the Coastal Commission concurs with the Executive Director's report of the City's acceptance of the suggested modifications and upon the Executive Director's determination that the modifications adopted by the City will be consistent with the Commission's certification order.

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

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

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Imperial Beach, California, on the 3rd day of June, 2015; and **THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Imperial Beach, California, on the 17th day of June, 2015, by the following vote:

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

_____
SERGE DEDINA, MAYOR

ATTEST:

_____
JACQUELINE M. HALD, MMC
CITY CLERK

APPROVED AS TO FORM:

_____
JENNIFER M. LYON
CITY ATTORNEY

CALIFORNIA COASTAL COMMISSION
San Diego Coast District Office
7575 Metropolitan Drive, Suite 103
San Diego, California 92108-4402
(619) 767-2370 FAX (619) 767-2384

www.coastal.ca.gov

ATTACHMENT 2

Date: February 20, 2015

IMPORTANT PUBLIC HEARING NOTICE

Local Coastal Program

LCP AMENDMENT NO. LCP-6-IMB-14-0838-1

Affordable Housing Density Bonus and Special Needs Housing

Request by the City of Imperial Beach to amend the certified Implementation Plan to permit and regulate affordable housing density bonuses and special needs housing.

HEARING DATE AND LOCATION:

DATE: Wednesday March 11, 2015
TIME: 9:00 a.m.
PLACE: Chula Vista Council Chambers
276 Fourth Street
Chula Vista, CA 91910
(415) 407-3211

ITEM NO: **W29c**

HEARING PROCEDURES:

This item has been scheduled for a public hearing and vote. People wishing to testify on this matter may appear at the hearing or may present their concerns by letter to the Commission on or before the hearing date. The Coastal Commission is not equipped to receive comments on any official business by electronic mail. Any information relating to official business should be sent to the appropriate Commission office using U.S. Mail or courier service.

AVAILABILITY OF STAFF REPORT:

A copy of the staff report on this matter will be available no later than 10 days before the hearing on the Coastal Commission's website at http://www.coastal.ca.gov/mtgcurr.html. Alternatively, you may request a paper copy of the report from Keri Robinson Coastal Planner at the San Diego Coast District Office.

SUBMISSION OF WRITTEN MATERIALS:

If you wish to submit written materials for review by the Commission, please observe the following suggestions:

- We request that you submit your materials to the Commission staff no later than three working days before the hearing (staff will then distribute your materials to the Commission).

- Mark the agenda number of your item, the application number, your name and your position in favor or opposition to the project on the upper right hand corner of the first page of your submission. If you do not know the agenda number, contact the Commission staff person listed on page 2.

IMPORTANT PUBLIC HEARING NOTICE

Local Coastal Program

- If you wish, you may obtain a current list of Commissioners' names and addresses from any of the Commission's offices and mail the materials directly to the Commissioners. If you wish to submit materials directly to Commissioners, we request that you mail the materials so that the Commissioners receive the materials no later than Thursday of the week before the Commission meeting. Please mail the same materials to all Commissioners, alternates for Commissioners, and four non-voting members on the Commission with a copy to the Commission staff person listed on page 2.

- You are requested to summarize the reasons for your position in no more than two or three pages, if possible. You may attach as many exhibits as you feel are necessary.

Please note: While you are not prohibited from doing so, you are discouraged from submitting written materials to the Commission on the day of the hearing, unless they are visual aids, as it is more difficult for the Commission to carefully consider late materials. The Commission requests that if you submit written copies of comments to the Commission on the day of the hearing, that you provide 20 copies.

ALLOTTED TIME FOR TESTIMONY:

Oral testimony may be limited to 5 minutes or less for each speaker depending on the number of persons wishing to be heard.

Questions regarding the report or hearing should be directed to Keri Robinson Coastal Planner at the San Diego Coast District Office.

CALIFORNIA COASTAL COMMISSION
SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370

W29c

Click here to go to original staff report

Addendum

March 9, 2015

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **Item W29c**, City of Imperial Beach LCP Amendment **#LCP-6-IMB-14-0838-1 (Affordable Housing Density Bonus and Special Needs Housing)**, for the Commission Meeting of March 11, 2015

Staff recommends the following changes be made to the above-referenced staff report, dated February 26, 2015, (text in underline format indicates text to be added, and text in ~~strikethrough~~ format indicates text to be deleted):

1. On Page 7, Suggested Modification #2, Section 19.65.100, Other Affordable Housing Incentives or Concessions, shall be revised as follows:

   Applications for affordable housing projects not qualifying for or requesting a density bonus may be considered for incentives or concessions at the discretion of the City Council. The City may require an affordable housing agreement to ensure the availability of the targeted units for low and moderate income households for a period of 30 years and may execute such other provisions as may be necessary to implement the agreement.

   For development within the City's LCP jurisdiction, any housing development approved shall be consistent, ~~to the maximum extent feasible and~~ in a manner most protective of coastal resources, with all of the City's otherwise applicable certified Local Coastal Program policies and standards.

2. On Page 13, in the first full sentence of the paragraph beginning at the top of the page, please modify the proposed findings as follows:

   [...] In addition, under newly proposed Section 19.65.100 (Other Affordable Housing Incentives or Concessions), the City is proposing to offer incentives and concessions to other affordable housing projects beyond those proposals seeking or qualifying for a density bonus. This new sub-section fails to include language that development under this category and in the City's LCP jurisdiction shall be consistent with all applicable requirements of the City's certified LCP. Since the

City's proposed change is for incentives or concessions beyond the state's density bonus mandate, the need to protect coastal resources should be reinforced. Without modification, such projects located in the City's LCP jurisdiction could potentially receive incentives or concessions that would have adverse impacts on coastal resources; this could include reduced buffers near environmentally sensitive habitat areas (i.e. wetlands) or public view corridors encroachments. If parking reductions were granted, potential impacts to public access could occur. Therefore, absent language that specifically states that the consideration of granting certain incentives or concessions to encourage affordable housing shall be consistent with the City's LCP; the current amendment cannot be found consistent with, or adequate to carry out, the policies of the certified land use plan.

(G:\San Diego\Reports\LCPs\Imperial Beach\IB LCPA LCP-6-IMB-14-0838-1 (Affordable Housing Density Bonus and Special Needs Housing) ADDENDUM.docx)

CALIFORNIA COASTAL COMMISSION
SAN DIEGO AREA
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SAN DIEGO, CA 92108-4421
(619) 767-2370

February 26, 2015

W29c

TO: **COMMISSIONERS AND INTERESTED PERSONS**

FROM: **SHERILYN SARB, DEPUTY DIRECTOR, SAN DIEGO COAST DISTRICT**
DEBORAH LEE, DISTRICT MANAGER, SAN DIEGO COAST DISTRICT
KERI ROBINSON, COASTAL PLANNER, SAN DIEGO COAST DISTRICT

SUBJECT: STAFF RECOMMENDATION ON CITY OF IMPERIAL BEACH LCP AMENDMENT No. LCP-6-IMB-14-0838-1 (Affordable Housing Density Bonus and Special Needs Housing) for Commission Meeting of March 11-13, 2015

SYNOPSIS

The subject LCP implementation plan amendment was submitted and filed as complete on October 3, 2014. A one-year time extension was granted on November 14, 2014. As such, the last date for Commission action on this item is the November 2015 hearing. This report addresses the City's entire submittal.

SUMMARY OF AMENDMENT REQUEST

The City of Imperial Beach is proposing to revise the City's certified zoning code (IP) to implement Housing Element Programs 12 (Affordable Housing Density Bonus) and 13 (Special Needs Housing) to comply with state and federal laws.

Housing Element Program 12 amends Chapter 19.65 to include updated mandatory provisions pursuant to state law where a density bonus of up to 35 percent over the otherwise maximum allowable residential density would be available to developers who, in their projects, provide affordable housing and are also entitled to at least one concession or incentive. In addition, the City expanded this housing program to add a section authorizing the granting of incentives or concessions for affordable housing projects not qualifying for or requesting a density bonus.

Housing Element Program 13 amends: 1) the provisions of multi-unit residential zoning to allow manufactured homes pursuant to state law; 2) the provisions of the C/MU-1 (General Commercial/Mixed-Use) Zone to allow transitional/supportive housing, single-room occupancy units, and employee housing pursuant to state law; and, 3) the definition of "senior citizen housing development" to comply with state law. Housing Element Program 13 also adds a new zoning ordinance section that makes reasonable accommodations to allow disabled persons an equal opportunity to enjoy and use a residence pursuant to state and federal law; the definitions associated with reasonable accommodations, the process of requesting a reasonable accommodation, the procedures

for reviewing the requests, the findings necessary to approve or deny a reasonable accommodation, and the appeal process for any decision granting/denying a request for reasonable accommodations is also detailed in this element. The proposed LCP amendment only involves changes to the certified implementation plan and will apply citywide.

SUMMARY OF STAFF RECOMMENDATION

The Commission can only reject such amendments where it can be shown that the amendment would be inconsistent with the certified LUP and/or render the IP inadequate to carry out the LUP. Staff is recommending first that the LCP amendment be rejected as proposed and then approved with five suggested modifications.

Although the affordable housing provisions of the Coastal Act were substantially modified several years ago, the Commission continues to support the development of affordable housing projects as a means of promoting coastal access in the coastal zone. However, as local governments and statewide housing mandates have encouraged the use of density bonuses and other regulatory relief measures to grant incentives for the development of affordable housing, the Commission must also ensure that such efforts still protect coastal resources. Increased densities can be focused on areas with no sensitive habitat or inland areas away from the immediate shoreline. Incentives and concessions may be considered for certain elements, other than critical resource protection measures of a certified LCP, to accommodate affordable housing projects. Historically, there have been potential issues associated with the granting of incentives, concessions, or waivers of development standards, such as reduced wetland buffers, public view corridor encroachments, or reduced bluff top setbacks, to support affordable housing projects or provide reasonable accommodations that would then conflict with the critical resource protection measures established in a certified local coastal program.

Housing Element Program 12, which amends Chapter 19.65 (Affordable Housing Density Bonus) in the City's zoning code (IP), establishes requirements and procedures to encourage development of moderate income, low income, and very low income affordable housing as well as senior housing by offering a density bonus and incentives/concessions to qualified developers. Overall, this program includes sections which state that development in the City's LCP jurisdiction must follow the policies and standards listed in the City's certified LCP, but two sections in particular fail to include this language and are reasons for rejection of the amendment as proposed. When reviewing the definition of "maximum allowable residential density" in Section 19.65.020, it reads that if there were any density inconsistencies between the zoning ordinance and land use element of the general plan, the general plan's density would prevail; this language fails to mention the City's certified LCP, so **Suggested Modification #1** includes language that recognizes the density listed in the general plan or, if the proposed density is within the coastal zone subject to the City's LCP authority, the City's certified LCP as the prevailing density standard. In Housing Element Program 12, the City included language in Section 19.65.030, sub-section C that states how the chapter will not alter or lessen the effect or application of the California Coastal Act of 1976; this indicates that in the City's LCP jurisdiction, the density bonus will be

calculated based on the applicable zoning ordinance and certified LUP's otherwise maximum allowable residential density as applied to a site. All site-specific environmental development constraints identified in the coastal zoning ordinances and LUP will apply to the density bonus calculations, indicating that adverse impacts to coastal resources as a result of a density bonus should be avoided. In addition, sub-section D of Section 19.65.030 also establishes that any housing development in the City's LCP jurisdiction shall be consistent with all otherwise certified LCP policies and development standards. This policy is also consistent with the Coastal Act by making development in the coastal zone accountable to the certified LCP policies. Section 19.65.060, sub-section B.3 also refers to development in the City's LCP jurisdiction by stating that any incentives must be consistent and most protective of coastal resources, to the maximum extent feasible, within LCP policies and standards; priority for incentives that are most protective of coastal resources are also established. This language mirrors the prior density bonus language by making incentives also accountable to certified LCP policies. The Commission commends the City of Imperial Beach for including this language and strengthening the review of LCP policies with density bonus and incentive/concession provisions. However, the addition of Section 19.65.100 (Other Affordable Housing Incentives or Concessions), which authorizes incentives or concessions for other affordable housing projects not qualifying or requesting a density bonus, fails to include language that development under this category and in the City's LCP jurisdiction shall be consistent with all applicable requirements of the City's certified LCP. **Suggested Modification #2** includes this language to have the amendment consistent with the City's certified land use plan. Without modification, affordable housing projects located in the City's LCP jurisdiction could potentially receive incentives or concessions that would have adverse impacts on coastal resources; this could possibly include reduced buffers near wetlands or interference with public view corridors.

Housing Element Program 13 amends the City's zoning code (IP) to include provisions for manufactured homes, transitional/supportive housing, single-room occupancy units, and employee housing to comply with state law; this program also amends the definition of "senior citizen housing development" pursuant to state law. These amendments are found to be consistent with the Coastal Act. In addition, this housing program also adds Section 19.02.070, which provides reasonable accommodations to disabled persons or developers of housing for persons with disabilities by allowing flexibility in land, zoning, and building regulations, policies, practices, and procedures. Portions of this section state that the nature of the City's land use, zoning, or building regulation, policy, practice, or procedures would not be fundamentally altered by any relief granted for reasonable accommodation, but sub-section A, which defines reasonable accommodations, is missing this language. **Suggested Modification #3** includes this language and also adds the nature of the City's certified LCP as an element that cannot be fundamentally altered. **Suggested Modification #4** adds language to sub-section G to make it clear that developers of housing for individuals with disabilities, along with individual applicants, must still comply with all other applicable regulations that are not at issue. Lastly, **Suggested Modification #5** adds the City's LCP under sub-section L.4. to ensure that findings for approval or denial of reasonable accommodations will take into account if the request proposes a fundamental alteration of the nature of the City's certified LCP.

The appropriate resolutions and motions begin on Page 6. The suggested modifications begin on Page 7. The findings for denial of the Implementation Plan Amendment as submitted begin on Page 9. The findings for approval of the plan, if modified, begin on Page 14.

ADDITIONAL INFORMATION

Further information on the City of Imperial Beach LCP Amendment No. LCP-6-IMB-14-0838-1 may be obtained from **Keri Robinson**, Coastal Planner, at (619) 767-2370.

PART I. OVERVIEW

A. LCP HISTORY

On June 30, 1981, the City of Imperial Beach formally submitted its Land Use Plan (LUP) for Commission approval. The plan, as originally submitted, comprised the City's entire General Plan (10 elements and a policy plan). Since the plan contained a large volume of material that was not coastal-related and policies addressing coastal issues were found throughout many of the elements, staff summarized the coastal policies into one document. This policy summary along with the Land Use Element was submitted to the Commission as the LCP Land Use Plan.

On September 15, 1981, the Commission found substantial issue with the LUP, as submitted, denied and then conditionally approved the LUP with recommended policy changes for all policy groups. The City resubmitted the LCP Land Use Plan in early 1982, incorporating most of the Commission's suggested policy modifications. This included modification language related to the preservation and protection of Oneonta Slough/Tijuana River Estuary and South San Diego Bay, preservation and enhancement of coastal access and the provision for visitor-serving commercial uses in the Seacoast District. On March 16, 1982, the Commission certified the City of Imperial Beach LCP Land Use Plan as submitted. The Commission on November 18, 1982 effectively certified the land use plan. In 1983, prior to certification of the Implementation Plan, the Commission approved an amendment to the LUP to correct a mapping error.

On August 15, 1983, the City began issuing coastal development permits pursuant to Section 30600.5 (Hannigan provisions) of the Coastal Act based on project compliance with its certified LUP. The City then submitted its entire Zoning Ordinance in order to implement the provisions of the certified Land Use Plan. The zoning ordinance was completely rewritten in order to implement the LUP. On September 26, 1984, the Commission approved the LCP/Implementation Plan as submitted. As of February 13, 1985, the City has been issuing coastal development permits under a certified local coastal program. Subsequent to the Commission's actions on the land use plan and implementation plan, there have been approximately thirty-two amendments to the certified local coastal program.

B. STANDARD OF REVIEW

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject zoning ordinances or other implementing actions, as well as their amendments, on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. The Commission shall take action by a majority vote of the Commissioners present.

C. PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires local governments to provide the public with maximum opportunities to participate in the development of the LCP amendment prior to

its submittal to the Commission for review. The City has held at least two Planning Commission and City Council meetings with regard to the subject amendment request. All of those local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

PART II. LOCAL COASTAL PROGRAM SUBMITTAL - RESOLUTIONS

Following a public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided just prior to each resolution.

I. **MOTION I:** ***I move that the Commission reject the Implementation Program Amendment No. LCP-6-IMB-14-0838-1 for the City of Imperial Beach as submitted.***

STAFF RECOMMENDATION OF REJECTION:

Staff recommends a **YES** vote. Passage of this motion will result in rejection of Implementation Program Amendment and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO DENY CERTIFICATION OF THE IMPLEMENTATION PROGRAM AMENDMENT AS SUBMITTED:

The Commission hereby denies certification of the Implementation Program Amendment submitted for the City of Imperial Beach and adopts the findings set forth below on grounds that the Implementation Program Amendment as submitted does not conform with, and is inadequate to carry out, the provisions of the certified Land Use Plan. Certification of the Implementation Program Amendment would not meet the requirements of the California Environmental Quality Act as there are feasible alternatives and mitigation measures that would substantially lessen the significant adverse impacts on the environment that will result from certification of the Implementation Program Amendment as submitted.

II. **MOTION II:** ***I move that the Commission certify the Implementation Program Amendment No. LCP-6-IMB-14-0838-1 for the City of Imperial Beach if it is modified as suggested in this staff report.***

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Implementation Program Amendment with suggested modifications and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO CERTIFY THE IMPLEMENTATION PROGRAM AMENDMENT WITH SUGGESTED MODIFICATIONS:

The Commission hereby certifies the Implementation Program Amendment for the City of Imperial Beach if modified as suggested and adopts the findings set forth below on grounds that the Implementation Program Amendment, with the suggested modifications, conforms with and is adequate to carryout the certified Land Use Plan. Certification of the Implementation Program Amendment if modified as suggested complies with the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program Amendment on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment.

PART III. SUGGESTED MODIFICATIONS

Staff recommends the following suggested revisions to the proposed Implementation Plan Amendment be adopted. The underlined sections represent language that the Commission suggests be added, and the ~~struck-out~~ sections represent language which the Commission suggests be deleted from the language as originally submitted.

1. Modify Section 19.65.020. Definitions as follows:

"Maximum allowable residential density" means the density allowed under the zoning ordinance and land use element of the general plan, or if a range of density is permitted, means the maximum allowable density for the specific zoning range and land use element of the general plan applicable to the project. Where the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan or, if the proposed density is in an area subject to the City's certified Local Coastal Program, the City's certified Local Coastal Program, the general plan or the City's certified Local Coastal Program density shall prevail.

2. Modify Section 19.65.100. Other Affordable Housing Incentives or Concessions as follows:

Applications for affordable housing projects not qualifying for or requesting a density bonus may be considered for incentives or concessions at the discretion of the City Council. The City may require an affordable housing agreement to ensure the availability of the targeted units for low and moderate income households for a period of 30 years and may execute such other provisions as may be necessary to implement the agreement.

For development within the City's LCP jurisdiction, any housing development approved shall be consistent, to the maximum extent feasible and in a manner most protective of coastal resources, with all of the City's otherwise applicable certified Local Coastal Program policies and standards.

3. Modify Section 19.02.070. Reasonable Accommodation for Persons with Disabilities, sub-section A, as follows:

   A. Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities so long as the requested flexibility or waiver would not require a fundamental alteration in the nature of the city's land use and zoning and building regulations, policies, practices, procedures, and the City's certified Local Coastal Program.

4. Modify Section 19.02.070. Reasonable Accommodation for Persons with Disabilities, sub-section G, as follows:

   G. A request for reasonable accommodation in regulations, policies, practices and procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect the obligations of an individual~~'s~~ or a developer of housing for an individual with disabilities ~~obligations~~ to comply with other applicable regulations not at issue in the requested accommodation.

5. Modify Section 19.02.070. Reasonable Accommodation for Persons with Disabilities, sub-section L, as follows:

   L. The written decision to grant, grant with modifications, or deny a request for reasonable accommodation shall be consistent with fair housing laws and based on the following factors:
      (1) Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;
      (2) Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;
      (3) Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction and;
      (4) Whether the requested accommodation would require a fundamental alteration in the nature of the jurisdiction's land use and zoning or building program and the City's certified Local Coastal Program.

PART IV. FINDINGS FOR REJECTION OF THE CITY OF IMPERIAL BEACH IMPLEMENTATION PLAN AMENDMENT, AS SUBMITTED

A. AMENDMENT DESCRIPTION

Currently, the City's LCP includes density bonus and affordable housing provisions but lacks a standard for reasonable accommodations. The City has adopted a new ordinance (Ordinance 2014-1146 – Housing Element Zoning Implementation for the 2013-2021 Housing Element) and, with this proposal, is seeking to incorporate the ordinance into its certified Implementation Plan (IP) in order to comply with state and federal laws. This request follows the adoption of the City's Housing Element, which is one of the seven mandated elements of General Plan, by the City Council and certification by the California Department of Housing and Community Development (HCD) in 2013. The Commission lacks authority to certify the Housing Element since the Local Coastal Program (LCP) is not required to include housing policies and programs pursuant to Section 30500.1 of the Coastal Act; however, pursuant to Section 30513 of the Coastal Act, the Commission is required to review and certify the IP, which includes zoning ordinances, zoning maps, implementing actions, or their amendments, to see if the IP conforms with or carries out the provisions of the certified Land Use Plan (LUP).

Specifically, the City's amendment includes the details of approving a bonus in allowable density, details that include, in part, the density bonus agreement between a developer/property owner and the City, affordable housing standards, calculating the required number of affordable units, as well as provisions for concessions, incentives, waivers of development standards, and parking requirements. In addition, the proposed ordinance also adds a section for affordable housing projects not qualifying for or requesting a density bonus to allow them to still be considered for incentives or concessions.

In order to comply with state law, the amendment also amends zoning provisions to allow manufactured homes, transitional/supportive housing, and single-room occupancy units. The ordinance amendment also revises the definition of senior housing.

This ordinance also establishes procedures and regulations governing requests for reasonable accommodations by people with disabilities. Specifically, Ordinance 2014-1146 includes: 1) definitions associated with reasonable accommodations; 2) the process to request a reasonable accommodation; 3) establishing the review authority and procedure to review such requests; 4) the findings necessary to approve or deny a reasonable accommodation; and, 5) the appeal procedures for any decision granting/denying a request for reasonable accommodations.

B. FINDINGS FOR REJECTION

The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUP.

a) Purpose and Intent of the Ordinance. The purpose of the proposed ordinance is to amend and establish policies that facilitate the development of affordable housing to serve a variety of economic needs within the City and to encourage the provision of very low, low and moderate priced housing, as well as senior housing, by providing qualifying developers/property owners density bonuses and additional incentives.

In addition, the City's intent of the proposed new ordinance is to provide some flexibility in the application of land use, zoning, and building codes regulations, policies, practices, and procedures for projects that require approval of permits and/or other entitlements in order to provide reasonable accommodations for people with disabilities. The City is proposing these changes in response to State and Federal laws (including the federal Americans with Disabilities Act) that require cities to provide reasonable accommodations for people with disabilities.

b) Major Provisions of the Ordinance. Major provisions of the ordinance, specifically from Housing Element Program 12, include the granting of a density bonus when the project includes: 1) 10% or greater of proposed units are designated as low income housing; 2) 5% or greater of proposed units are designated as very low income housing; 3) 10% or greater of proposed units are designated as moderate income housing; or 4) a senior citizen housing development. Additional provisions include: application of density bonus; description and application of potential concessions/incentives; waivers or reductions in development standards; modifications to vehicular parking ratios; a mandatory update to comply with state law where a density bonus of up to 35 percent over the otherwise maximum allowable residential density would be available to developers who, in their projects, provide affordable housing and are also entitled to at least one concession or incentive; and, allowing affordable housing projects not qualifying for or requesting a density bonus to be considered for incentives or concessions.

Provisions established from Housing Element Program 13, which is found in this proposed ordinance, include: 1) the provisions of multi-unit residential zoning to allow manufactured homes pursuant to state law; 2) the provisions of the C/MU-1 (General Commercial/Mixed-Use) Zone to allow transitional/supportive housing, single-room occupancy units, and employee housing pursuant to state law; and, 3) the definition of "senior citizen housing development" to comply with state law. Housing Element Program 13 also adds a new zoning ordinance section that makes reasonable accommodations to allow disabled persons an equal opportunity to enjoy and use a residence pursuant to state and federal law; the definitions associated with reasonable accommodations, the process of requesting a reasonable accommodation, the procedures for reviewing the requests, the findings necessary to approve or deny a reasonable accommodation, and the appeal process for any decision granting/denying a request for reasonable accommodations are also detailed in this element.

c) **Adequacy of the Ordinance to Implement the Certified LUP.** The standard of review for LCP implementation submittals or amendments is their consistency with and ability to carry out the provisions of the certified Land Use Plan (LUP). The

proposed ordinance language raises several potential inconsistencies with the City's certified LUP policies that address protection for sensitive habitats, protection of and improvements to public access, protection of public views, regulation of development along the shoreline or preservation of community character. Relevant LUP policies state, in part:

Sensitive Habitat

CO-5 Estuary

a. Assist in the implementing of the Estuaries Resource protection program, which includes the following development restrictions: "A buffer area will be established for each development adjacent to wetlands. The width of a buffer area will vary depending upon an analysis. The buffer area should be a minimum of 100 feet unless the applicant can demonstrate to the satisfaction of the State Department of Fish and Game and U.S. Fish and Wildlife that 100 feet is unnecessary to protect the resources of the habitat area. If the project involves substantial improvements or increased human impacts, such as a subdivision, a wider buffer area may be required. For a wetlands, the buffer area should be measured from the landward edge of the wetland."

Public Access

CO-1 The Beach

3. Insure continued public access to beaches and, where possible, provide additional access, as well as increased public parking opportunities in the beach area (see Parks, Recreation and Access Element).

Visual Resources

Goal 4 Visual Quality is Important

The visual quality of the City's environment shall be preserved and enhanced for the aesthetic enjoyment of both residents and visitors and the economic well-being of the community. Development of neighborhoods, streets and individual properties should be pleasing to the eye, rich in variety, and harmonious with existing development. The feeling of being near the ocean and bay should be emphasized even when the water is not visible. Designs reflective of a traditional California seaside community should be encouraged.

D-8 Project Design

b. Projects should be designed so there is a harmonious relationship with adjoining uses.

- The pattern of existing neighborhoods should be respected. A development should be integrated with the adjacent neighborhood if the project size or natural boundaries dictate, or the design should create one or more separate and strong neighborhood identities.

[...]

d. Developments should attempt, through design, to give the appearance of a suburban density and scale.

P-14 Retain Existing Street Ends
All existing street ends under City ownership that provide public access to coastal resources, including bays, shall be retained for streets, open space or other public use. View corridors shall be protected and in no case shall buildings be permitted on or bridging the streets. The City shall approve detailed design plans for each street end.

Safety

S-10 Regulate Shoreline Land Use and Development
The City should regulate shoreline land use and development by:

a. Minimizing construction on beaches and in front of seacliffs.
b. Require setbacks from beaches and low-lying coastal areas.
c. Regulate sand mining if some were to occur.

S-11 Storm Waves, Flooding and Seacliff Erosion
Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, shoreline protection devices and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal dependent uses or to protect existing principal structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Prior to completion of a comprehensive shoreline protection plan designed for the area, interim protection devices may be allowed provided such devices do not encroach seaward of a string line of similar devices.

d) **Specific Findings for Denial.** The City is proposing to amend its zoning ordinance to implement two housing element programs of the City's general plan. These programs include provisions for: affordable housing; manufactured homes, transitional/supportive housing, single-room occupancy units, and employee housing; and, reasonable accommodations. With the first housing program, the City includes key language that makes development in the City's LCP jurisdiction accountable to the policies and regulations in the certified LCP; however, certain sections of the proposed amendment omit this key language and must be revised in order to make the amendment internally consistent and follow the LCP.

Housing Element Program 12, which amends Chapter 19.65 (Affordable Housing Density Bonus) in the City's zoning code (IP), establishes requirements and procedures to encourage development of moderate income, low income, and very low income affordable housing as well as senior housing by offering a density bonus and incentives/concessions to qualified developers. Overall, this program includes sections which state that development in the City's LCP jurisdiction must follow the policies and standards listed in the City's certified LCP, but two sections in particular fail to include this language and are reasons for rejection of the amendment as proposed. When reviewing the "maximum allowable residential density" definition in Section 19.65.020, the definition mentioned that if there were any density inconsistencies between the

zoning ordinance and land use element of the general plan, the general plan's density would prevail; this language fails to recognize the relevant density provisions in the City's certified LCP. In addition, under newly proposed Section 19.65.100 (Other Affordable Housing Incentives or Concessions), the City is proposing to offer incentives and concessions to other affordable housing projects beyond those proposals seeking or qualifying for a density bonus. This new sub-section fails to include language that development under this category and in the City's LCP jurisdiction shall be consistent with all applicable requirements of the City's certified LCP. Without modification, such projects located in the City's LCP jurisdiction could potentially receive incentives or concessions that would have adverse impacts on coastal resources; this could include reduced buffers near environmentally sensitive habitat areas (i.e. wetlands) or public view corridors encroachments. If parking reductions were granted, potential impacts to public access could occur. Therefore, absent language that specifically states that the consideration of granting certain incentives or concessions to encourage affordable housing shall be consistent with the City's LCP; the current amendment cannot be found consistent with, or adequate to carry out, the policies of the certified land use plan.

Housing Element Program 13 amends the City's zoning code (IP) to include provisions for manufactured homes, transitional/supportive housing, single-room occupancy units, and employee housing to comply with state law; this program also amends the definition of "senior citizen housing development" pursuant to state law. In addition, the City of Imperial Beach is proposing to amend its implementation plan to include a new section (Section 19.02.070) to formalize the process by which requests for reasonable accommodations are reviewed and approved. For the most part, the Commission is not chiefly concerned with the review and approval of a request for a reasonable accommodation as it relates to the threshold criteria of whether or not a requestor of a reasonable accommodation is medically qualified to make such a request. However, when the approval of reasonable accommodations includes flexibility in the City's application of land use, zoning, and building code regulations, the Commission does have an interest in assuring that any potential impacts to coastal resources are avoided and/or minimized to the maximum extent feasible. In order for such approvals to be found consistent with the City's LCP, all potential impacts need to be identified, feasible alternatives reviewed, and the least damaging feasible alternative implemented.

For purposes of consistency with the LCP, the City did not include language in its definition of reasonable accommodation (sub-section A) that mirrors language in its proposed sub-section L.4. to further define that a reasonable accommodation may be one that requires a deviation from land use or zoning or building regulations, policies, practices, or procedures, but it may not be a request that fundamentally alters the nature of these policies. In addition, the City did not include language to the reasonable accommodation definition or sub-section L.4. to recognize the City's LCP as one element of the City's land use and zoning administration. Additionally, the submitted amendment does not clarify that either an individual or a developer of housing for the disabled must comply, to the maximum extent feasible, with all other required development policies and standards. Without these provisions, the administration for granting reasonable accommodations is not clear; therefore, the amendment shall be denied as submitted.

The Commission realizes that the City and other regulated parties must, by federal law, make reasonable accommodations available as necessary to assure that structures are accessible by all people, including those with disabilities. The City's proposed language will allow flexibility such that if land use restrictions preclude or limit accessibility to people with disabilities, the restrictions will not be imposed unless relaxing such restrictions fundamentally alters the nature of the city's land use and zoning and building regulations, policies, practices, and procedures, or the City's Local Coastal Program. As is reflected in the City's certified LUP policies cited above, the City's certified LUP places high value on maximizing public access and recreation, protecting and enhancing public views, protecting natural habitats and wildlife, and regulating shoreline development. A recurring issue with reasonable accommodation requests is the need for ingress/egress to structures; these should typically be reconciled without exceptions to any critical resource protection measures such as wetland buffers or delineation of public view corridors. Additionally, these LUP policies require that impacts to coastal resources be minimized to the maximum extent feasible and require feasible mitigation for any unavoidable impacts.

The Commission further recognizes that such impacts may be necessary to provide accessibility to those with disabilities as required by federal law. However, a feasible alternative that accomplishes the goals of accessibility without impacting coastal resources should be implemented. If there are no feasible alternatives that eliminate impacts to coastal resources, then the *least environmentally impacting* feasible alternative should be implemented. However, approval of a project that fundamentally alters the nature of the land use and zoning and building regulations, policies, practices, and procedures of the City's Local Coastal Program shall not be allowed. Federal law addressing reasonable accommodations for people with disabilities does not expressly prohibit the consideration of a project's environmental impacts in its project review nor does it prohibit requiring an applicant to construct a feasible project alternative that would avoid or minimize environmental impacts. Finally, for projects where impacts are unavoidable, the federal law does not prohibit requiring feasible mitigation measures for such impacts. Therefore, in summary, given the noted omissions, the Commission cannot find that the proposed ordinance amendment is consistent with the certified land use plan the request must be rejected as submitted.

PART V. FINDINGS FOR APPROVAL OF THE CITY OF IMPERIAL BEACH IMPLEMENTATION PLAN AMENDMENT, IF MODIFIED

As proposed, the amendment would potentially allow incentives and concessions for affordable housing projects and reasonable accommodations for persons with disabilities in the City's LCP jurisdiction without a complete assessment of critical resource protection measures and implementation of the land use plan policies. Five suggested modifications to the proposed amendment are necessary to assure that the ordinance provisions will conform with the certified land use plan and the least damaging environmental alternative will be implemented in all cases.

When reviewing the "maximum allowable residential density" definition in Section 19.65.020, the definition mentioned that if there were any density inconsistencies between the zoning ordinance and land use element of the general plan, the general plan's density would prevail; this language failed to mention the City's certified LCP, so **Suggested Modification #1** includes language that recognizes the density listed in both the general plan or, if the proposed density is within the coastal zone subject to the City's CDP authority, the City's certified LCP as the prevailing density standard.

In Housing Element Program 12, the addition of Section 19.65.100 (Other Affordable Housing Incentives or Concessions), which applies to affordable housing projects that are not qualifying or requesting a density bonus but may be considered for incentives or concessions, fails to include language that development under this category and in the City's LCP jurisdiction shall be consistent with all the critical resource protection measures adopted in the City's certified LCP. **Suggested Modification #2** includes this language to have the amendment consistent with the City's LCP land use plan, while also making these projects accountable to LCP policies and regulations.

As modified herein, the City's language also allows for flexibility in application of land use and zoning standards, policies and regulations in order to provide for reasonable accommodation in development intended for people with disabilities so long as such flexibility in the City's LCP jurisdiction does not fundamentally alter the nature of the land use and zoning and building regulations, policies, practices, and procedures of the City's Local Coastal Program. A project located in the City's LCP jurisdiction which requests land use and zoning flexibility should identify whether impacts to coastal resources would result; and, if so, identify the specific resource(s) impacted. The alternatives review should also describe feasible alternatives to the project as proposed and identify the feasible alternative with the least impacts to coastal resources. In this case, three modifications to sections of the proposed ordinance indicating that if the proposed development is located in the City's LCP jurisdiction, then the request must not fundamentally alter the nature of the city's certified LCP. Specifically, **Suggested Modification #3** includes additional language to the definition of "reasonable accommodation" to state that if a reasonable accommodation requires a deviation from a city's land use or zoning or building regulations, policies, practices, procedures, or LCP policy, then the City can only approve such a project so long as the requested deviation does not fundamentally alter the nature of these City's policies. **Suggested Modification #4** clarifies that an individual or any developer of housing for individuals with disabilities is obligated to comply with other applicable regulations not at issue in the requested accommodation. Finally, **Suggested Modification #5** includes additional language to the required findings to grant an accommodation that if a reasonable accommodation requires a deviation from an LCP policy, then the City may only approve such a project so long as the requested deviation does not fundamentally alter the nature of the City's LCP. The combination of these three sections of language can be found adequate to assure that the request for reasonable accommodation will not supersede other applicable regulations, will be fundamentally consistent with the City's LCP, and will include adequate review of potential impacts to coastal resources.

In summary, as amended, the various affordable housing measures that will be permitted through the Housing Element Program 12 regulations will comply with the land use policies of the certified LCP. In addition, the certified LUP requires that coastal resources such as public access and recreation, public views, and sensitive habitats be protected. In this case, the modified language for Housing Element Program 13 will make it clear to any applicant that if the proposed development is located in the City's LCP jurisdiction, the proposal will also have to be found consistent with the City's LCP, to the maximum degree feasible, and that any deviation from the LCP, in approving a reasonable accommodation, does not fundamentally alter the nature of the land use and zoning and building regulations, policies, practices, and procedures of the City's Local Coastal Program. Therefore, the Commission finds that, as modified, the proposed Implementation Plan amendment will be consistent with and adequate to carry out the provisions of the certified Land Use Plan (LUP).

PART VI. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 21080.9 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program. The Coastal Commission and the Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP.

Nevertheless, the Commission is required in an LCP submittal or, as in this case, an LCP amendment submittal, to find that the LCP, or LCP, as amended, does conform with CEQA provisions. In 2013, the City of Imperial Beach conducted an Environmental Initial Study under CEQA and adopted the proposed amendment as a Negative Declaration (SCH #2012111006). The Commission finds that the proposed amendment, as submitted, could have an adverse impact on coastal resources, such as adverse effects on sensitive environmental areas, public access, and visual resources, by allowing the potential of reducing buffers, setbacks, or otherwise required parking, for projects that include affordable housing or reasonable accommodations for people with disabilities. The suggested modifications address each of these concerns as described in the above findings. As modified herein, there are no feasible alternatives or mitigation measures available that would substantially lessen any significant adverse impact on the environment. Therefore, the Commission finds that the proposed implementation plan revisions, as modified herein, conform with CEQA.

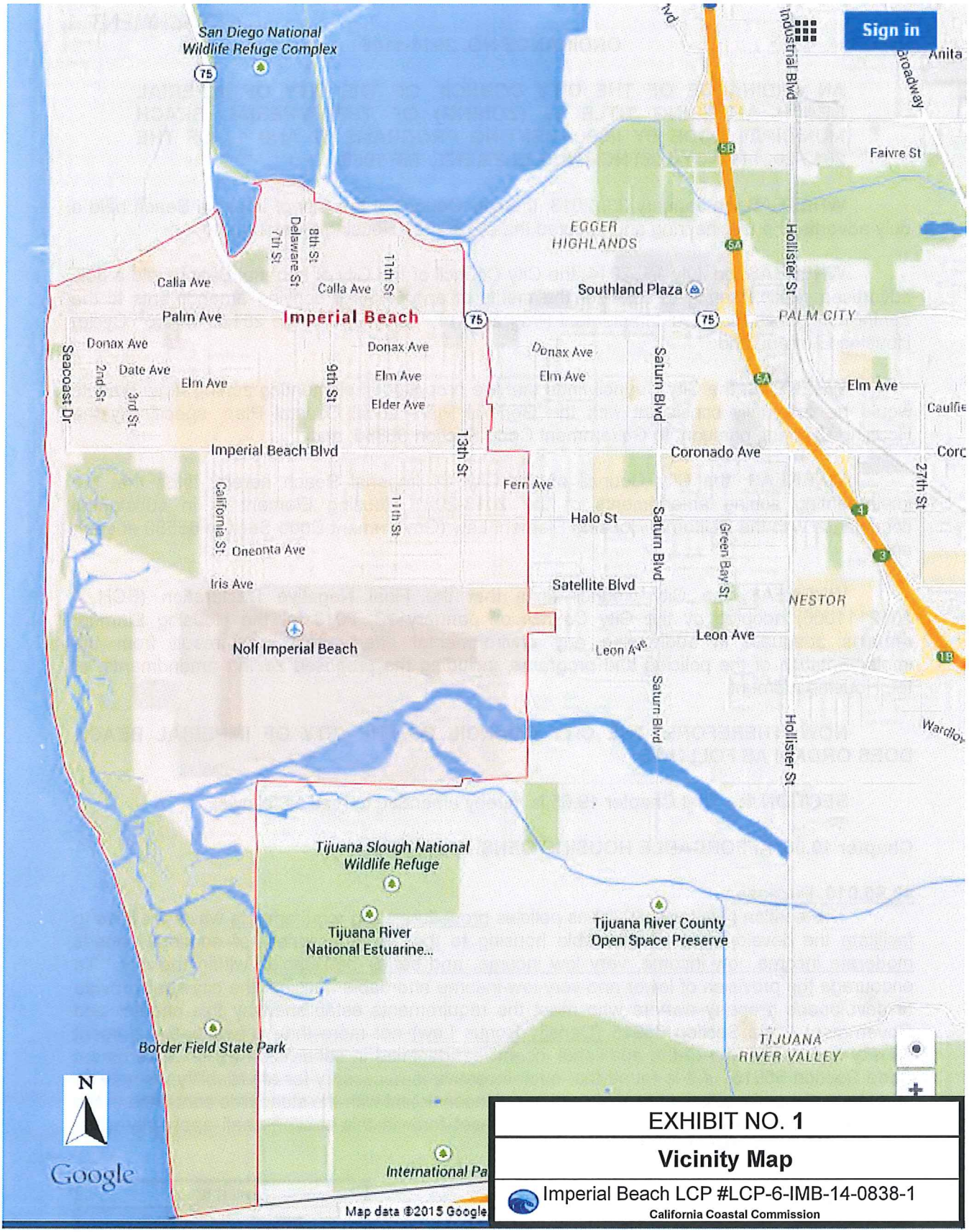


EXHIBIT NO. **1**

Vicinity Map

Imperial Beach LCP #LCP-6-IMB-14-0838-1

California Coastal Commission

ATTACHMENT 1

ORDINANCE NO. 2014-1146

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH AMENDING TITLE 19 (ZONING) OF THE IMPERIAL BEACH MUNICIPAL CODE BY IMPLEMENTING PROGRAMS 12 AND 13 OF THE 2013-2021 (5TH CYCLE) HOUSING ELEMENT. MF 1060.

WHEREAS, on January 23, 2013, the City Council of the City of Imperial Beach held a duly advertised public hearing and adopted the 2013-2021 Housing Element; and

WHEREAS, on July 16, 2014, the City Council of the City of Imperial Beach held a duly advertised public hearing to consider the merits of approving or denying amendments to the Zoning Ordinance that would implement Programs 11, 12, and 13 of the 2013-2021 (5th Cycle) Housing Element; and

WHEREAS, the City Council finds that the proposed implementing zoning amendments would be externally consistent with the General Plan/ Local Coastal Plan, specifically the Housing Element, pursuant to Government Code Section 65860; and

WHEREAS, the City Council of the City Of Imperial Beach hereby finds that the implementing zoning amendments of the 2013-2021 Housing Element is in substantial compliance with the California Housing Element Law (Government Code Section 65580 et seq); and

WHEREAS, the City Council finds that the Final Negative Declaration (SCH # 2012111006) adopted by the City Council on January 23, 2013 for the Housing Element remains adequate in addressing any environmental effects that may result from the implementation of the policies and programs, including the proposed zoning amendments, of the Housing Element.

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

SECTION 1: That Chapter 19.65 is hereby amended to read as follows:

Chapter 19.65. AFFORDABLE HOUSING DENSITY BONUS

19.65.010. Purpose.

This ~~section~~ chapter establishes ~~policies~~ procedures and requirements ~~which facilities~~ to facilitate the development of affordable housing ~~to~~ that serve ~~a variety of economic needs~~ moderate income, low income, very low income, and senior households within the city. To encourage the provision of ~~lower and very low income~~ affordable housing, the city shall provide to developer/s ~~property owners~~ who meet the requirements established by this chapter and Government Code Section 65915 (Density Bonus Law) ~~not more than~~ a ~~twenty five percent~~ density bonus and ~~one of~~ the ~~additional~~ incentives identified in ~~subdivision (h) of~~ Government Code Section 65915. ~~if it is found that such incentive is necessary for affordability, or provide other incentives of equivalent financial value not inconsistent with the standards contained in the certified local coastal program. The regulations set forth in this section shall apply city wide. (Ord. 94-888 § 2, 1994; Ord. 94-884)~~

19.65.020. Definitions.

EXHIBIT NO. 2
Ordinance No. 2014-1146
Imperial Beach LCP #LCP-6-IMB-14-0838-1
California Coastal Commission

As used in this ~~section~~ chapter, the following terms shall have the following meanings:

"Affordability" is determined ~~by the economic feasibility of constructing lower income housing in the proposed development~~ as 30 percent or less of the area median income (AMI) as adjusted for assumed household size for moderate income, low income, and very low income households as defined by the Health and Safety Code.

"Density bonus" means a ~~twenty-five percent~~ density increase ~~in the number of dwelling units~~ over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan as of the date of application by the developer to the City. The density bonus shall apply to residential developments of five or more units. The number of housing units to be reserved for low or very low income households or qualifying residents does not include the density bonus units.

"Equivalent financial value" means to the cost to developer/property owner based on the land cost per dwelling unit. The land cost per dwelling unit is determined by the difference in the value of the land with and without the density bonus.

"Housing development," as used in this chapter, means a development project for five or more residential units. For the purposes of this chapter, "housing development" also includes a subdivision or common interest development, as defined in Section 4100 of the Civil Code, approved by the City and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Government Code Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.

"Maximum allowable residential density" means the density allowed under the zoning ordinance and land use element of the general plan, or if a range of density is permitted, means the maximum allowable density for the specific zoning range and land use element of the general plan applicable to the project. Where the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan, the general plan density shall prevail.

"Lower income households" are as currently defined in Section 50079.5 of the Health and Safety Code and any subsequent amendments or revisions.

"Qualifying residents" or "senior citizen" means a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development ~~are~~ as ~~currently~~ defined in Section 51.3 of the Civil Code and any subsequent amendments or revisions ~~(senior citizen housing)~~.

"Very low income households" are as currently defined in Section 50105 of the Health and Safety Code and any subsequent amendments or revisions. (Ord. 94-888 § 2, 1994; Ord. 94-884)

19.65.030. ~~Implementation~~ Density Bonus Application Process.

A. Pursuant to and in accordance with Government Code Section 65915, et seq., an applicant seeking a density bonus for a housing development shall file the completed application with and on a form provided by the Community Development Department. The City shall grant ~~either~~:

1. A density bonus and ~~an~~ additional concessions or incentives pursuant to this chapter, ~~unless the additional incentive is determined unnecessary for affordability. The increase in density must be not more than a twenty five percent over the maximum allowable residential density authorized by the land use element of the city general plan and zoning ordinance.~~

~~2. An incentive of equivalent financial value as defined in Section 19.65.020 not inconsistent with the standards contained in the certified local coastal program.~~

B. In order to qualify for the density bonus, a proposed housing ~~project~~ development must consist of five or more dwelling units and meet one or more of the following criteria:

1. At least ~~twenty~~ ten percent of the total units allowed by the maximum permitted density are designated for lower-income households as defined in Section 50079.5 of the Health and Safety Code; or

2. At least ~~ten~~ five percent of the total units allowed by the maximum permitted density are designated for very low-income households as defined in Section 50105 of the Health and Safety Code; or

3. ~~At least fifty percent of the total units allowed by the maximum permitted density are designated for qualifying residents as defined in the Civil Code~~ (senior citizen housing development, as defined in Sections 51.3 of the Civil Code, or mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.

4. Ten percent of the total dwelling units in a common interest development as defined in Section 4100 of the Civil Code for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

C. This chapter shall not be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 commencing with Section 30000 of the Public Resources Code). In the coastal zone, the density bonus shall be calculated based on the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan as they apply to the project site. The otherwise maximum allowable residential density shall mean the maximum potential density modified by applying all site-specific environmental development constraints identified within the coastal zoning ordinances and land use element certified by the coastal commission. The density bonus shall be applicable to housing developments consisting of five or more units.

D. In the coastal zone, any housing development approved pursuant to Government Code Section 65915 shall be consistent, to the maximum extent feasible, and in a manner most protective of coastal resources, with all otherwise applicable certified local coastal program policies and development standards. Approval of development proposed under this section shall require a finding that the development, if it had been proposed without the twenty-five percent density increase, would have been fully consistent with the policies and development standards of the certified local coastal program. In cases where a ~~twenty five percent~~ density increase is granted pursuant to Government Code Section 65915 which results in development inconsistent with otherwise applicable certified local coastal program policies and development standards, such as height, parking and setback requirements, the relief granted from such standards shall be considered an additional incentive under Government Code Section 65915~~(h)~~. (Ord. 94-888 § 2, 1994; Ord. 94-884)

19.65.040. Density bonus agreement.

A. To be eligible for a density bonus, the developer/property owner must sign a binding agreement with the Ceity which sets forth ~~in~~ the conditions and guidelines to be met in the implementation of the density bonus law requirements pursuant to Government Code Sections 65915.(c) and 65917. The agreement will also establish specific compliance standards and remedies available to the Ceity upon failure by the developer/property owner to make units accessible to intended residents. To ensure compliance, the city shall require a security in an amount and in a form acceptable to the Ceity Mmanager, Ceity Aattorney, and the Ceommunity Ddevelopment Ddepartment. (Ord. 94-888 § 2, 1994; Ord. 94-884)

B. The developer/property owner shall agree to, and the City shall ensure, continued affordability of all low- and very low income units that qualified the applicant for the award of the density bonus for 30 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rents for the lower income density bonus units shall be set at an affordable rent as defined in Section 50053 of the Health and Safety Code. Owner-occupied units shall be available at an affordable housing cost as defined in Section 50052.5 of the Health and Safety Code.

C. The developer/property owner shall agree to, and the City shall ensure that, the initial occupant of the moderate-income units that are directly related to the receipt of the density bonus in the common interest development, as defined in Section 4100 of the Civil Code, are persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, and that the units are offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the Health and Safety Code. The local government shall enforce an equity sharing agreement, unless it is in conflict with the requirements of another public funding source or law. The following apply to the equity sharing agreement:

1. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The local government shall recapture any initial subsidy, as defined in subparagraph 2, and its proportionate share of appreciation, as defined in subparagraph 3, which amount shall be used within five years for any of the purposes described in subdivision (e) of Section 33334.2 of the Health and Safety Code that promote home ownership.

2. The local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value

3. The local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale.

D. Where there is a direct financial contribution to a housing development pursuant to Government Code Section 65915 through participation in the cost of infrastructure, write-down of land costs, or subsidizing the cost of construction, the City shall assure continued availability for low- and moderate-income units for 30 years. When appropriate, the agreement provided for in Section 19.65.040 shall specify the mechanisms and procedures necessary to carry out this section.

19.65.050. Density bonus ~~application~~ calculations.

A. ~~To apply for a density bonus, the developer/property owner shall submit to the city a density bonus application for a project pursuant to this chapter. The density bonus application shall be submitted in conjunction with a subdivision application, site plan review, or a conditional use permit application. The proposal shall specify the number, type, location, size of the housing units, and a construction schedule.~~ **Low-Income Units**. For housing developments meeting the criteria of Section 19.65.030.B.1, the density bonus shall be calculated as follows:

Percentage Low-Income Units	Percentage Density Bonus	Incentives/concessions
10	20	1
11	21.5	1
12	23	1
13	24.5	1
14	26	1
15	27.5	1
17	30.5	1
18	32	1
19	33.5	1
20 - 29	35	2
≥ 30	35	3

B. ~~The density bonus application shall consist of adequate information to determine the project cost per unit of the proposed developments. This will include, but not be limited to, capital costs, equity investment, debt service, projected revenues, operating expenses, or other information requested by the city.~~ **Very Low-Income Units**. For housing developments meeting the criteria of Section 19.65.030.B.2, the density bonus shall be calculated as follows:

Percentage Very Low-Income Units	Percentage Density Bonus	Incentives/concessions
5	20	1
6	22.5	1
7	25	1
8	27.5	1
9	30	1
10	32.5	2
11 – 14	35	2
≥ 15	35	3

C. **Senior Housing**. For housing developments meeting the criteria of Section 19.65.030.B.3, the density bonus shall be 20 percent of the number of senior housing units.

D. **Moderate Income Units**. For housing developments meeting the criteria of Section 19.65.030.B.4, the density bonus shall be calculated as follows:

Percentage Moderate Income Units	Percentage Density Bonus	Incentives/concessions
10	5	1

E. All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

F. **Land donation**. When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to the City in accordance with the state Density Bonus Law, the applicant shall be entitled to a 15-percent increase above the otherwise maximum allowable residential density for the entire development, as follows:

Percentage Very Low Income	Percentage Density Bonus
10	15

C. ~~The city shall, within ninety days of receipt of a density bonus application, notify the developer/property owner in writing of the procedures required to comply with this chapter. (Ord. 94-888 § 2, 1994; Ord. 94-884)~~

19.65.060. ~~Additional~~ Incentives or Concessions.

A. ~~The city shall grant one additional concession or incentives identified in Government Code Section 65915(h) in addition to a twenty-five percent density bonus to the developer/property owner if it is found that the project with the proposed lower-income units would not be feasible without said incentive~~. The applicant shall receive the following number of incentives or concessions:

1. One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a common interest development.

2. Two incentives or concessions for projects that include at least 20 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a common interest development.

3. Three incentives or concessions for projects that include at least 30 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a common interest development.

B. Such concession shall be specific to the individual project and may include:

1. A modification of development standards pertaining to building height, open space, lot size requirements, street access, off-street parking, landscaping, fencing or other development standards, or off-site improvements;

2. Reduction of development processing fees, not including impacts fees;

3. In the coastal zone, any incentives must be consistent to the maximum extent feasible, and in a manner most protective of coastal resources, with all otherwise applicable certified local coastal program policies and standards. In choosing between incentives, priority shall be given to that incentive most protective of coastal resources so as to avoid any development within or adjacent to wetlands or other environmentally sensitive areas, or any development within or adjacent to geologic hazard areas, or any development which would result in any significant adverse impacts on coastal access and recreation.

~~B~~C. ~~The requested additional incentive shall not be materially detrimental to public health, safety and welfare, nor injurious to property and/or improvements within the project's vicinity.~~ An applicant for a density bonus pursuant to Section 19.65.030 may submit to the City a proposal for the specific incentives or concessions that the applicant requests pursuant to this chapter, and may request a meeting with the City. The City shall grant the concession or incentive requested by the applicant unless the City makes a written finding, based upon substantial evidence, of any of the following:

1. The concession or incentive is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in the density bonus agreement.

2. The concession or incentive would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code Section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

3. The concession or incentive would be contrary to state or federal law.

~~C~~D. The developer and city staff shall negotiate to determine the incentives which will make the project economically feasible with minimum deviations from established standards and minimal impacts of health, safety and welfare. (Ord. 94-888 § 2, 1994; Ord. 94-884)

19.65.070. ~~Requirements for participation~~ Development Standards.

~~In order for a developer/property owner to participate in the program and be eligible for the density bonus or other incentives, the following requirements must be met:~~

~~A. The developer/property owner shall set aside each month, at the completion of the project, the number of units which are designated for lower or very low income households. A unit will be counted toward meeting the set-aside requirement if it is either vacant or occupied by a lower or very low income tenant or a qualifying resident (if density bonus was based on qualifying residents).~~

~~B. The target units must be proportional to the overall project in unit mix, floor plan, square footage, and exterior design. Further, the target units must be reasonably dispersed throughout the development.~~

~~C. The time period of availability to the intended population shall be thirty years.~~

~~D. The maximum allowable rents to comply with the law are determined by a formula designated by the State Department of Housing and Community Development based on the area median income. This formula is indicated in Section 65915(c) of the Government Code.~~

~~E. Houses for sale must be affordable to lower or very low income households as defined pursuant to the definitions of affordability contained in the city's housing element.~~

~~F. The developer/property owner must provide to the city a yearly accounting of the total units occupied, the total units vacant, the total units occupied by lower or very low income households, the total number of units occupied by qualifying residents and the total by which the units set aside fell short of the required number of units (default units). (Ord. 94-888 § 2, 1994; Ord. 94-884)~~

A. "Development standard" includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation.

B. The City may not apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of Section 19.65.030.B at the densities or with the concessions or incentives permitted by this chapter. An applicant may submit to the City a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of Section 19.65.030.B at the densities or with the concessions or incentives permitted under this chapter, and may request a meeting with the City.

C. The City is not required to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. The City is not required to waive or reduce development standards if such waiver or reduction would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.

D. A proposal for the waiver or reduction of development standards pursuant to this section shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to Section 19.65.060.

E. Upon the request of the developer, the City shall not require a vehicular parking ratio, inclusive of disabled and guest parking, of a development meeting the criteria of Section 19.65.030.B that exceeds the following ratios:

1. Zero to one bedroom: one onsite parking space.
2. Two to three bedrooms: two onsite parking spaces.
3. Four and more bedrooms: two and one-half parking spaces.

F. If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this section, a development may provide "onsite parking" through tandem parking or uncovered parking, but not through on-street parking.

G. This subdivision shall apply to a development that meets the requirements of Section 19.65.030.B but only at the request of the applicant. An applicant may request parking incentives or concessions beyond those provided in this section.

19.65.080. Child care facility.

A. When an applicant proposes to construct a housing development that conforms to the requirements of Section 19.65.030.B and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, the City shall grant either of the following:

1. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility.

2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

B. The City shall require, as a condition of approving the housing development, that the following occur:

1. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subdivision (c).

2. Of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subdivision (b).

C. Notwithstanding any requirement of this subdivision, a city, county, or city and county shall not be required to provide a density bonus or concession for a child care facility if it finds, based upon substantial evidence, that the community has adequate child care facilities.

D. "Child care facility," as used in this section, means a facility installed, operated, and maintained for the nonresidential care of children as defined under applicable state licensing requirements for the facility other than a family day care home, but including and not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.

E. "Density bonus" as used in this section means a floor area ratio bonus over the otherwise maximum allowable density permitted under the applicable zoning ordinance and land use elements of the general plan of the City of:

1. A maximum of five square feet of floor area for each one square foot of floor area contained in the child care facility for existing structures.

2. A maximum of 10 square feet of floor area for each one square foot of floor area contained in the child care facility for new structures.

3. For purposes of calculating the density bonus under this section, both indoor and outdoor square footage requirements for the child care facility as set forth in applicable state child care licensing requirements shall be included in the floor area of the child care facility.

F. "Developer" means the owner or other person, including a lessee, having the right under the applicable zoning ordinance of the City to make an application for development approvals for the development or redevelopment of a commercial project.

G "Floor area" means as to a commercial project, the floor area as calculated under the applicable zoning ordinance of the City and as to a child care facility, the total area contained within the exterior walls of the facility and all outdoor areas devoted to the use of the facility in accordance with applicable state child care licensing requirements.

H. The City may establish a procedure by ordinance to grant a developer of a commercial project, containing at least 50,000 square feet of floor area, a density bonus when that developer has set aside at least 2,000 square feet of floor area and 3,000 outdoor square feet to be used for a child care facility. The granting of a bonus shall not preclude the City from imposing necessary conditions on the project or on the additional square footage. Projects constructed under this section shall conform to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other health, safety, and zoning requirements generally applicable to construction in the zone in which the property is located. A consortium with more than one developer may be permitted to achieve the threshold amount for the available density bonus with each developer's density bonus equal to the percentage participation of the developer. This facility may be located on the project site or may be located offsite as agreed upon by the developer and the City. If the child care facility is not located on the site of the project, the City shall determine whether the location of the child care facility is appropriate and whether it conforms with the intent of this section. The child care facility shall be of a size to comply with all state licensing requirements in order to accommodate at least 40 children.

I. The developer may operate the child care facility itself or may contract with a licensed child care provider to operate the facility. In all cases, the developer shall show ongoing coordination with a local child care resource and referral network or local governmental child care coordinator in order to qualify for the density bonus.

J. If the developer uses space allocated for child care facility purposes, in accordance with Section 19.65.030.B, for purposes other than for a child care facility, an assessment based on the square footage of the project may be levied and collected by the City. The assessment shall be consistent with the market value of the space. If the developer fails to have the space allocated for the child care facility within three years, from the date upon which the first temporary certificate of occupancy is granted, an assessment based on the square footage of the project may be levied and collected by the City in accordance with procedures to be developed by the City. The assessment shall be consistent with the market value of the space. A penalty levied against a consortium of developers shall be charged to each developer in an amount equal to the developer's percentage square feet participation. Funds collected pursuant to this subdivision shall be deposited by the City into a special account to be used for child care services or child care facilities.

K. Once the child care facility has been established, prior to the closure, change in use, or reduction in the physical size of, the facility, the City shall be required to make a finding that the need for child care is no longer present, or is not present to the same degree as it was at the time the facility was established.

19.65.090. Condominium conversions.

A. When an applicant for approval to convert apartments to a condominium project agrees to provide at least 33 percent of the total units of the proposed condominium project to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code, or 15 percent of the total units of the proposed condominium project to lower income households as defined in Section 50079.5 of the Health and Safety Code, and agrees to pay for the reasonably necessary administrative costs incurred by the City pursuant to this section, the

City shall either (1) grant a density bonus or (2) provide other incentives of equivalent financial value. The City may place such reasonable conditions on the granting of a density bonus or other incentives of equivalent financial value as it finds appropriate, including, but not limited to, conditions which assure continued affordability of units to subsequent purchasers who are persons and families of low and moderate income or lower income households.

B. For purposes of this section, "density bonus" means an increase in units of 25 percent over the number of apartments, to be provided within the existing structure or structures proposed for conversion.

C. For purposes of this section, "other incentives of equivalent financial value" shall not be construed to require the City to provide cash transfer payments or other monetary compensation but may include the reduction or waiver of requirements which the City might otherwise apply as conditions of conversion approval.

D. An applicant for approval to convert apartments to a condominium project may submit to the City a preliminary proposal pursuant to this section prior to the submittal of any formal requests for subdivision map approvals. The City shall, within 90 days of receipt of a written proposal, notify the applicant in writing of the manner in which it will comply with this section. The City shall establish procedures for carrying out this section, which shall include legislative body approval of the means of compliance with this section.

E. Nothing in this section shall be construed to require the City to approve a proposal to convert apartments to condominiums.

F. An applicant shall be ineligible for a density bonus or other incentives under this section if the apartments proposed for conversion constitute a housing development for which a density bonus or other incentives were provided under Government Code Section 65915.

19.65.100. Other Affordable Housing Incentives or Concessions.

Applications for affordable housing projects not qualifying for or requesting a density bonus may be considered for incentives or concessions at the discretion of the City Council. The City may require an affordable housing agreement to ensure the availability of the targeted units for low and moderate income households for a period of 30 years and may execute such other provisions as may be necessary to implement the agreement.

SECTION 2: That Section 19.68.030 is hereby amended to read as follows:

19.68.030. Manufactured homes in Residential~~-1~~ zones.

A. It is the purpose of this section to allow the placement of manufactured homes ~~on individual lots~~ in the R-1-6000, R-1-3800, R-3000-D, R-3000, R-2000, and R-1500 zones.

B. Eligibility. A manufactured home shall not be eligible ~~unless it~~:

1. If more than ten years have elapsed between the date of manufacture and the date of the application for a permit.

2. If the home is not certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et seq.)

3. If it h~~H~~as ~~not~~ been altered in violation of applicable code.

C. Criteria. The manufactured home shall:

1. Be occupied only as a single-family residential use~~, in the R-1 zones~~;

2. Be subject to all provisions of the Zoning Ordinance applicable to residential structures;

3. Be attached to a permanent foundation system in compliance with all applicable building regulations;

4. Have a roof overhang of twelve inches or more. (Ord. 94-884)

SECTION 3: That Chapter 19.04 is hereby amended to include the following definitions:

19.04.318. Employee housing.

Employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation pursuant to Health and Safety Code Section 17021.5.(b)

19.04.761. Transitional housing .

"Transitional housing" and "transitional housing development" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months pursuant to Health and Safety Code Section 50801(i). Pursuant to Government Code Section 65583(a)(5), transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

19.04.747. Supportive housing.

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community pursuant to Health and Safety Code Section 50675.14(a)(B)(2). Pursuant to Government Code Section 65583(a)(5), transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

19.04.702. Single-room occupancy unit.

Single room occupancy" unit or an SRO, means a room used for sleeping purposes that: (1) is occupied as a primary residence, (2) lacks, in the unit itself, either or both a kitchen or bathroom, and (3) is subject to state landlord-tenant law pursuant to chapter 2 (commencing with section 1940) of Title 5 of part 4 of division 3 of the Civil Code.

SECTION 4: That Section 19.67.010 is hereby amended to read as follows:

19.67.010. Definition.

"Senior citizen housing development" means a residential ~~project which may exceed the maximum density permitted for families in the zone in which it is located and which is established and maintained for the exclusive use of low-income or moderate-income senior residents. (Ord. 601 § 1, 1983; Ord. 94-884)~~ development developed, substantially rehabilitated, or substantially renovated for, senior citizens that has at least 35 dwelling units. Any senior citizen housing development which is required to obtain a public report under Section 11010 of the Business and Professions Code and which submits its application for a public report after July 1, 2001, shall be required to have been issued a public report as a senior citizen housing development under Section 11010.05 of the Business and Professions Code. No housing development constructed prior to January 1, 1985, shall fail to qualify as a senior citizen housing development because it was not originally developed or put to use for occupancy by senior citizens.

SECTION 5: That Section 19.23.010. is hereby amended to read as follows:

19.23.010. Land use table.

	C/MU-1	C/MU-2	C/MU-3	Notes
Residential and Similar Uses				
Single-room occupancy units	C	N	N	

SECTION 6: That Section 19.02.070. is hereby added to read as follows:

19.02.070. Reasonable Accommodation for Persons with Disabilities.

A. Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities.

B. An individual with a disability is someone who has a physical or mental impairment that limits one or more major life activities; anyone who is regarded as having such impairment; or anyone with a record of such impairment.

C. A request for reasonable accommodation may be made by any individual with a disability, his or her representative, or a developer or provider of housing for individuals with disabilities, when the application of a land use, zoning or building regulation, policy, practice or procedure acts as a barrier to fair housing opportunities.

D. In order to make housing available to an individual with a disability, any eligible person may request a reasonable accommodation in land use, zoning and building regulations, policies, practices and procedures.

E. Requests for reasonable accommodation shall be in writing and provide the following information:
(1) Name and address of the individual(s) requesting reasonable accommodation;
(2) Name and address of the property owner(s);
(3) Address of the property for which accommodation is requested;
(4) Description of the requested accommodation and the regulation(s), policy or procedure for which accommodation is sought; and (5) Reason that the requested accommodation may be necessary for the individual(s) with the disability to use and enjoy the dwelling.

F. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

G. A request for reasonable accommodation in regulations, policies, practices and procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect an individual's obligations to comply with other applicable regulations not at issue in the requested accommodation.

H. If an individual needs assistance in making the request for reasonable accommodation, the City will provide assistance to ensure that the process is accessible.

I. Requests for reasonable accommodation shall be reviewed by the Community Development Director.

J. The Community Development Director shall issue a written decision on a request for reasonable accommodation within thirty (30) days of the date of the application and may either grant, grant with modifications, or deny a request for reasonable accommodation in accordance with the required findings set forth in paragraph L.

K. If necessary to reach a determination on the request for reasonable accommodation, the Community Development Director may request further information from the applicant consistent with fair housing laws, specifying in detail the information that is required. In the event that a request for additional information is made, the thirty (30) day period to issue a decision is stayed until the applicant responds to the request.

L. The written decision to grant, grant with modifications, or deny a request for reasonable accommodation shall be consistent with fair housing laws and based on the following factors:

(1) Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;

(2) Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;

(3) Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction and;

(4) Whether the requested accommodation would require a fundamental alteration in the nature of the jurisdiction's land use and zoning or building program.

M. The written decision on the request for reasonable accommodation shall explain in detail the basis of the decision, including the Community Development Director's findings on the criteria set forth in paragraph L. All written decisions shall give notice of the applicant's right to appeal and to request reasonable accommodation in the appeals process as set forth below. The notice of decision shall be sent to the applicant by certified mail.

N. The written decision of the Community Development Director shall be final unless an applicant appeals it to the City Council.

O. If the Community Development Director fails to render a written decision on the request for reasonable accommodation within the thirty (30) day time period allotted by paragraph J, the request shall be deemed granted.

P. While a request for reasonable accommodation is pending, all laws and regulations otherwise applicable to the property that is the subject of the request shall remain in full force and effect.

Q. Within thirty (30) days of the date of the Community Development Director's written decision, an applicant may appeal an adverse decision. Appeals from the adverse decision shall be made in writing.

R. If an individual needs assistance in filing an appeal on an adverse decision, the City will provide assistance to ensure that the appeals process is accessible.

S. All appeals shall contain a statement of the grounds for the appeal. Any information identified by an applicant as confidential shall be retained in a manner so as to respect the privacy rights of the applicant and shall not be made available for public inspection.

T. Nothing in this procedure shall preclude an aggrieved individual from seeking any other state or federal remedy available.

SECTION 7: That this ordinance shall only become effective upon its certification by the California Coastal Commission.

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

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

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Imperial Beach, California, on the 16th day of July, 2014; and **THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Imperial Beach, California, on the 6th day of August, 2014, by the following vote:

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

James C. Janney

JAMES C. JANNEY, MAYOR

ATTEST:

Jacqueline M. Hald

JACQUELINE M. HALD, MMC
CITY CLERK

APPROVED AS TO FORM:

Jennifer M. Lyon

JENNIFER M. LYON
CITY ATTORNEY

STATE OF CALIFORNIA -- THE NATURAL RESOURCES AGENCY

EDMUND G. BROWN, JR., *Governor*

CALIFORNIA COASTAL COMMISSION
SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370

March 24, 2015

Mr. Jim Nakagawa
City of Imperial Beach
Community Development Department
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

Re: Certification of City of Imperial Beach LCP Amendment No. LCP-6-IMB-14-0838-1 (Affordable Housing Density Bonus and Special Needs Housing)

Dear Mr. Nakagawa:

On March 11, 2015, the California Coastal Commission approved the above referenced amendment to the City of Imperial Beach Local Coastal Program (LCP). The amendment involves revising the City's implementation plan, specifically its zoning code, to implement two housing programs, Housing Element Programs 12 and 13, and comply with state and federal laws. These programs include provisions for: affordable housing and density bonuses; manufactured homes, transitional/supportive housing, single-room occupancy units, and employee housing; and, reasonable accommodations.

The Commission approved the LCP amendment with suggested modifications that address certain sections of the proposed amendment in order to recognize and require conformance with the City's LCP. The attached modifications contain the specific changes adopted by the Commission.

Before the amendment request can become effectively certified, the Executive Director must determine that implementation of the approved amendment will be consistent with the Commission's certification order. This is necessary because the amendment was certified with suggested modifications. Pursuant to Section 13542(b) of the Commission's regulations, the Commission's certification with suggested modifications will expire six months from the date of the Commission's action.

In order for the Executive Director to make this determination, the local government must formally acknowledge receipt of the Commission's resolution of certification, including any terms or suggested modifications; and take any formal action which is required to satisfy them, such as adopting the necessary ordinance revisions. This certification must also include production of new LCP text demonstrating that the amendment, as approved by the Commission and accepted by the City, will be incorporated into the City's certified Local Coastal Program immediately upon concurrence by the Commission of the Executive Director's determination.

As soon as the necessary documentation is received in this office and accepted, the Executive Director will report his/her determination to the Commission at its next regularly scheduled public hearing. If you have any questions about the Commission's action or this final certification procedure, please contact our office. Thank you and the other staff members who worked on this planning effort. We remain available to assist you and City staff in any way possible to continue the successful implementation of the local coastal program.

Sincerely

Signature on file

Deborah N. Lee
District Manager

(G:\San Diego\Reports\LCPs\Imperial Beach\LCP-6-IMB-14-0838-1 Certification Letter.docx)

SUGGESTED MODIFICATIONS
As adopted by the Coastal Commission on March 11, 2015

Note: These revisions show changes the Commission is suggesting to the LCP as it is proposed to be amended. Double underlined text is Commission suggested new language. Strike-out text is the Commission's suggested deletion of City-proposed language.

1. Modify Section 19.65.020. Definitions as follows:

   "Maximum allowable residential density" means the density allowed under the zoning ordinance and land use element of the general plan, or if a range of density is permitted, means the maximum allowable density for the specific zoning range and land use element of the general plan applicable to the project. Where the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan or, if the proposed density is in an area subject to the City's certified Local Coastal Program, the City's certified Local Coastal Program, the general plan or the City's certified Local Coastal Program density shall prevail.

2. Modify Section 19.65.100. Other Affordable Housing Incentives or Concessions as follows:

   Applications for affordable housing projects not qualifying for or requesting a density bonus may be considered for incentives or concessions at the discretion of the City Council. The City may require an affordable housing agreement to ensure the availability of the targeted units for low and moderate income households for a period of 30 years and may execute such other provisions as may be necessary to implement the agreement.

   For development within the City's LCP jurisdiction, any housing development approved shall be consistent, in a manner most protective of coastal resources, with all of the City's otherwise applicable certified Local Coastal Program policies and standards.

3. Modify Section 19.02.070. Reasonable Accommodation for Persons with Disabilities, sub-section A, as follows:

   A. Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures or even waiving certain requirements, when it is

necessary to eliminate barriers to housing opportunities so long as the requested flexibility or waiver would not require a fundamental alteration in the nature of the city's land use and zoning and building regulations, policies, practices, procedures, and the City's certified Local Coastal Program.

4. Modify Section 19.02.070. Reasonable Accommodation for Persons with Disabilities, sub-section G, as follows:

   G. A request for reasonable accommodation in regulations, policies, practices and procedures may be filed at any time that the accommodation may be necessary to ensure equal access to housing. A reasonable accommodation does not affect the obligations of an individual~~'s~~ or a developer of housing for an individual with disabilities ~~obligations~~ to comply with other applicable regulations not at issue in the requested accommodation.

5. Modify Section 19.02.070. Reasonable Accommodation for Persons with Disabilities, sub-section L, as follows:

   L. The written decision to grant, grant with modifications, or deny a request for reasonable accommodation shall be consistent with fair housing laws and based on the following factors:
      (1) Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;
      (2) Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;
      (3) Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction and;
      (4) Whether the requested accommodation would require a fundamental alteration in the nature of the jurisdiction's land use and zoning or building program and the City's certified Local Coastal Program.

AGENDA ITEM NO. 4.1

STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER AH

MEETING DATE: JUNE 3, 2015

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT JN TF

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 PARCEL MAP (TPM 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. At the May 20, 2015 City Council meeting, the City Council recommended design modifications to the project and voted to continue the project to the June 3, 2015 City Council meeting so that the project could be considered by all members of the City Council. Design modifications have not yet been made available, though the original plans are attached for reference. It is anticipated that revised plans would be made available at the June 3, 2015 City Council meeting.

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:

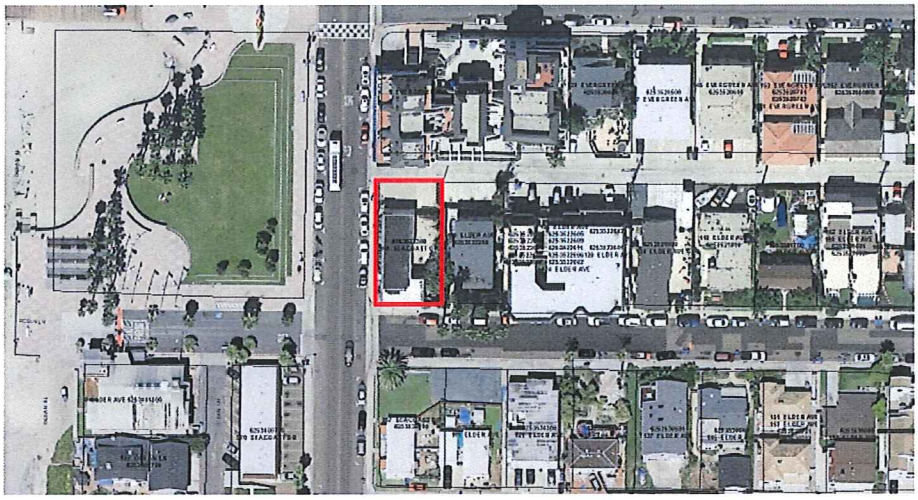
The project should benefit the City of Imperial Beach by providing residential units to assist in meeting housing demand, providing visitor-serving ground-floor commercial/retail space, and providing an economic benefit for the neighborhood and community. In addition, the Design Review Board recommended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



The project was reviewed by the City Council at the May 20, 2015 City Council Meeting. At the May 20 meeting the City Council recommended design modifications related to the rooftop mechanical equipment structure at the northwest corner of the building, the building and material colors, and other architectural features. In addition, it was recommended that the project be considered by all members of the City Council, two of which were not in attendance at the May 20, 2015 meeting. As such, the City Council voted to continue the public hearing for the project to the June 3, 2015 City Council meeting.

The application, originally submitted to the City on April 8, 2014, proposes a Regular Coastal Permit (CP 140023), Conditional Use Permit (CUP 140024), Design Review Case (DRC 140025), Site Plan Review (SPR 140026), Tentative Parcel Map (TPM 140027), and Categorical Exemption pursuant to CEQA Guidelines 15332 (In-fill Development) 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), which is located in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone.

ANALYSIS:

At the May 20, 2015 meeting the City Council recommended design modifications related to the rooftop mechanical equipment structure at the northwest corner of the building, the building and material colors, and other architectural features. Design modifications have not yet been submitted, though it is anticipated that revised plans may be made available at the June 3, 2015 City Council meeting for consideration. The original plans and design are attached for reference.

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 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 included 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 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.	A. The project fronts Seacoast Drive with the building and arcade/patio.
Stepback requirements for the C/MU-2 Zone are as follows (Section 19.27.041): 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.	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.
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.	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.
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	C. The property fronts Seacoast Drive and the building provides an upper-story setback of five to ten feet

along Seacoast Drive.	for at least fifty percent of the Seacoast Drive street-facing facade.
Minimum lot size of 3,000 square-feet (Section 19.27.050).	The lot size measures 4,765 square feet.
Minimum street frontage of 30 feet (Section 19.27.060).	The Seacoast Drive frontage is approximately 95 feet and the Elder Avenue frontage is approximately 50 feet.
Maximum height of three stories or thirty feet, whichever is less, except as follows (Section 19.27.070(A)):	
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:	The project proposes a building height of 35 feet and is requesting a conditional use permit.
a. Side yard setbacks and/or stepbacks have been incorporated into the project to protect street-end public views towards the ocean;	a. The project incorporates the required setbacks and stepbacks and would not impact street-end public views.
b. Two or more of the development incentives listed in Section 19.27.020(A)(5).	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.
Exceptions to the height limit as follows (Section 19.40.020):	
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; B. Fire or parapet walls required by law; C. Skylights chimneys, smokestacks or utility towers; D. Flagpoles, antennas, radio masts, risers and similar structures.	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.
All commercial spaces on the ground floor shall have a minimum fifteen-foot vertical floor-to-ceiling dimension; and single-story commercial buildings	The project is requesting an administrative adjustment of 10% to deviate from the typical 15 foot ground

shall have a minimum building height of twenty feet (Section 19.27.070(B)).	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.
No buildings shall be located less than five feet from any other building on the same lot. (Section 19.27.080)	Only one building is located on the lot.
Commercial landscaping: not less than 15% of total site shall be landscaped and maintained (Section 19.50.030(A)).	The 4,765 square foot lot requires a minimum of 714.75 square feet of landscaping (4,765 x .15 = 714.75). Approximately 1311 square feet of landscaping is proposed.
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).	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 x .25 = 1.125; 4.5 – 1.125 = 3.375 required spaces). However, five parking spaces are proposed for the residential units.
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).	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 x .25 = .50; 2 – .50 = 1.5 required spaces; the Municipal code requires parking fractions of .5 or greater to be rounded up to one space). However, one commercial unit would is 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.
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	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,

through a development agreement (Section 19.48.050).	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.

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
7. Draft May 20, 2015 City Council Minutes

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 PARCEL MAP (TPM 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 June 3, 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 Parcel Map (TPM 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.

With regard to parking, three residential units are proposed for the project in total, which would require 4.5 parking spaces. A 25% reduction for the vertical mixed-use project would allow for a minimum of three parking spaces (4.5 x .25 = 1.125; 4.5 – 1.125 = 3.375 required spaces). However, five parking spaces accessing off the alley are proposed for the residential units. The project proposes approximately 2,118 square feet of commercial space, which would typically require two parking spaces. A 25% reduction for the vertical mixed-use project would still require two commercial parking spaces (2 x .25 = .50; 2 – .50 = 1.5 required spaces; the Municipal Code requires parking fractions of .5 or greater to be rounded up to one space). However, one commercial unit is 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. If a commercial tenant utilizes the entire commercial area, two parking spaces would be required, though 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 and implementation of a transportation demand management strategy. 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. Therefore, one commercial parking space would be required for the project and one space is proposed.

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 mixed-use project 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. 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. Off-site parking for one parking space may be provided because 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 (IBMC 19.48.050). In addition, the commercial tenant(s) would be required to encourage employees to use bicycling, walking, and other forms of active transportation as a condition of approval.

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, though some portions of the project would extend above the height limit as permitted by Imperial Beach Municipal Code Section 19.40.020 (i.e. parapet walls and mechanical, elevator, and stairwell enclosures). 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 commercial space area. 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 as a condition of approval. One parking space designed to meet Americans with Disability Act (ADA) standards would still be provided.

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 June 3, 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. No portion of the building may exceed the 35 foot height limit except those allowed by Imperial Beach Municipal Code Section 19.40.020, such as parapet walls and mechanical, elevator, and stairwell enclosures.
4. 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 in order to help meet the state's greenhouse gas emissions reduction goals (e.g. provide bus passes to employees, discounts when presenting bus passes/bicycles, or other methods). The applicant shall enter into an agreement with the City that identifies implementation of transportation demand management strategies.
5. Parking space dimensions must meet requirements set forth in the Municipal Code.
6. All landscaping must be drought tolerant.

7. 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.

8. Landscaping and other improvements in the public right-of-way shall comply with Seacoast Drive Aesthetic Improvement plan.

9. A permanent irrigation system shall be installed and permanently maintained to serve all landscaped areas.

10. All building permits required for the project shall be obtained from the Imperial Beach Building Department.

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

12. A licensed surveyor/engineer shall verify pad elevations and all building corners and setbacks.

13. 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.

14. 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.

15. 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.

16. 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.

17. Ensure that construction drawings provide for the building foundation elevations be at least 1 foot above gutter line to minimize flooding during storm conditions.

18. Applicant shall obtain any necessary approvals from SDG&E related to relocation or construction near the existing guy-wire on the alley.

19. 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.

20. A minimum 4-foot wide landing shall be maintained behind the pedestrian access ramp at the southwestern corner of property.

21. 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.

22. For alley, sidewalk or curb & gutter replacement ensure compliance with San Diego Regional Standard Drawing G-11 in that, the "Area to be removed [must be] 5' or from joint to joint in panel, whichever is less." The distance between joints or score marks must be a minimum of 5-feet. Where the distance from "Area to be removed", to existing joint, edge or score mark is less than the minimum shown, "Area to be removed" shall be extended to that joint, edge or score mark.

23. If it is necessary to cut into the alley pavement as part of this project, all concrete cuts in the alley must be replaced with #4 rebar dowels positioned every 1 foot on center, 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.

24. For any work to be performed in the street or alley, submit a traffic control plan for approval by Public Works Director a minimum of 5 working days in advance of street work. Traffic control plan is to be per Regional Standard Drawings or CALTRANS Traffic Control Manual.

25. 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.

26. For any project that proposes work within the public right-of-way (i.e., driveway removal/construction, sidewalk removal/construction, street or alley demolition/reconstruction, landscaping and irrigation, fences, walls within the public right-of-way, etc.), a Temporary Encroachment Permit (TEP) shall be applied for and approved either prior to or concurrent with issuance of the building permit required for the project. Application for a Temporary Encroachment Permit shall be made on forms available at the Community Development Department Counter.

27. All street work construction requires a Class A contractor to perform the work. All pavement transitions shall be free of tripping hazards.

28. Construct trash/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.

29. 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.

30. 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.

31. All landscape areas, including grass and mulch areas, must be improved to consist of at least 12-inches of loamy soil in order to maximize the water absorption during wet weather condition and minimize irrigation runoff.

32. 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.

33. 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.

34. Require applicant to provide verification of post construction Best Management Practice (BMP) maintenance provisions through a legal agreement, covenant, CEQA mitigation requirement, and / or Conditional Use Permit. Agreement is provided through the Community Development Department.

35. 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.

36. 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.

37. 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.

38. 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.

39. 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 3rd day of June 2015, by the following vote:

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

SERGE DEDINA, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

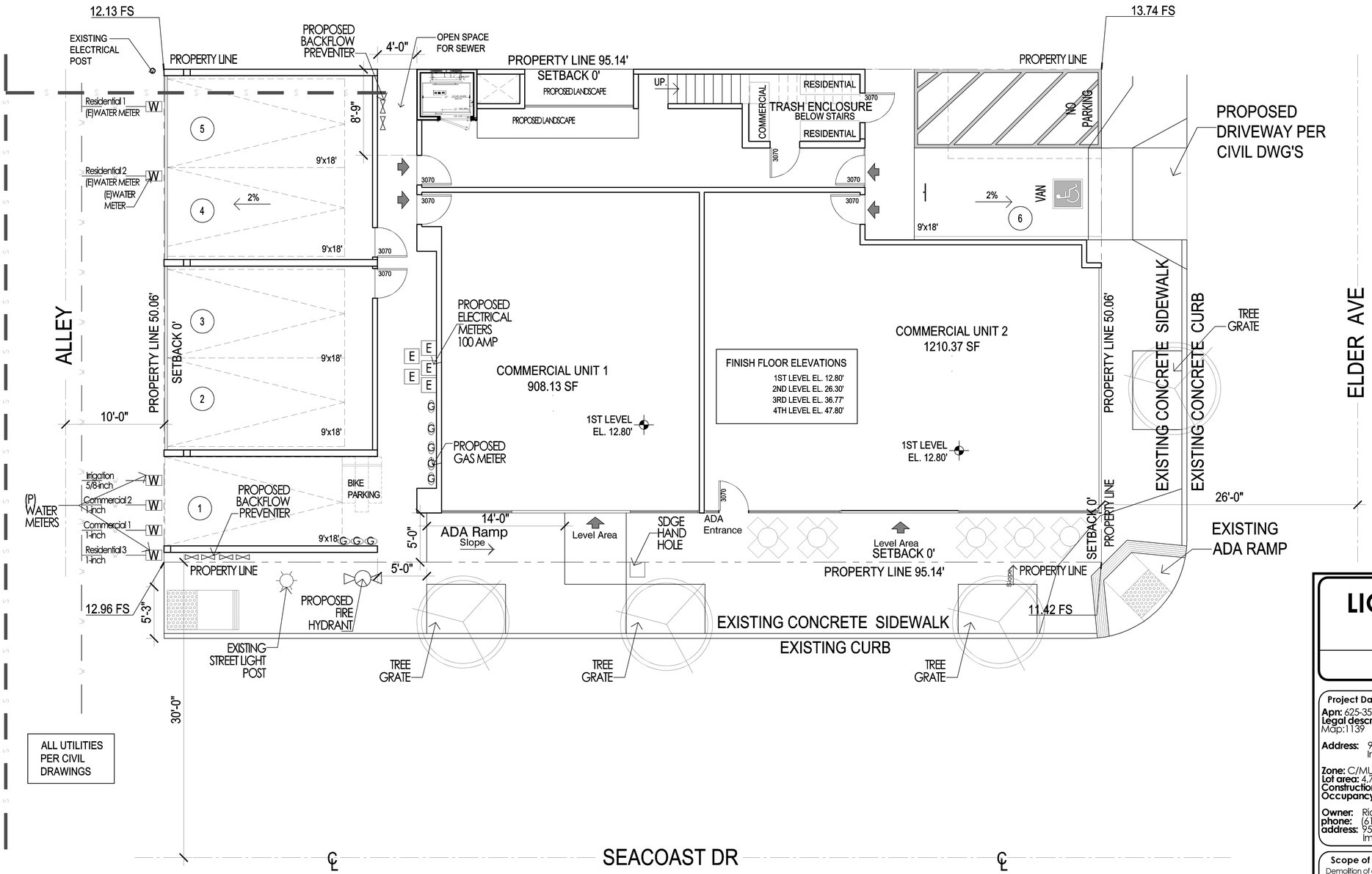
Attachment 2

A4V-RSA

Lighthouse Point

Lighthouse Point

Attachment 3



(P) SITE / ROOF PLAN

SCALE: 1" = 10'

north

LIGHTHOUSE POINT

951 SeaCoast Drive,
Imperial Beach Ca 91932

Existing Building to be Demolish
New Mixed-Use Building

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

Project Data

Apn: 625-352-2300
Legal description:
Map:1139 Blk: 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

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Building Area Tabulation

COMMERCIAL
1: 908 ft²
2: 1210 ft²

UNIT 1
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Decks 178 ft²

UNIT 2
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Decks 218 ft²

UNIT 3
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Decks 214 ft²

COMMON SPACE
1 st Flr: 631 ft²
2 nd Flr: 621ft²
3rd Flr: 477 ft²

PARKING
ADA : 414ft²
Garage: 1043.18 ft²

ROOF DECK 3,861 ft²

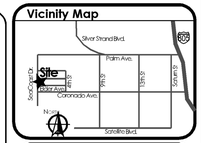
TRASH ENCLOSURE 100ft²

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



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Plans prepared: 02.2015
Revisions:

sheet 2 of 16

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

Responsable:
JOSE PEREZ
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4th floor
San Diego, CA 92101
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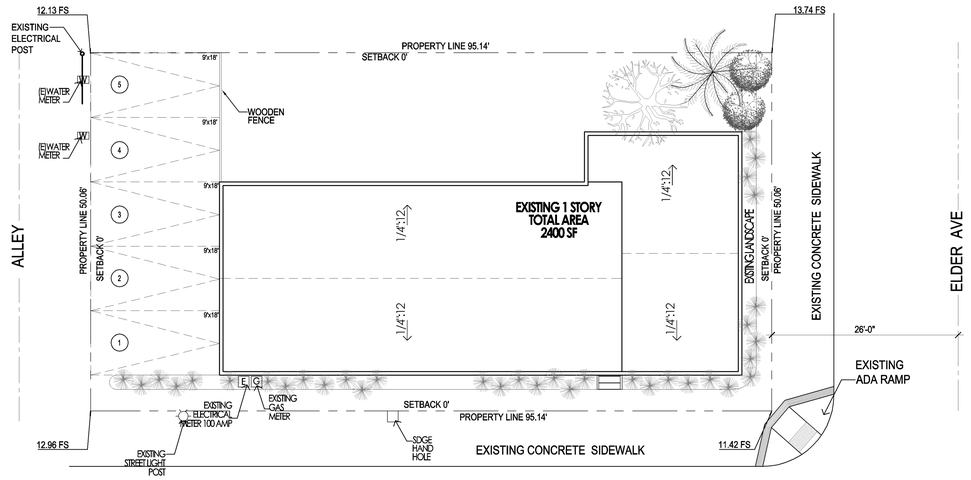
signature

sheet content:
PROPOSED LANDSCAPE

sheet type: a **sheet no.** 1.1

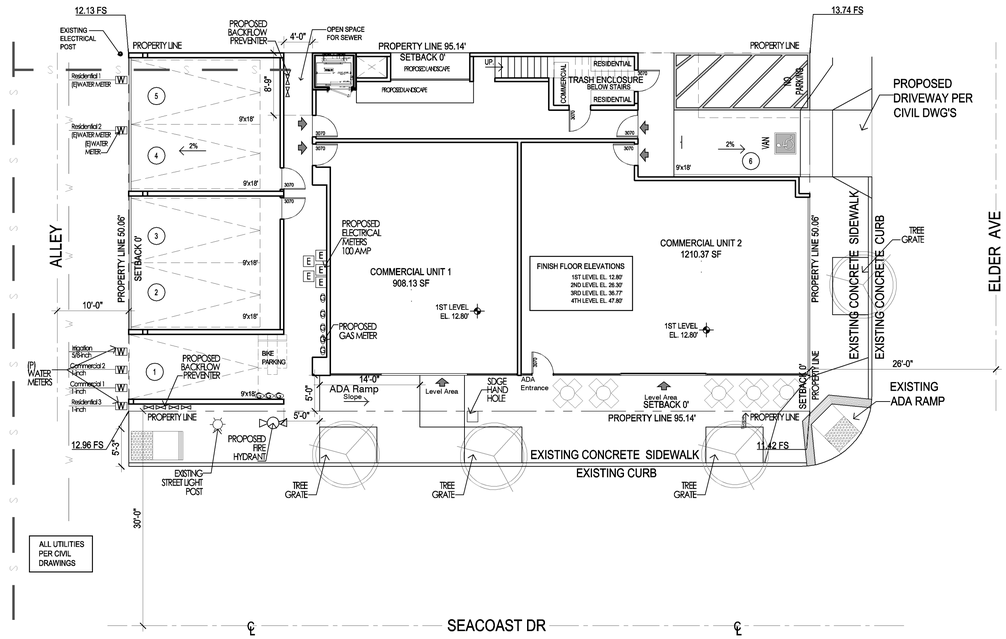


SEACOAST DR

(E)SITE/ROOF PLAN

SCALE: 1"= 10'

north

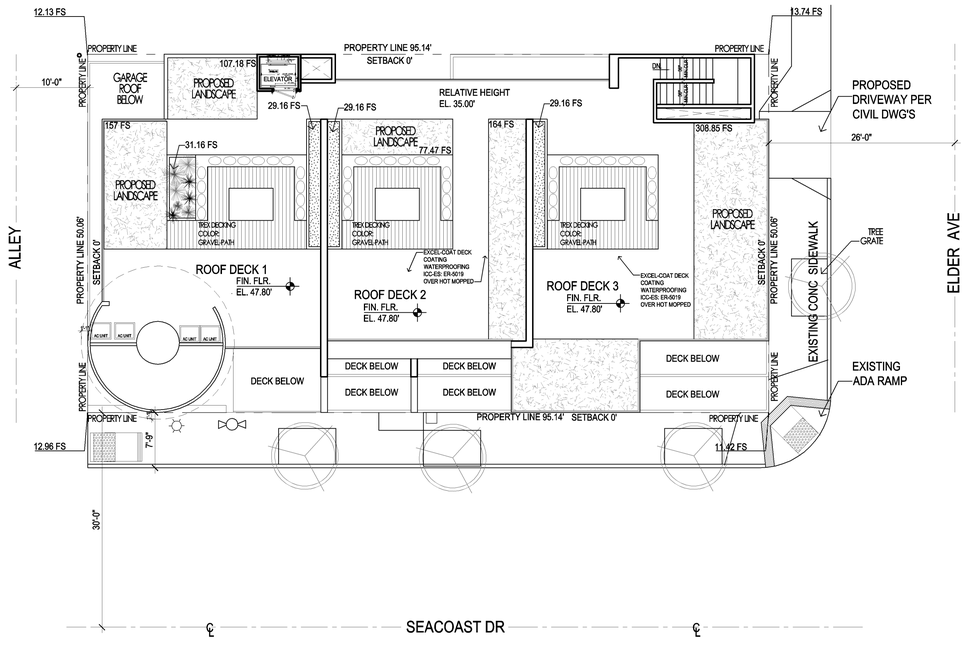


SEACOAST DR

(E)SITE/GROUND FLOOR PLAN

SCALE: 1"= 10'

north



SEACOAST DR

(P)SITE/ROOF PLAN

SCALE: 1"= 10'

north

LIGHTHOUSE POINT

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Plans prepared: 02.2015
Revisions:

sheet 1 of 16

Drawn: JOSE PEREZ

Check: Jose Perez

Date: 04/2015

Scale: AS NOTED

Responsable:
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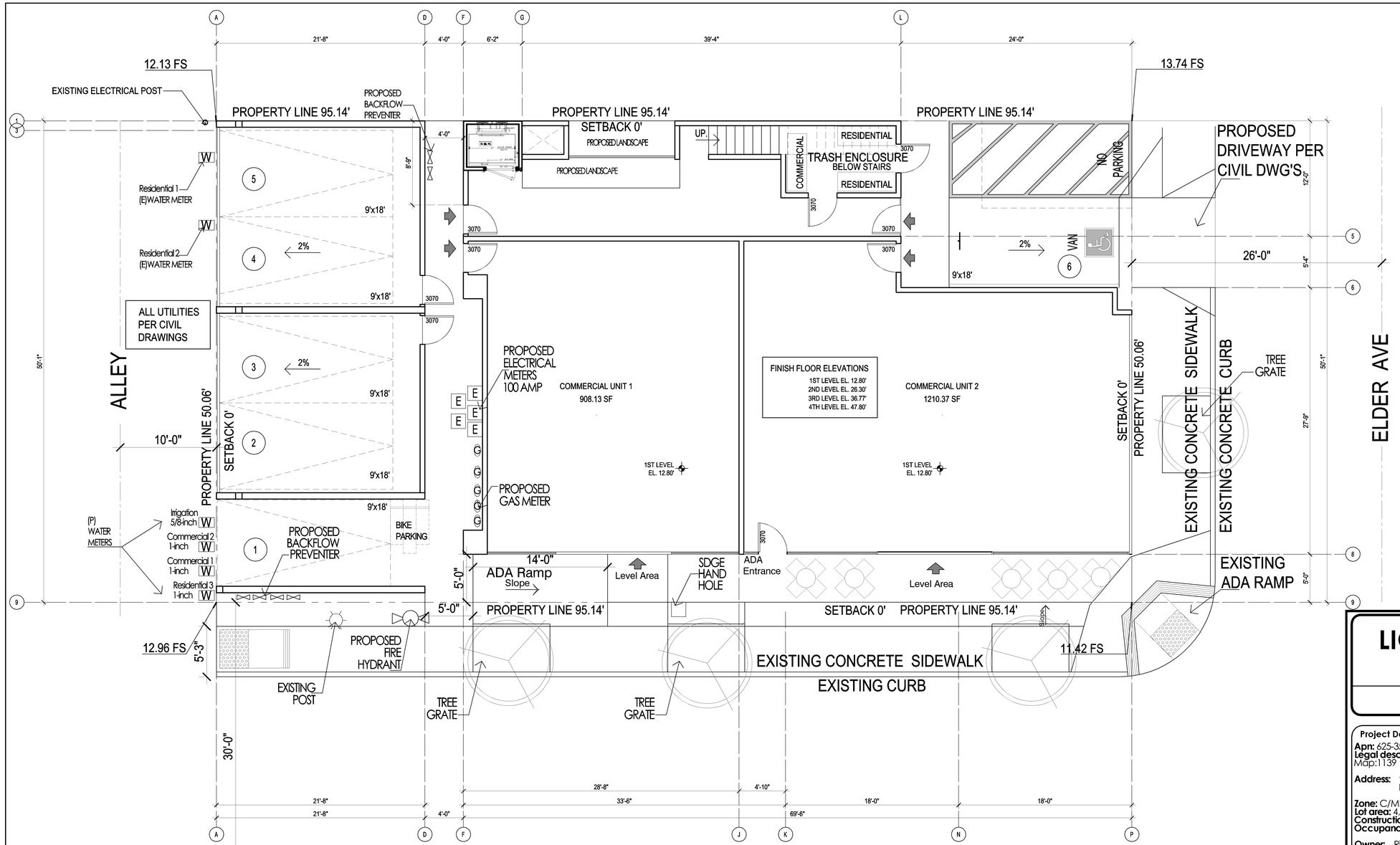
sheet content:
EXISTING AND PROPOSED SITE PLAN

sheet type: a

sheet no. 1



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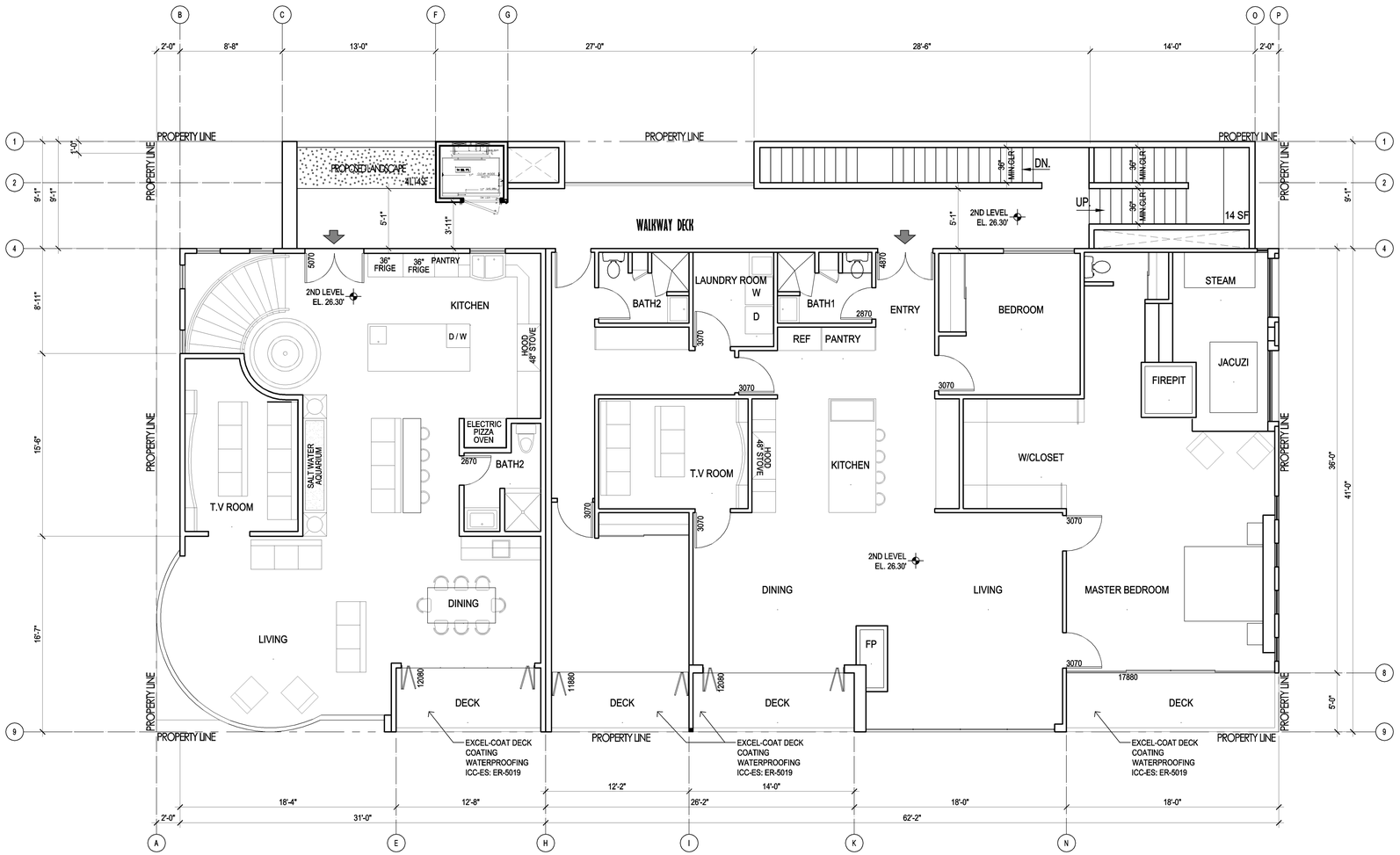
sheet content:
PROPOSED GROUND LEVEL FLOOR PLAN

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



NORTH

2ND FLOOR PLAN 3/16"=1'

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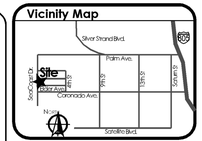

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Responsable: **JOSE PEREZ**
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4th floor
San Diego, CA 92101
Ph(619)-666-0872
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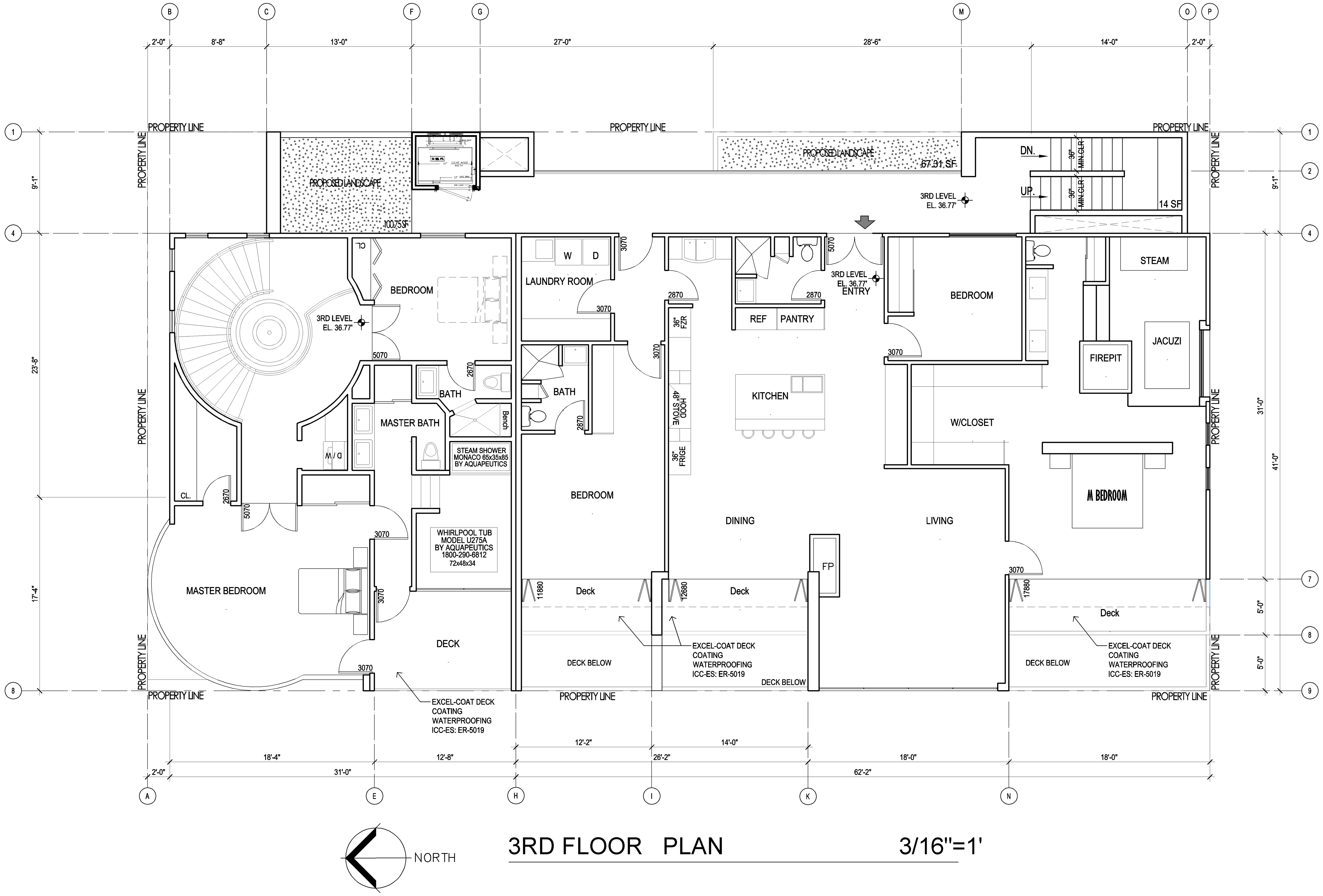
signature

sheet content:
PROPOSED FIRST LEVEL FLOOR PLAN

sheet type: a
sheet no. 3



3RD FLOOR PLAN 3/16"=1'

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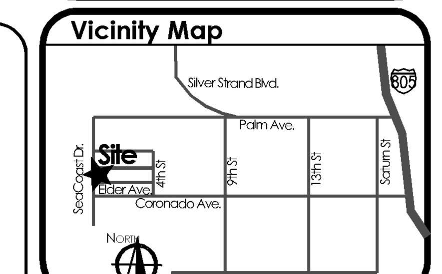

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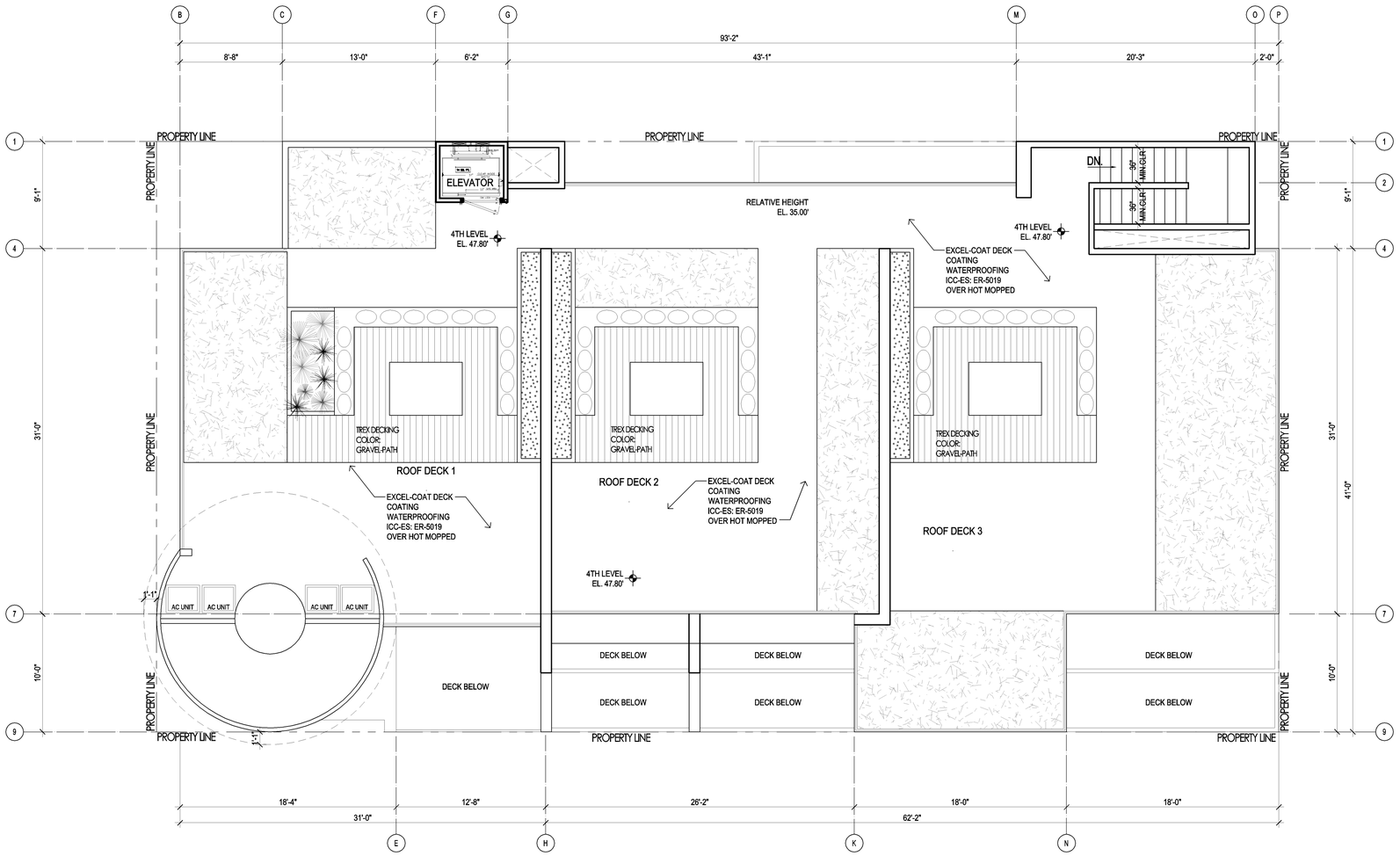
sheet content: PROPOSED SECOND LEVEL FLOOR PLAN

sheet type: a **sheet no.** 4



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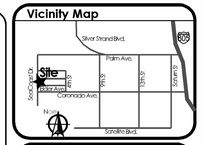

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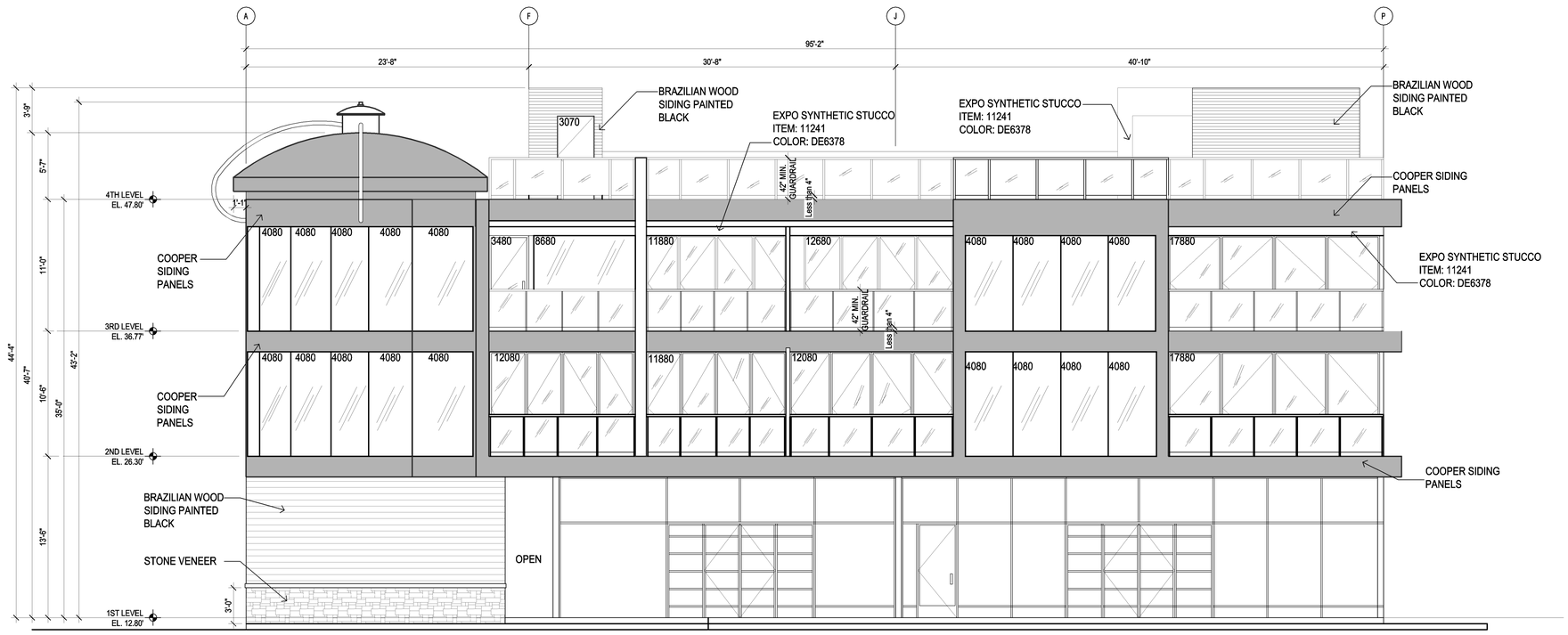
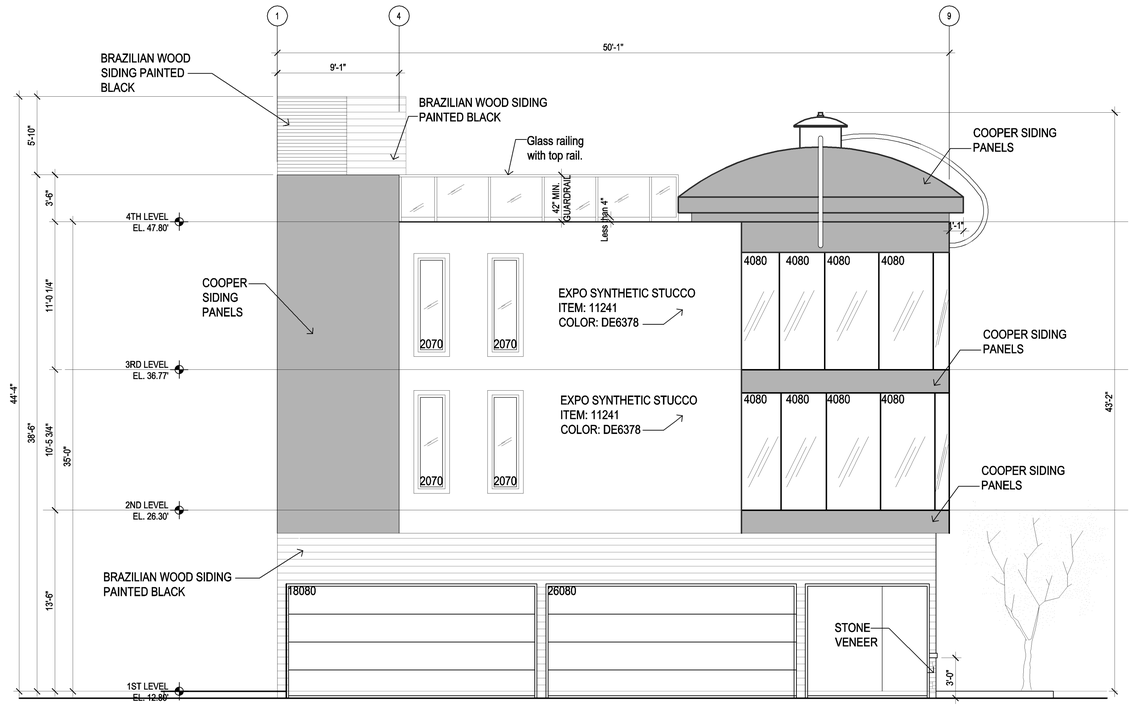
sheet content:
PROPOSED ROOF DECK FLOOR PLAN

sheet type: a
sheet no. 5



FRONT ELEVATION

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



LEFT ELEVATION

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

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COMMERCIAL
1: 908 ft²
2: 1210 ft²

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Decks 178 ft²

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Decks 218 ft²

UNIT 3
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Decks 214 ft²

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1st Flr: 631 ft²
2nd Flr: 621ft²
3rd Flr: 477 ft²

PARKING
ADA : 414ft²
Garage: 1043.18 ft²

ROOF DECK 3,861 ft²

TRASH ENCLOSURE 100ft²

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

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12. A-11 PROPOSED EXTERIOR ELEVATION COLORED
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16. A-15 PROPOSED NIGHT VIEWS

Plans prepared: 02.2015
Revisions:

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

Responsable:
JOSE PEREZ
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4th floor
San Diego, CA 92101
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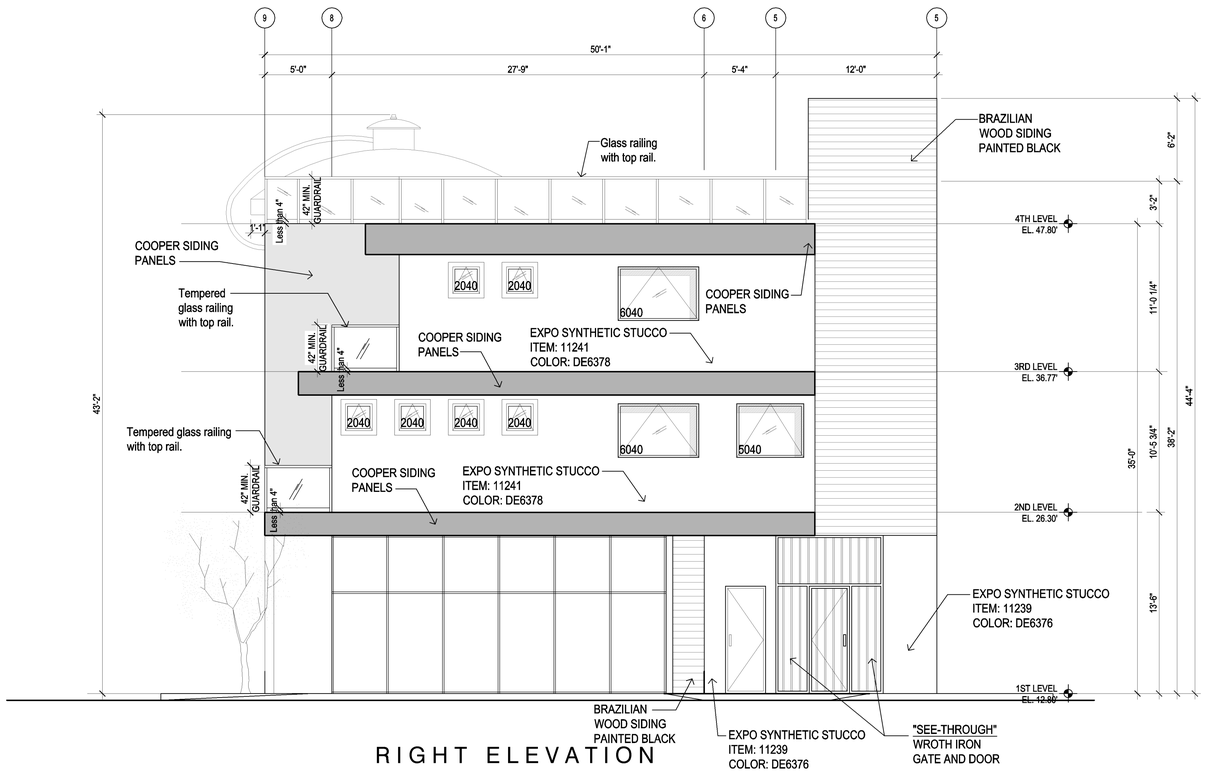
Fax (619)923-3205

signature

sheet 7 of 16

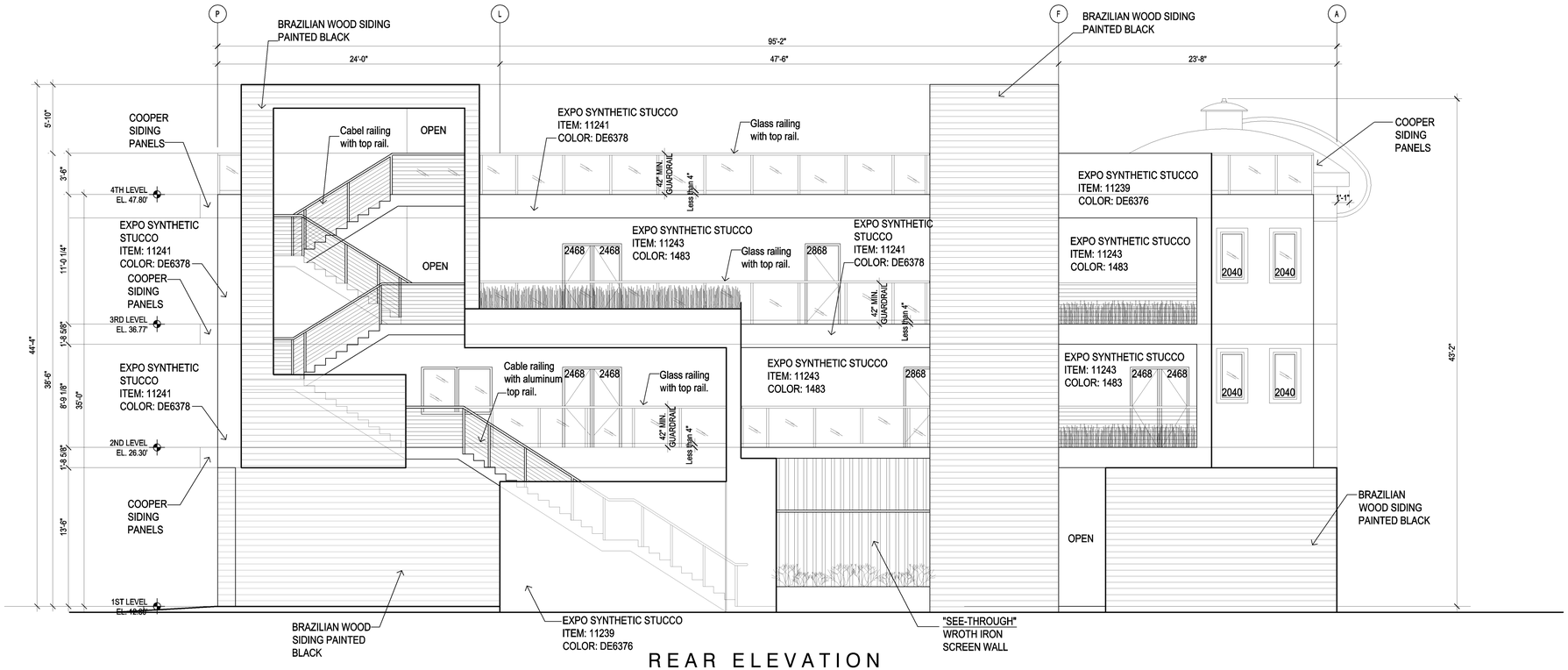
sheet content:
PROPOSED EXTERIOR ELEVATIONS

sheet type: a **sheet no.** 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
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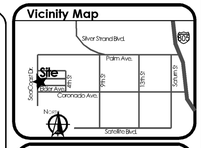

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signature

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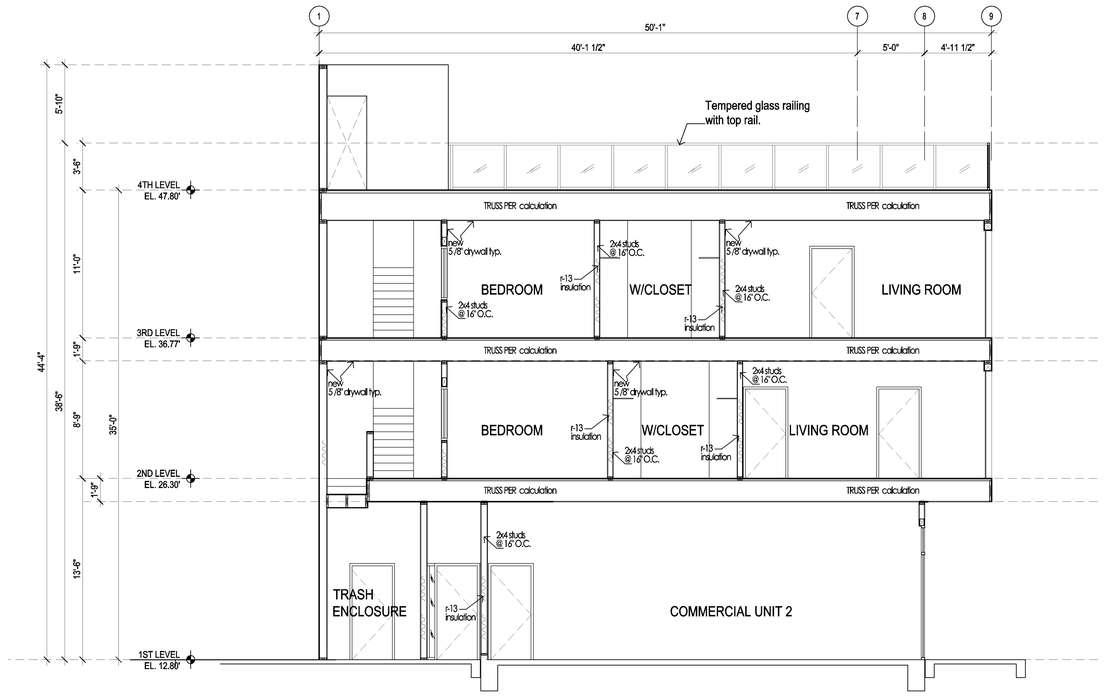
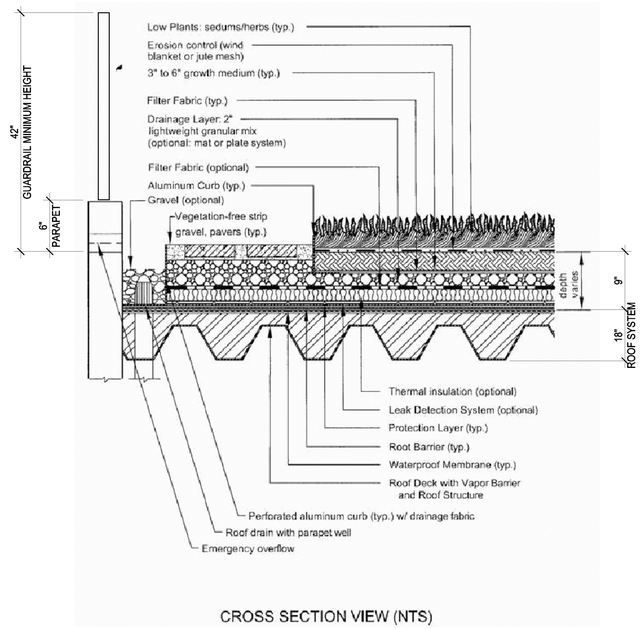
sheet type: a **sheet no.** 7



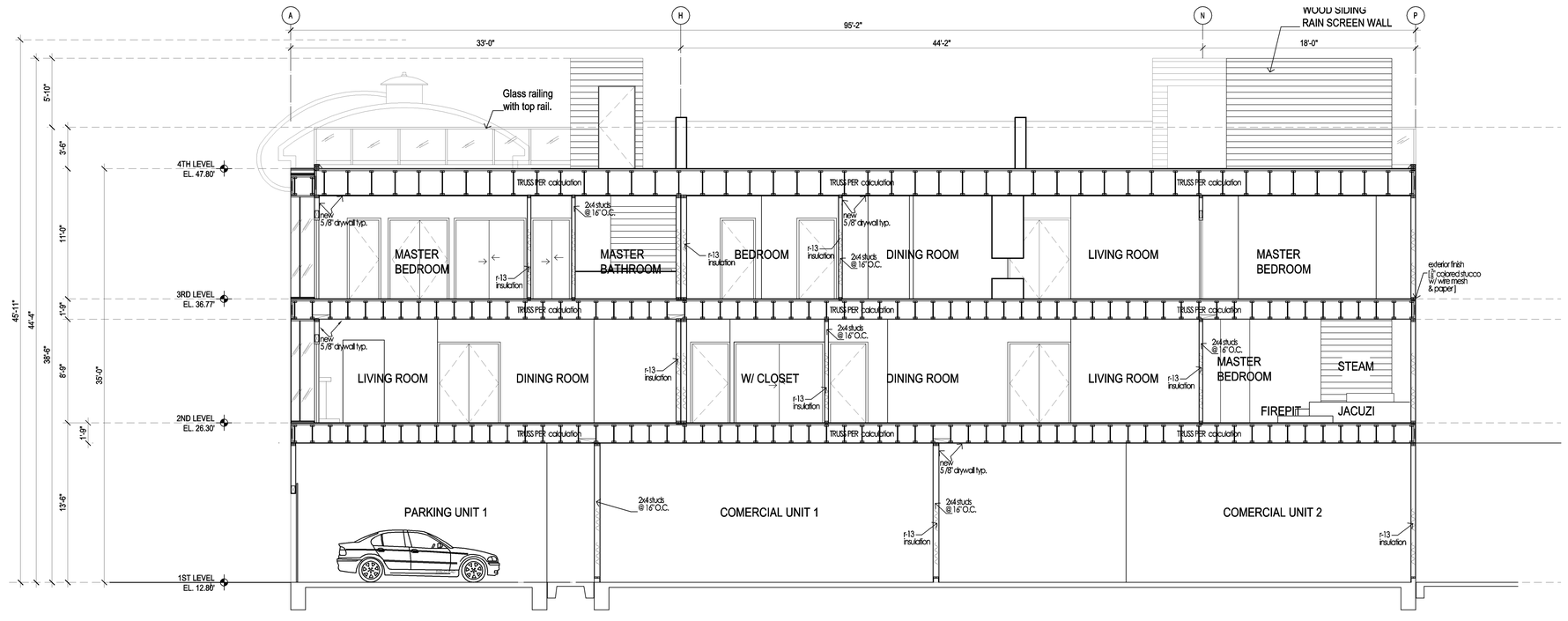
SECTION TRANSVERSE

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



CROSS SECTION VIEW (NTS)

ROOF GARDEN DETAIL



SECTION LONGITUDINAL

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

LIGHTHOUSE POINT

951 SeaCoast Drive,
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Existing Building to be Demolish
New Mixed-Use Building

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phone: (619) 408-9090
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Lot Coverage: 92%
F.A.R.: N/A

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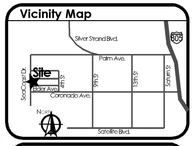

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Revisions:

Drawn: JOSE PEREZ
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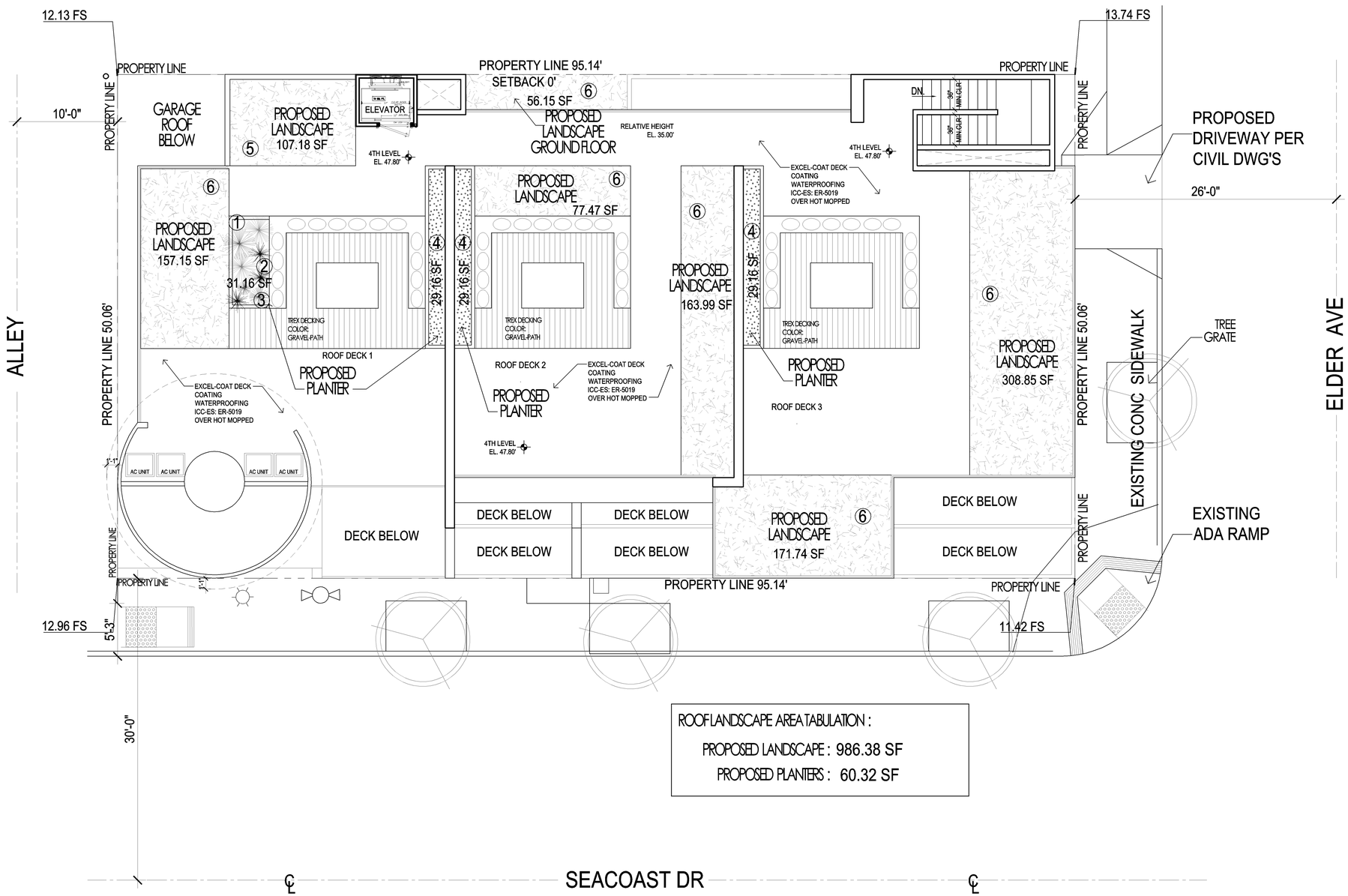
sheet content:
PROPOSED BUILDING SECTIONS

sheet type: a
sheet no. 8



ROOF LANDSCAPE AREA TABULATION :

PROPOSED LANDSCAPE : 986.38 SF

PROPOSED PLANTERS : 60.32 SF

(P) LANDSCAPE PLAN

SCALE: 1" = 10'

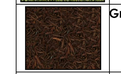
north

PLANT LIST

Shrubs

		COMMON NAME/BOTANICAL		QUANTITY	MATURE SIZE/ SPREAD	DETAIL No.	
	①	Regal Mist Deer Grass	Muhlenbergia rigens	-	5 Gal	---	
	②	Sherwood Gladiator daylily	Hemerocallis	-	5 Gal	---	
	③	Creeping Lily Turf	Liriope Spictata	-	1 Gal	---	
	④	Horsetails	Equisetaceae	-	3 Gal	---	

Ground Cover

	⑤	3" THICK MULCH ON ALL LANDSCAPE AREA	
	⑥	Festuca arundinacea	Tall Festuca

LIGHTHOUSE POINT

951 SeaCoast Drive,
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Project Data

Apn: 625-352-2300
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Map:1139 Blk: 20 Lot:1

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1,311.59 SF > 714.45 SF

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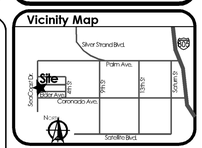

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16.A-15 PROPOSED NIGHT VIEWS

Plans prepared: 02.2015

Revisions:

sheet 10 of 16

Drawn: JOSE PEREZ

Check: Jose Perez

Date: 04/2015

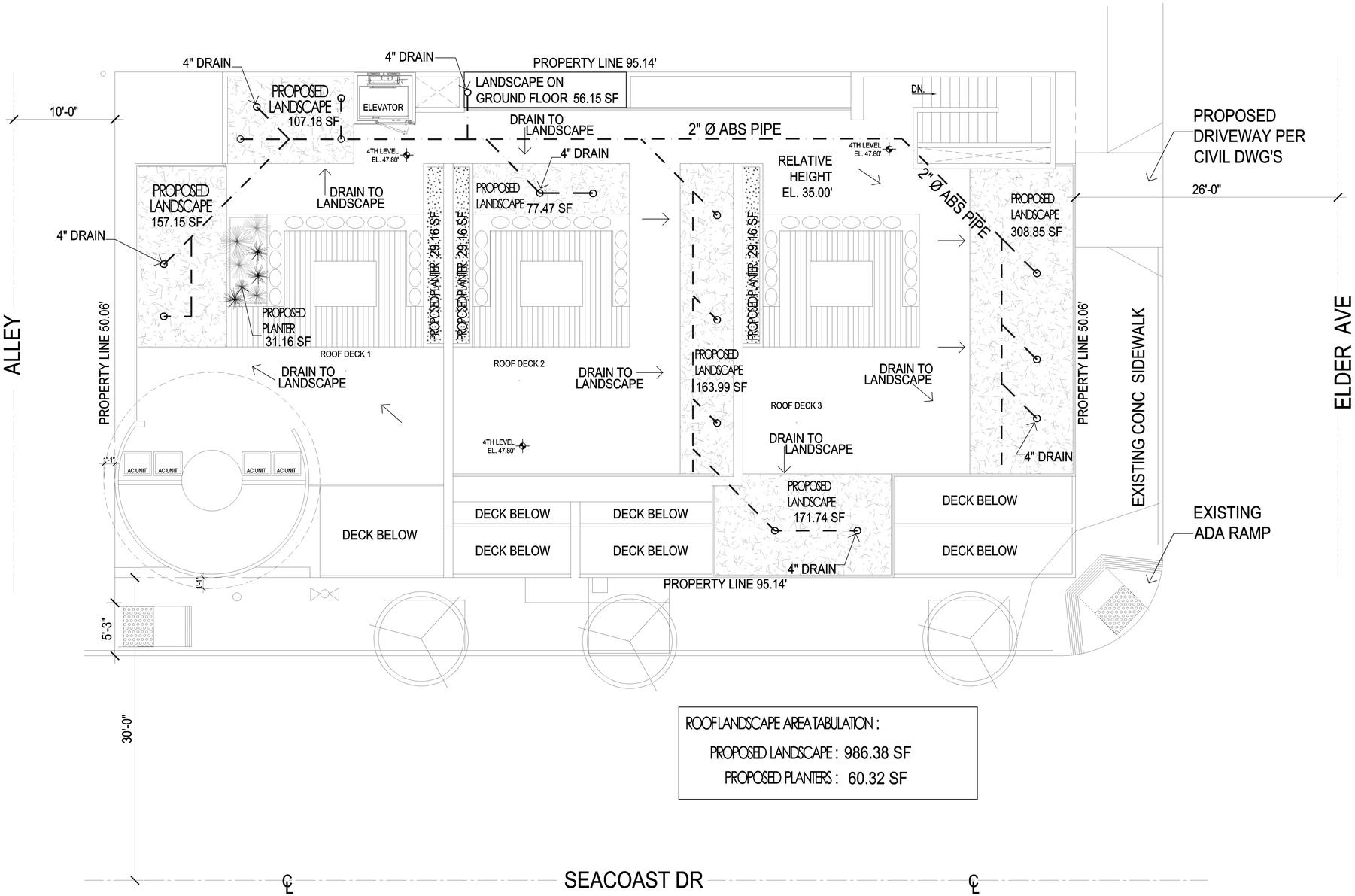
Scale: AS NOTED

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

signature

sheet content: PROPOSED LANDSCAPE

sheet type: a **sheet no.** 9



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(P) DRAINAGE PLAN

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

north

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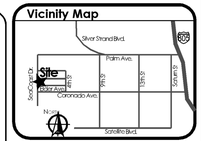

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sheet content: DRAINAGE PLAN

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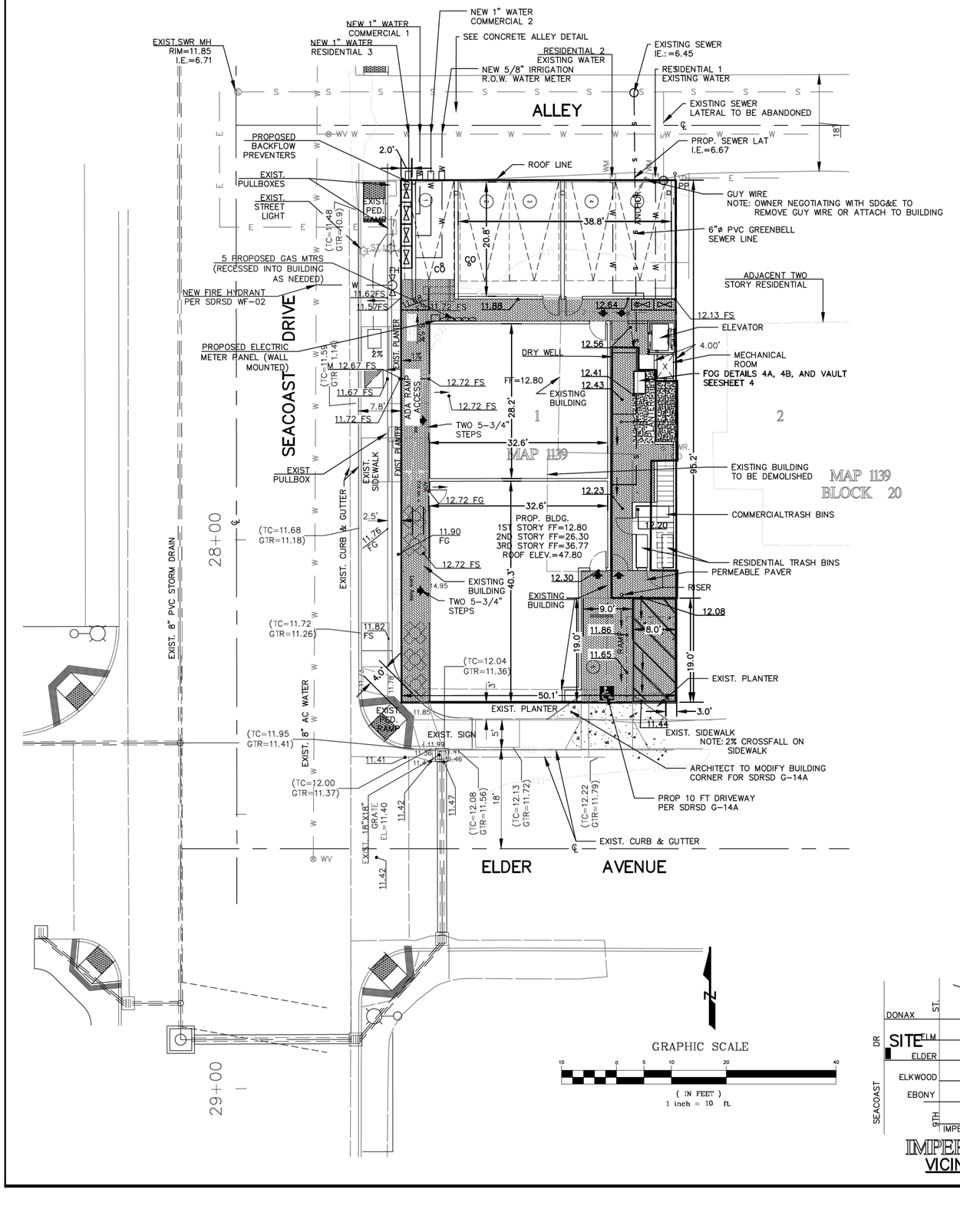
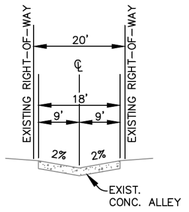
sheet no. 10

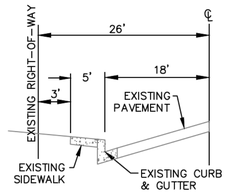


LEGEND

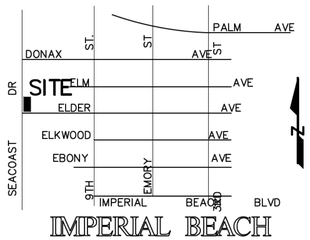
	REF. DWG.	SYMBOL
PROPERTY LINE		
LOT LINES		
EXISTING RIGHT-OF-WAY		R/W
CENTERLINE LINES		
EXISTING CURB & GUTTER		
EXISTING FENCE		
EXISTING BUILDING		
EXISTING CONCRETE		
EXISTING CONTOUR		(13)
EXISTING FINISHED FLOOR		FF 12.00
EXISTING GARAGE FINISHED FLOOR		GFF 11.20
EXISTING SPOT ELEVATION		x14.35
EXISTING WATER METER	SDRSD WR02, SDRSD WR03	WM
EXISTING POWER POLE		PP
PROPOSED SPOT ELEVATION		15.00
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	SDRSDWF-02	FH
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		



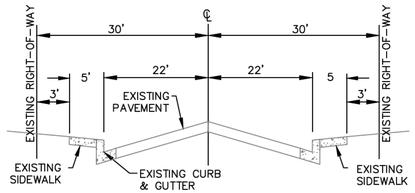
CONCRETE ALLEY



ELDER AVENUE



IMPERIAL BEACH VICINITY MAP



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.

ASSESOR'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

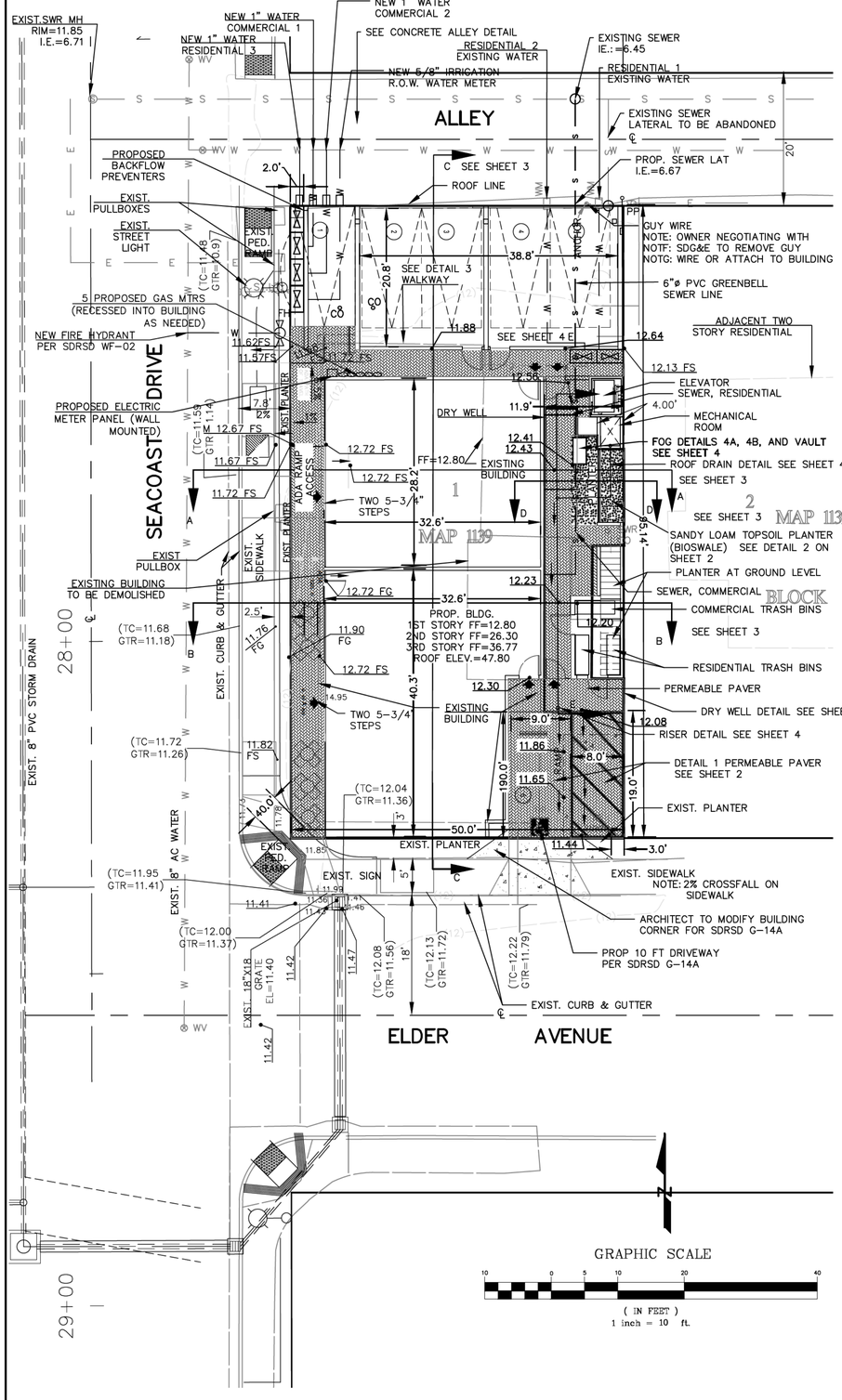
ALGERT ENGINEERING, INC.
428 BROADWAY
CHULA VISTA, CA. 91910
TEL. (619) 420-7090
FAX. (619) 420-9139

JN 7606

JAMES H. ALGERT, RCE 19073 04/1/2015
DATE

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

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



GENERAL NOTES

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
2. 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.
3. THE CONTRACTOR MUST RESEARCH AND DETERMINE THE LOCATION OF EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATING THE SITE.
4. 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.
5. 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.
6. THE CONTRACTOR SHALL POSSESS A VALID CLASS "A" LICENSE AT THE TIME THIS CONTRACT IS AWARDED.
7. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE WORK TO BE PERFORMED UNTIL A NOTICE TO PROCEED HAS BEEN ISSUED.
8. THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DIRECTOR AT (619) 423-8311 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY TYPE OF CONSTRUCTION.
9. 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.
10. 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.
11. 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.
12. 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

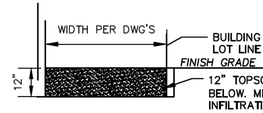
1. SAN DIEGO REGIONAL STANDARD DRAWINGS, 2014 ED.

LEGEND	REF. DWG.	SYMBOL
PROPERTY LINE		℄ ℄
LOT LINES		
EXISTING RIGHT-OF-WAY		R/W
CENTERLINE LINES		℄ ℄
EXISTING CURB & GUTTER		
EXISTING FENCE		
EXISTING BUILDING		
EXISTING CONCRETE		
EXISTING CONTOUR		(13)
EXISTING FINISHED FLOOR		FF 12.00
EXISTING GARAGE FINISHED FLOOR		GFF 11.20
EXISTING SPOT ELEVATION		x14.35
EXISTING WATER METER	SDRSD WS-02, SDRSD WS-03	WM
EXISTING POWER POLE		PP
PROPOSED SPOT ELEVATION		15.00
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	FH
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		

DETAIL 1 – PERMEABLE PAVERS

(TREATMENT & HYDROMODIFICATION)
NOT TO SCALE

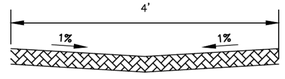
NOTES:
1. FILL OPENINGS IN CONCRETE PAVERS WITH ASTM C-33 GRADED SAND



DETAIL 2 – SANDY LOAM TOPSOIL (BIOSWWALE)

(TREATMENT & HYDROMODIFICATION)
NOT TO SCALE

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

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:

1. ALL IMPERVIOUS SURFACES SHALL DRAIN INTO LANDSCAPED AREAS BEFORE EXITING THE SITE.
2. ALL ROOF DRAINS SHALL OUTFALL INTO THE LANDSCAPED AREAS ON THE EAST SIDE OF THE BUILDING.
3. DRIVEWAYS AND WALKS SHALL SLOPE TO DRAIN ONTO THE LANDSCAPED AREAS.
4. THE AREA OF DISTURBANCE = 4,750 S.F.
5. ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
6. ALL BMPS PER CITY REQUIREMENTS WILL BE INSTALLED AND MAINTAINED WITH THE GRADING AND CONSTRUCTION OF THIS PROJECT.
7. 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.
8. 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

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

AREA

4,765.6 SQ. FT.= 0.11 Ac.

	SITE	ROW
LANDSCAPE		
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 REPRESENTATIVES TO FIELD VERIFY ANY 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.

REGISTERED PROFESSIONAL ENGINEER
JAMES H. ALGERT
No. 19073
Exp. 09-30-15
C/V/L
STATE OF CALIFORNIA

JAMES H. ALGERT, R.C.E. 19073 — 04/1/2015 DATE

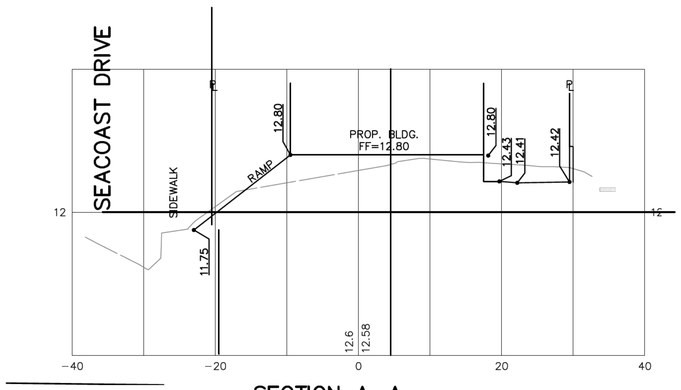
PREPARED BY:

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

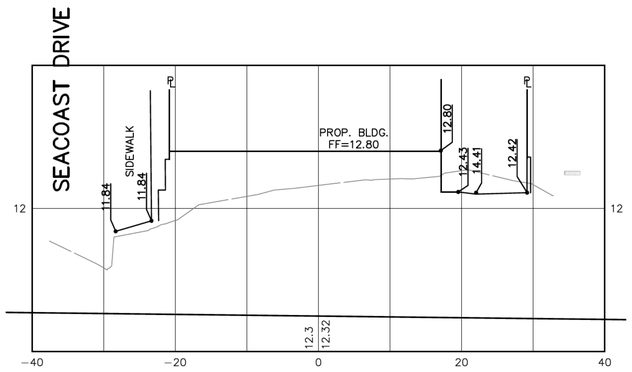
DATE: March 18, 2014	JOB NO. MF 1149
REVISION: April 22, 2015	SHEET 2 OF 4 SHEETS



SECTION A–A

HORIZ. SCALE: 1"=10'

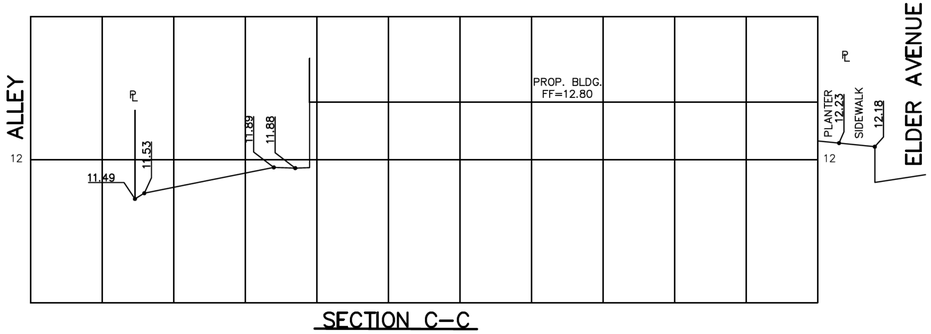
VERT. SCALE: 1"=1'



SECTION B–B

HORIZ. SCALE: 1"=10'

VERT. SCALE: 1"=1'



SECTION C–C

HORIZ. SCALE: 1"=10'

VERT. SCALE: 1"=1'

SEWER:

1. ENSURE THAT THE HOT WATER TANK P. T. DISCHARGE PIPE IS PIPED TO DISCHARGE TO THE SANITARY SEWER SYSTEM OR THE LANDSCAPE AREA.

2. 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:

1. 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.

2. 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:

1. EXISTING STREET LIGHT ON SEACOAST SHALL REMAIN.

2. 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.

3. 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.

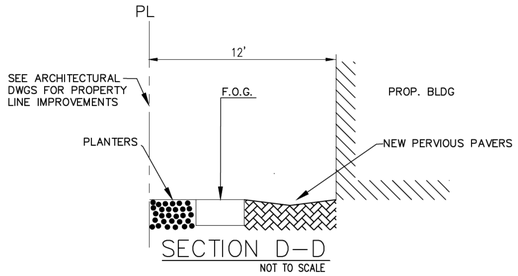
4. IF IT IS NECESSARY TO CUT INTO THE ALLEY PAVEMENT AS PART OF THIS PROJECT, ALL CONCRETE CUTS IN THE ALLEY MUST BE REPLACED WITH #4 REBAR DOWELS POSITIONED EVERY 1 FOOT ON CENTER, SECURED WITH EPOXY ADHESIVE. CONCRETE SPECIFICATION MUST BE 560–C3250 POURED AT THICKNESS OF AT LEAST 6 INCHES. CONCRETE CUTS MUST ALSO COMPLY WITH ITEM 3 ABOVE AND CUTS PARALLEL TO THE ALLEY DRAIN LINE.

5. 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.

6. SEACOAST DRIVE IS UNDER A STREET–CUT–MORATORIUM, ABSOLUTELY NO CUTTING OF ASPHALT PAVEMENT ALLOWED.

7. 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.

8. 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.



SECTION D–D

NOT TO SCALE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

TRASH:

1. CONSTRUCT TRASH/REFUSE ENCLOSURE AND A RECYCLING ENCLOSURE TO COMPLY WITH IBMC 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.

2. 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

1. 15% OF THE SITE WILL BE LANDSCAPED OR PERVIOUS PAVER.

2. 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:

1. 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:

1. 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:

1. 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.

2. 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 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.

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

JAMES H. ALGERT, RCE 19073 — 04/1/2015 DATE

PREPARED BY:

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

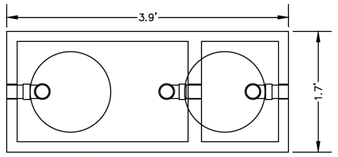
JN 7606

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

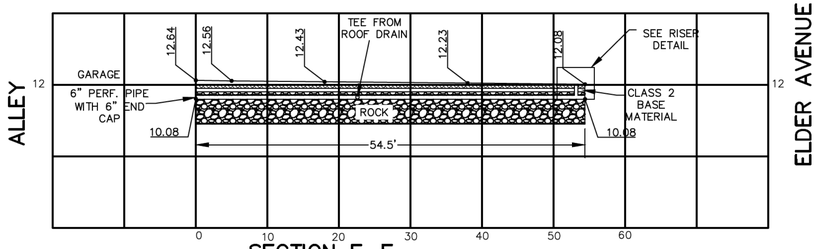


PLAN VIEW (COVERS & RISERS REMOVED)

DETAIL 4A – F.O.G.

NOT TO SCALE

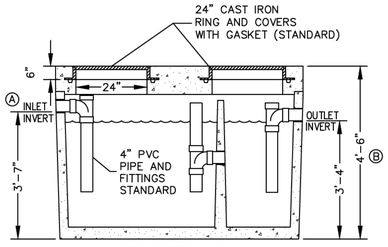
JENSEN PRECAST (OR EQUAL)



SECTION E–E

HORIZ. SCALE: 1"=10'

VERT. SCALE: 1"=10'



SIDE SECTION VIEW

DETAIL 4B – F.O.G.

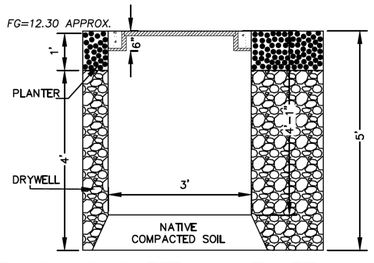
NOT TO SCALE

JENSEN PRECAST (OR EQUAL)

A. ADJUST F.O.G. INLET INVERT TO SEWER LINE FROM COMMERCIAL BUILDING.

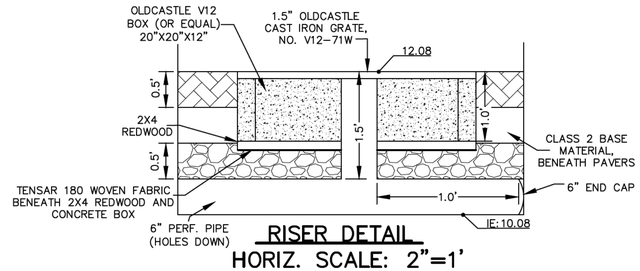
B. ADJUST DEPTH OF F.O.G. TRAP PER INCOMING SEWER LINE INVERT.

NOTE: TRAP PER JENSEN PRECAST 320 GAL. GREASE INTERCEPTOR, OR EQUAL. WRAP TRAP WITH IMPERVIOUS 6 MIL. VISQUENE TO PREVENT LEAKAGE FROM THE TRAP.



F.O.G. CONCRETE VAULT DETAIL

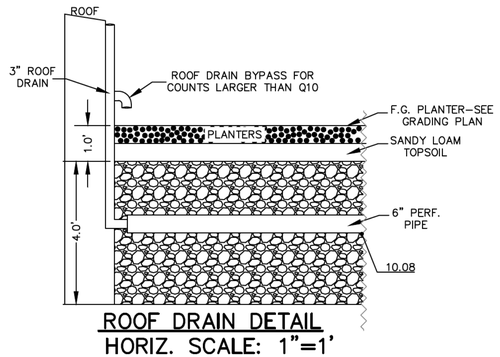
NOT TO SCALE



RISER DETAIL

HORIZ. SCALE: 2"=1'

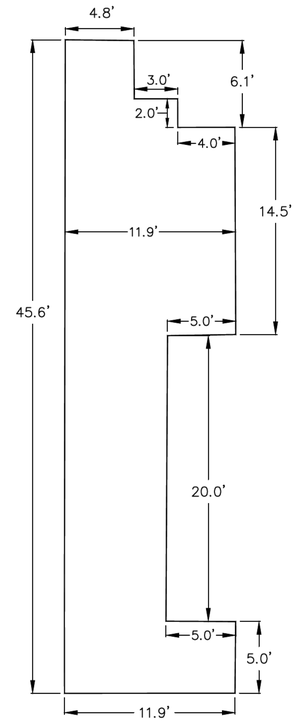
VERT. SCALE: 1"=1'



ROOF DRAIN DETAIL

HORIZ. SCALE: 1"=1'

VERT. SCALE: 1"=2'



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 ½" WASHED CONCRETE AGGREGATE FOR RESERVOIR MEDIUM.

STATEMENT:

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

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

JAMES H. ALGERT, RCE 19073 — 04/1/2015 DATE

PREPARED BY:

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

JN 7606

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

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.

DESIGN GUIDELINES

5.0 Ground Floor Uses and Street Level Design

- ❑ 5.1 Ground floors should consist of primarily active uses, such as active commercial, retail, and restaurants, as well as active residential uses such as building amenities, common rooms, and building lobbies.
- ❑ 5.2 A minimum of sixty percent of the street-facing facades of ground floor non-residential uses should be composed of clear non-reflective glass that allows views of the indoor space. Interior blinds, drapes, posters, signage, and/or interior shelving for product displays may potentially obscure a maximum of twenty-five percent of the required transparent area.
- ❑ 5.3 The maximum height of the bottom sill of required display windows should not exceed thirty inches above the adjacent sidewalk. The minimum head height for storefronts and windows at the ground floor should be eighty inches above the adjacent sidewalk.
- ❑ 5.4 Architectural features such as canopies, awnings, lighting, and other design features should be incorporated into the ground floor to add human scale to the streetscape and add to the pedestrian experience.
- ❑ 5.5 Projects should strive to achieve three-sided or four-sided architecture to shield service and delivery areas, utility boxes, and associated infrastructure.

6.0 Landscape Improvements and Open Space

- ❑ 6.1 The public realm should be enhanced by creating an attractive pedestrian atmosphere. This may include the use of landscaping, seat walls, seating, plazas, fountains, public art, and other high-quality design features.
- ❑ 6.2 Common open space should be imaginatively landscaped, well designed, and well maintained.
- ❑ 6.3 Service areas, storage, trash collection areas, and equipment should be located at the rear of buildings if possible, and screened from view by the use of walls, high-quality fencing, planting, or a combination of these solutions.
- ❑ 6.4 Drought-tolerant, native plant materials should be used whenever possible.
- ❑ 6.5 Landscape plans should incorporate provisions for storm water runoff, including bioswales or other comparable methods.

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

Tyler Foltz

From: Brian McCray
Sent: Monday, May 25, 2015 11:42 AM
To: Tyler Foltz
Subject: MF 1149 KEGEL

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Foltz,

My name is Brian McCray and I am writing in support of the project at 951 Seacoast Dr. I believe this project will be good for our community and enhance the property values in the surrounding area. I think it will compliment what has already been done on Seacoast as well as encourage others to speed up the gentrifaction process.

As a native San Diegan, I have seen many changes in Imperial Beach. When I was growing up in Point Loma, my parents would not allow me to come down to IB because it was a dangerous neighborhood. And just in the last 10 years I have seen some amazing changes for the good. I commonly bring my family out and enjoy the IB community. It is now a safe and clean(for the most part), and I am proud to be a business owner here.

I hope that the Kegel's can proceed with this project and we need more people like them to continue to beautify IB.

Thank You,

Brian McCray

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)

Mayor Dedina declared the public hearing open.

Senior Planner Foltz gave a PowerPoint presentation on the item. He noted a member of the public submitted correspondence in favor of the project which was provided as Attachment 6 to the staff report.

Richard Kegel, applicant, spoke about the project.

In response to questions of Joshua Hill (public speaker), Senior Planner Foltz stated the zoning code limits what can be on the first level of the building and the property owner would determine the actual use (whether it would be a restaurant, retail shop, etc.). With regard to landscaping, the Covenants, Conditions & Restrictions and the City would require upkeep of the landscaping.

Soraya Pizzey, with Spirit Realty and resident of Imperial Beach, spoke in support of the project.

Councilmember Bragg spoke in support of the project.

In response to Councilmember Bragg, Richard Kegel stated the Brazilian wood is painted black because it complements the copper. Otherwise, the copper and light wood color would blend together. He reviewed the material samples with City Council.

Councilmember Bragg questioned if the pillars could be extended downward to the bottom floor; suggested the portion at the top of the building be changed so that it mimics a lighthouse; she liked the suggestion of the alternate name of Pier Point; she was not in support of the horsetail plants; and she spoke in support for outdoor dining. Suggested the item be continued because there are two councilmembers not in attendance and she asked for more information on job creation and a crosswalk.

Jose Perez explained the development of the lighthouse concept and design.

Mayor Dedina spoke in support of a simple design. He preferred a California design using natural wood. He asked for a similar design of the lighthouse element and to brighten up the project so that it fits in with a California theme. He recommended continuation of the item to allow the other Councilmembers the opportunity to comment on the project.

MOTION BY BILBRAY, SECOND BY BRAGG, TO CONTINUE ITEM NO. 4.2 TO JUNE 3, 2015 AT 6:00 P.M. MOTION CARRIED BY THE FOLLOWING VOTE:
AYES: COUNCILMEMBERS: BRAGG, BILBRAY, DEDINA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: PATTON, SPRIGGS

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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:	**JUNE 3, 2015**
ORIGINATING DEPT.:	**PUBLIC WORKS** Hall
SUBJECT:	**APPROVAL OF ELM AVENUE STREET IMPROVEMENT PLAN**

EXECUTIVE SUMMARY:

This report seeks City Council approval of the proposed street improvements design to Elm Avenue between Seacoast Drive and 7th Street. This project is the summation of nearly two years of planning and neighborhood coordination. This project was awarded an Active Transportation Program (ATP) grant of $709,000 for specific improvements between 4th and 7th Streets to improve the pedestrian, bicycle and traffic calming safety adjacent to Mar Vista High School and South Bay Union School District Offices, Friendship School, Imperial Beach Charter School and adjacent residents. There was an additional $750,000 of TRANSNET funds and $50,000 Sewer Enterprise Funds appropriated towards this project to resurface Elm Avenue and other associated improvements including ADA upgrades as necessary plus drainage improvements adjacent to Sewer Lift Station No. 3. Current estimates indicate project costs have potentially increased by approximately $300,000 in the current bidding climate.

RECOMMENDATION:

- Receive this report and receive comments from public speakers who ask to comment;
- Provide additional direction for improvements as viewed by Councilmembers; and
- Direct staff to continue with the construction drawings, specifications, and project bidding as soon as possible.

RATIONALE:

Elm Avenue between Seacoast Drive and 7th Street is scheduled for and in need of street resurfacing. Resurfacing was deferred to allow the recent undergrounding of the aerial utilities to be completed. Additionally a two-year study (Imperial Beach: Let's Move Together), completed in February 2013 identified significant safety concerns regarding the large volume of foot, bicycle and vehicle traffic interfacing the area adjacent to the schools along Elm Avenue between 4th to 7th Streets. This Elm Avenue Street Improvement Project is an effort to not only bring the street into good repair, but also to improve the pedestrian, bicycle and traffic calming safety in the neighborhood. This project is designed to make the schools and residential community a special place, a safer place to be enjoyed by all, and a place of destination.

OPTIONS:

- Approve the project design and direct staff to complete the project drawings and

specification as soon as possible.
- Disapprove the project design and give staff direction on the changes desired.
- Disapprove the project and direct staff to resurface Elm Avenue (Seacoast Drive to 7th Street) without specific enhancements adjacent to the schools. Please note that this option would require the City to return the ATP Grant.
- Request additional information and an additional report.

BACKGROUND:

In July 2013, City Council gave staff permission to engage the Elm Avenue (4th to 7th Streets) schools, school districts and neighborhood residents on possible safety and aesthetic improvements in this section of Elm Avenue. There have been a series of school – resident planning meetings since July 2013. In April 2014, City Council gave staff authorization to apply for an ATP Grant for safety and aesthetics improvements on Elm Avenue between 4th to 7th Streets. In August 2014, staff received notice that the Elm Avenue Street Improvements Project was to be awarded $709,000 from the ATP 2014 grant funding cycle. Staff, in concert with NV5 (City Engineer), started working on the grant award paperwork in November 2014 followed by the subsequent project design concepts. In January 2015, CALTRANS authorized the expenditure of grant funds on this project. The last neighborhood (school – resident) planning meeting, May 19, 2015, finalized a project concept that staff wishes to move to project construction drawings and specifications. Those concept drawings are attached herewith as Attachment 1 and are also available from the City's webpage.

ANALYSIS:

The key features of the concept drawings are:
- Resurface Elm Avenue from Seacoast Drive to 7th Street
- Eliminate parking on south side of Elm Avenue between 4th to 7th Streets (provide for wider pedestrian / bicycle pathway)
- Narrow the Elm Avenue traffic lanes between 4th to 7th Streets
- Construct a 16-foot wide walkway and bikeway along the south side of Elm Avenue between 4th to 7th Streets
- Install a raised speed table at the intersection of Elm Avenue and 5th Street to serve as both traffic speed control element as well as to reduce the flooding at this intersection for Sewer Lift Station No. 3
- Construct underground storm water drain main in Elm Avenue from the alley adjacent to the east side of MVHS to 5th Street
- Removal of all but four dedicated parking stalls adjacent to MVHS thus creating a designated student drop off / pick up location at the school entrance
- Construct a curvilinear alternating concrete blue / gray waved surface between the multi-purpose pathway and student drop off / pick up area
- Construct several 6-foot diameter decorative concrete seats adjacent to the MVHS drop off / pick up area
- Construct a mariners medallion at the school multipurpose pathway adjacent to the MVHS entrance
- Construct ADA compliant pop outs at designated locations, particularly adjacent to Imperial Beach School and Friendship School.
- Construct concrete bus drop off pads on Connecticut Street for the Friendship School students thereby decreasing the time frame for student buses to be lined up on Connecticut Street for student drop off and pick up

- Positive / motivational word statements engraved into the multipurpose pathway adjacent to Imperial Beach Charter School and Friendship School.

The adjacent school districts are providing support for this work as follows:

- Sweetwater Union School District / Mar Vista High School is dedicating their property currently used for the teacher parking area to be converted to a student waiting/seating and drop off / pick up area.

- South Bay Union School District is dedicating approximately 6.5-feet of school property along Elm Avenue adjacent to Friendship School and Imperial Beach Charter School in order to maintain a 16-foot multipurpose pathway coincident with the school bus drop off/pick up on Elm Avenue.

ENVIRONMENTAL DETERMINATION:

NEPA Categorical Exemption in place, CEQA Exempt

FISCAL IMPACT:

Original Grant Application fiscal impact was:

REVENUE:	
Gas Tax (Resolution No. 2014-7451)	$ 40,000
ATP Grant (Resolution No. 2014-7532)	$ 709,000
TRANSNET (Resolution No. 2014-7532)	$ 750,000
Sewer Enterprise Fund (pump station no. 3 drainage)	$ 50,000
Total Revenue	$1,549,000

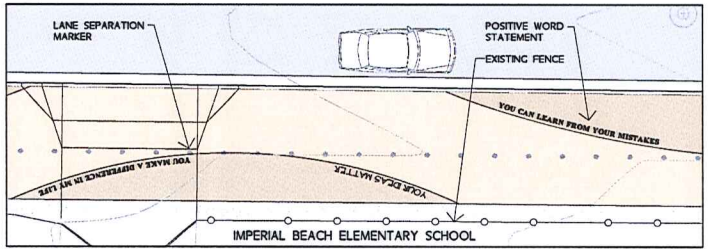
Expenditures/Encumbrances:	
Preliminary Engineering and ATP Grant Submission	$ 36.040
Consultant Engineer Plans, Specifications & Estimate	$ 220,000
Consultant Project Management Services	$ 80,000
City Staff Project Management	$ 10,000
Construction Estimate	$1,202,960
Total Expenses/Encumbrances	$1,549,000

Subsequent Engineer Project cost as currently scoped is estimated at $1,848,000.

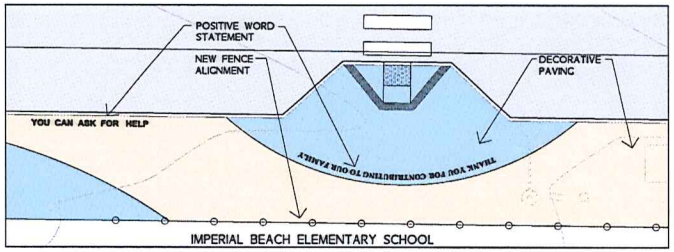
It is impossible to know what the construction bids will come in at, so staff does not recommend any changes to the funding at this time. Staff will work to value engineer this project to reduce the costs associated with this project. Once the project construction bids are received, staff will evaluate the costs relative to the adopted budget and make a recommendation on how to proceed with the project, including revisions to the scope of work, or possible additional budget appropriations.

Attachments:

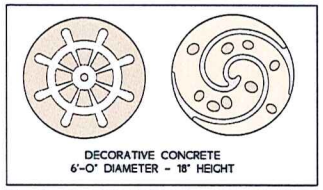
1. Project concept drawings – 2 sheets



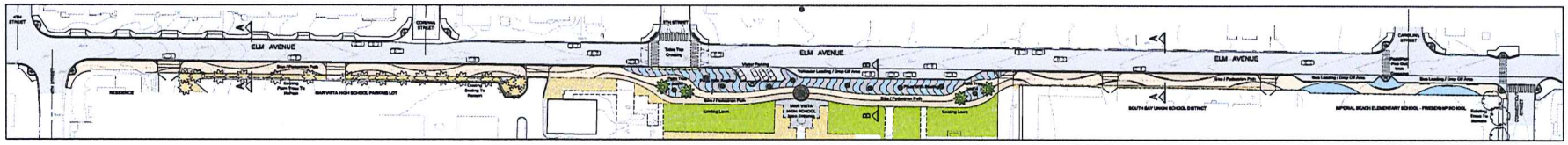
ELM AVENUE EAST - "POSITIVE WORDS"

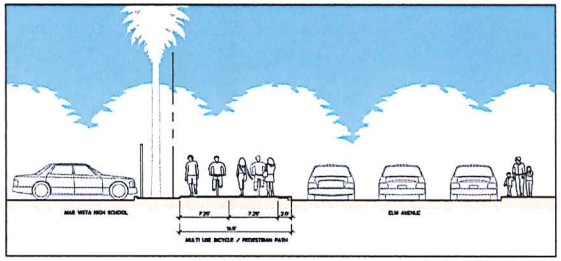


ELM AVENUE EAST - POP OUT CROSSING

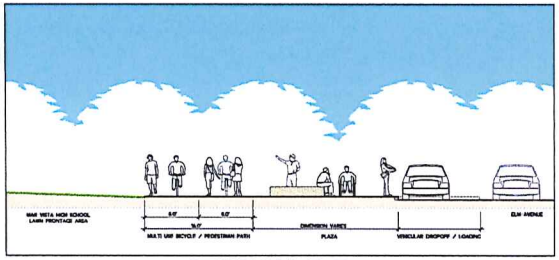


PLAZA SEATING OPTIONS
(Plan View)

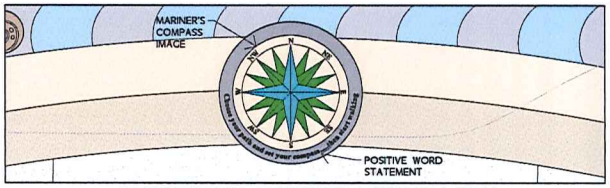




SECTION A-A



SECTION B-B

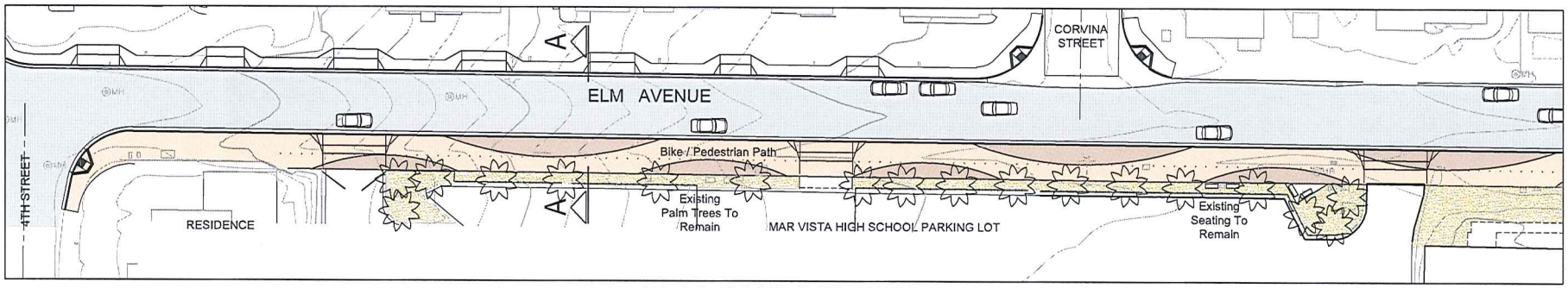


MARINER'S PAVING MEDALLION

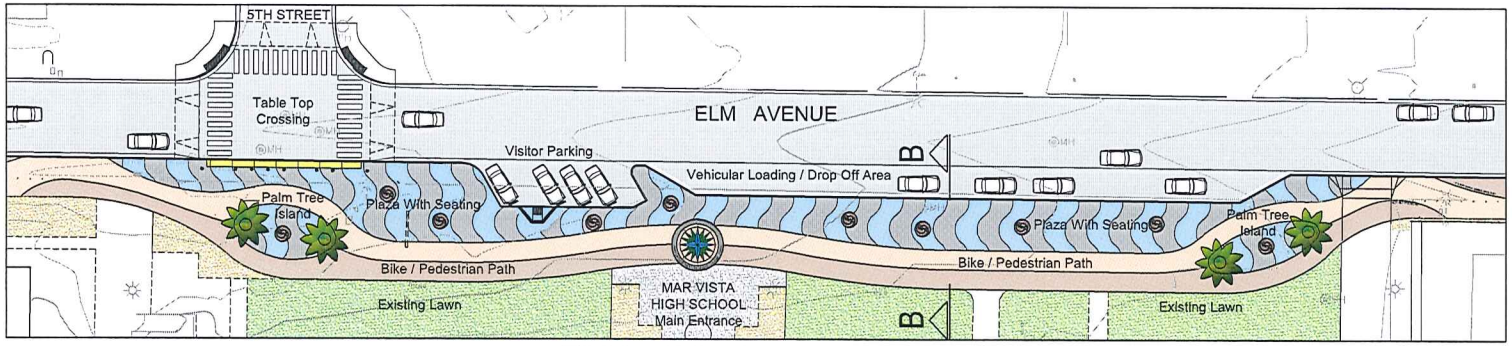
SCALE: 1" = 40'-0"

ELM AVENUE IMPROVEMENT PROJECT
CITY OF IMPERIAL BEACH, CALIFORNIA Nolte VerticalFive • Parterre
May, 2015

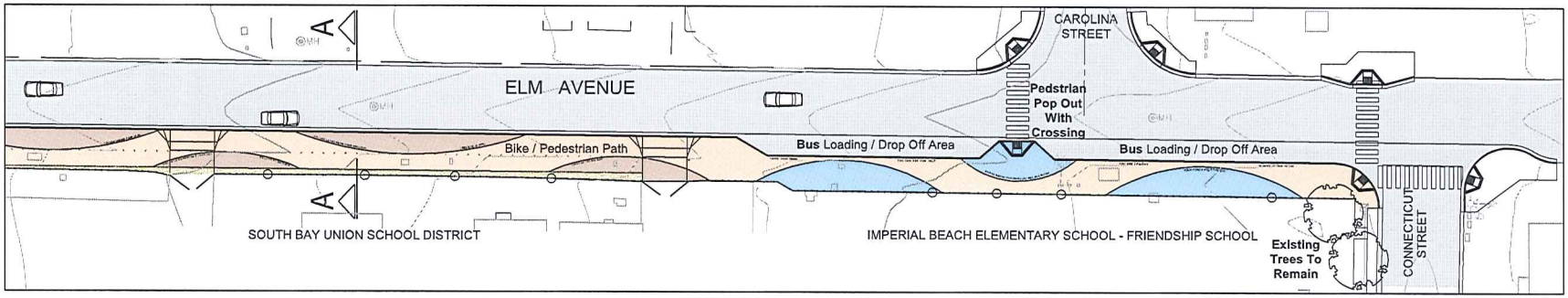
A



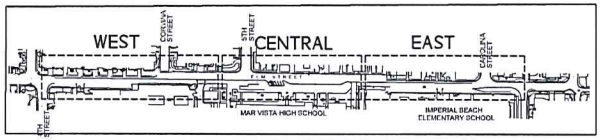
ELM AVENUE WEST



ELM AVENUE CENTRAL



ELM AVENUE EAST



KEY MAP

SCALE: 1" = 20'-0"

ELM AVENUE IMPROVEMENT PROJECT

CITY OF IMPERIAL BEACH, CALIFORNIA

Nolte VerticalFive • Parterre

May, 2015

B

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AGENDA ITEM NO. 5.2

STAFF REPORT
CITY OF IMPERIAL BEACH

TO:	**HONORABLE MAYOR AND CITY COUNCIL**
FROM:	**ANDY HALL, CITY MANAGER** AA
MEETING DATE:	**JUNE 3, 2015**
ORIGINATING DEPT.:	**ADMNISTRATIVE SERVICES DEPARTMENT** DSB
SUBJECT:	**FISCAL YEAR 2016 & FISCAL YEAR 2017 BUDGET**

EXECUTIVE SUMMARY:

As part of the City's Fiscal Years 2016-2017 budget process, the City Council and Staff are presenting the proposed budget to collect input from the community and City Council in preparation of the Fiscal Year 2016 and Fiscal Year 2017 budgets. The budget process has been underway since November 2014. The City department heads and staff have collectively submitted estimates for operating and capital expenditures as well as revenues. The City held an "open air" open house on April 23rd inviting the residents to meet with City Staff and Council to discuss the City's financial and project needs. The City also conducted a budget workshop on May 13, 2015. Staff will recommend to the City Council that it ratify an approved budget, by resolution, on June 17, 2015.

RECOMMENDATION:

Staff recommends that the City Council review, receive public comment and make recommendations concerning the proposals made for the FY2016 and FY2017 budgets.

RATIONALE:

The City Staff has prepared a preliminary budget proposal which includes an analysis of the City needs based on historical spending and projections. The Department Heads, along with nearly all of their respective staff, have identified a recommended spending plan. Input from the community has also been incorporated. The City Staff seeks further input and guidance from the City Council.

OPTIONS:

The City Council may provide direction to the City Manager to modify any portion of the proposed budget.

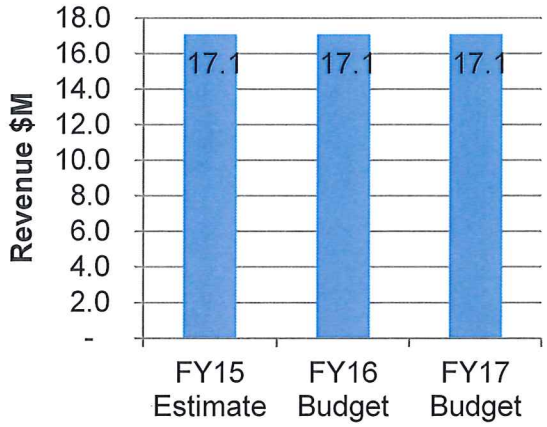
BACKGROUND:

The City of Imperial Beach approves budgets bi-annually prior to the beginning of the fiscal year on July 1st. The City's primary activities are tracked in the General Fund and it is a goal to balance Operating Expenditures with on-going Revenue. The Capital Expenditures are typically funded from Reserves, Grants and non-General Fund revenues. The City maintains other funds

which include the Sewer, Gas Tax, Transnet, Successor Agency, Housing Authority, and other special funds. The Revenue, Expenditures, and Reserves for all these funds are presented in the budget.

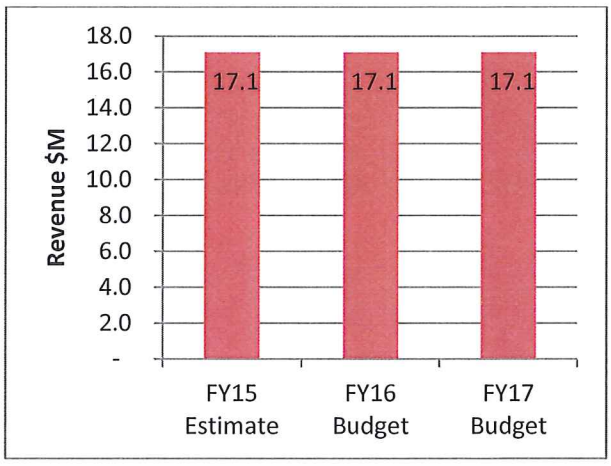
ANALYSIS:

General Fund (Revenue = Expense)



FY16 Changes	
$ (140K)	Reduction in Ambulance Revenue
$ 108K	Increase in Sales Tax
$ 123K	Increase in Transient Occupancy Tax

FY17 Changes	
$ (240K)	Reduction in SAFER Grant.
$ 40K	Increase in Sales Tax
$ 62K	Increase in Transient Occupancy Tax



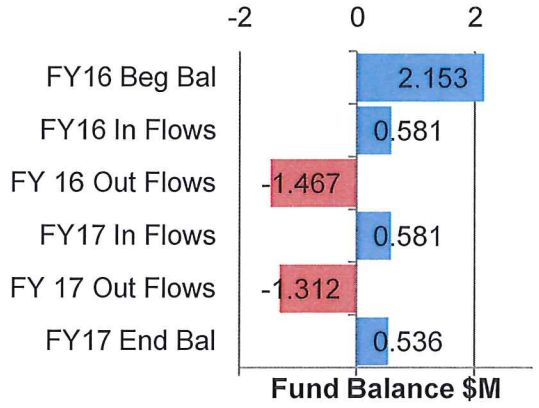
FY16 Changes	
$ 106K	Increase in CalPERS retirement
$ 268K	Increase Wages due to salary adjustments and step increases
$ 106K	Increase in Healthcare
$ (480K)	Reduction in operating expense

FY17 Changes	
$ (240K)	Reduction in SAFER Grant.
$ 100K	Increase in CalPERS retirement
$ 200K	Increase in Sheriff's contract

The following charts illustrate the Change in Fund Balance over the course of the Fiscal Year 2016 (FY16) and Fiscal Year 2017 (FY17) budget cycle. They read from top to bottom, starting with the FY16 beginning fund balance followed by In-Flows (Revenues), Out-Flows (Expense), and finally the FY17 projected Ending Fund Balance.

Other Government Funds

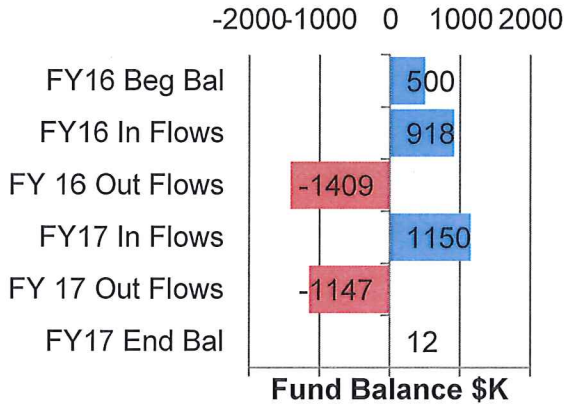
Gas Tax:



The beginning fund balance is $2.153M. Gas Tax funding continues to support Street Maintenance and the CIP. In FY16 and FY17, $789K and $768K, respectively, of Gas Tax funds are used for street maintenance. The balance of the Gas Tax reserves is programmed to be spent in the 2-year CIP.

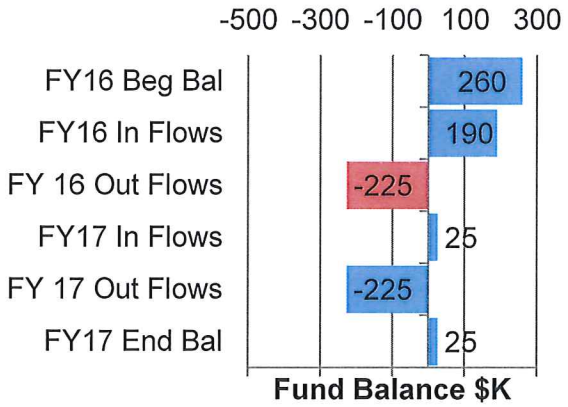
Note: Gas prices have stabilized, however further declines in Gas Tax revenue are expected in FY16 and FY17 due to Department of Finance accounting procedures. Analysts are estimating that Gas Tax revenue will return to FY14 levels sometime in FY17 or FY18.

Transnet:



The beginning fund balance is $500K. Transnet funding continues to support Street Maintenance and the CIP. In both FY16 and FY17, more than $200K of Transnet funds is used for street maintenance which represents about 30% of our annual allocation. The balance of the annual allocation received, as well as reserves, is programmed to fund the current 2 year CIP.

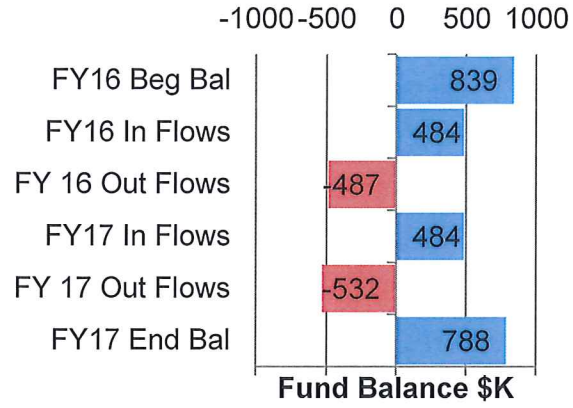
Parks Maintenance:



The beginning fund balance is $260K. Revenues are derived from the Residential Construction Tax section 3.20 in the municipal code. Typically the city collects about $25K/year, however, due to new developments it is estimated this figure to rise substantially. The reserves and revenues are programmed to fund projects (Restrooms and TOT Lot) in the current 2-year CIP.

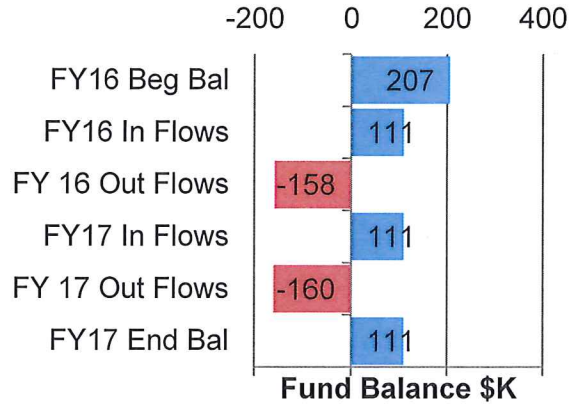
Internal Services Funds

Vehicle Replacement and Maintenance:



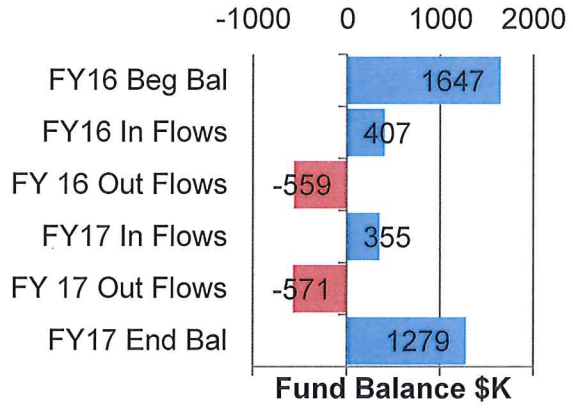
The beginning fund balance is $839K. In FY15, four trucks were purchased. There are no vehicles scheduled to be replaced in FY16 and one flatbed truck is scheduled for replacement in FY17.

Facilities Replacement and Maintenance:



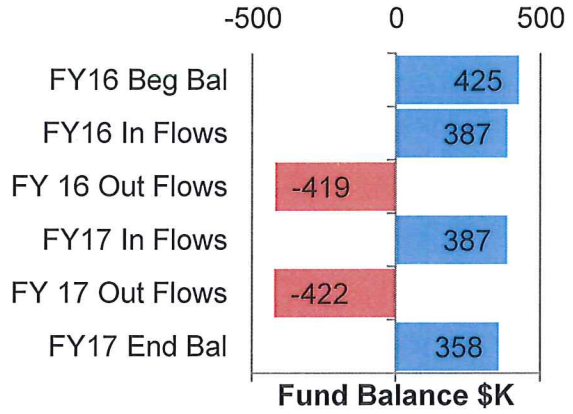
The beginning fund balance is $207K. The fund balance declines slightly due to CIP projects which includes replacing windows at the City Civic Center.

Risk Management:



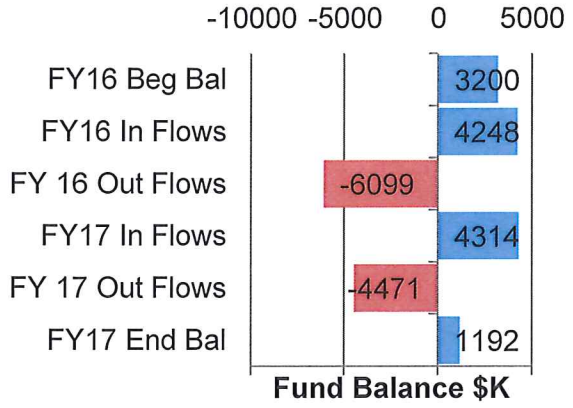
The beginning fund balance is $1,647K. The fund is budgeted to decline to $1,222 at the end of FY17. The decline in the Risk Management Fund Balance is by design. The City is expecting nearly $1M in Dividend Payouts over the next 6 years from the SANDPIPA wind-down. These funds are expected to offset the decline currently budgeted.

Information Technology:



The beginning fund balance is $425K. There are $100K of IT upgrades budgeted in the 2-year CIP. These upgrades are to maintain the level of service.

Sewer Fund



The beginning fund balance is $3.2M. The Sewer Fund assumes the City Council-approved 1.6% rate increase for FY16 and FY17. The revenues of $4.2M in FY16 and $4.3M in FY17 match operating expenses and cover a portion of the Capital Improvements. The balance of the CIP is funded from reserves. The estimated FY17 ending fund balance is $1.2M. This is below the preferred level of $2M.

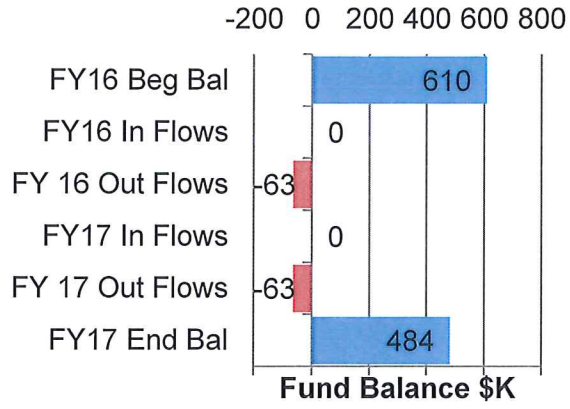
Successor Agency

	2016	2017
2010 Bond		
Interest	$ 1,051,836	$ 1,044,407
Principal	$ 245,000	$ 255,000
2013 Bond		
Interest	$ 762,957	$ 762,957
Principal	$ -	$ 145,000

The Successor Agency debt service is the single largest budgeted expense. The two debt issues include a 2010 Bond and a 2013 Bond.

Other Recognized Obligation Payments include attorney services, accounting audits, bank administration fees, staff administration costs and other professional fees related to the disposition of Successor Agency assets.

Housing Authority

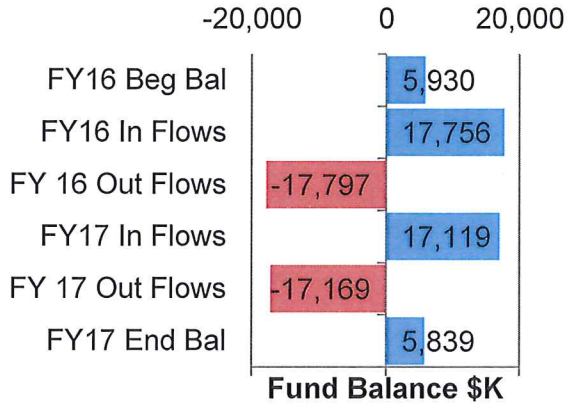


The Housing Authority fund balance is $484K. In addition, 20% of all loan repayments from the former Redevelopment Agency to the City will be credited to the Housing Authority. An amount of more than $200K is expected in June 2015, as well as June 2016.

Capital Improvement Plan

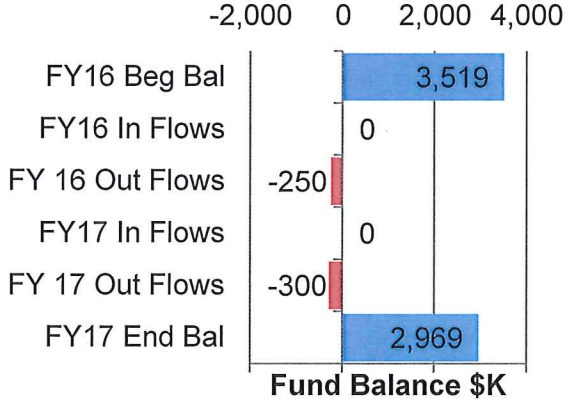
The two-year Capital Improvement Plan (CIP) includes 40 ongoing or new projects totaling $17.7M, of which $4.6M are grant funded. The balance of $12.8M is funded from reserves and non-general fund revenues.

General Fund: Unassigned Fund Balance



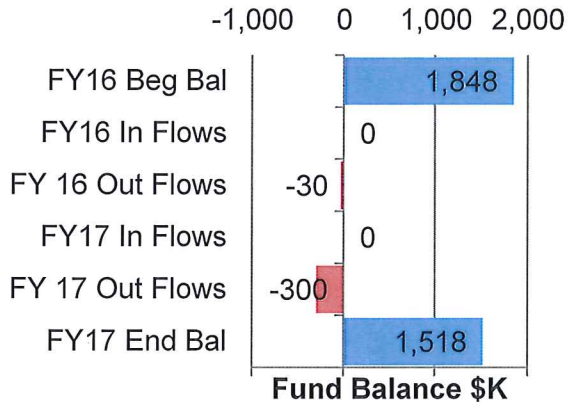
The General Fund Unassigned fund balance is $5,930K. The General Fund Operating Revenue, expense and unassigned CIP are listed as in-flows and out-flows. The estimated ending FY17 fund balance is $5,840K which is within the Council Policy of 30-40% of expenditures.

General Fund: Strategic Capital Fund Balance



The General Fund Strategic Capital fund balance is $3,519K. This includes $389K from the June 2015 City Loan repayment from the former RDA. The remainder of the loan is applied to the Housing Authority ($229K) and the RCS Public Safety Fund ($528K). The CIP projects funded by the Strategic Capital total $800K. The estimated ending FY17 fund balance is $2,719K.

General Fund: Public Works Fund Balance



The General Fund Public Works fund balance is $1,848K. The CIP projects funded by the Public Works total $648K. The estimated ending FY17 fund balance is $1,200K. This is within the Council direction of a $1M balance.

General Fund: Economic Uncertainty Fund Balance = Remains flat at $1.8M (just above the 10% directed by council)

General Fund: Public Safety Communication (RCS) Fund Balance = $800K, which includes $528K from the June 2015 City Loan repayment from the former RDA.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

Upon approval by the City Council in June, this will establish the FY2016 and FY2017 Citywide Budget.

Attachments:

1. FY2016 and FY2017 Proposed Draft Budget

IMPERIAL BEACH California

Draft Budget *(All information contained herein are estimates or projections as of 05/19/15 and are subject to change until a final budget is adopted by the City Council)*

Fiscal Year 2016 & Fiscal Year 2017

825 Imperial Beach Blvd – Imperial Beach, CA 91932

City of Imperial Beach

Located in San Diego County, Imperial Beach is the southwest most city in the continental United States, bordering Mexico to the south and the Pacific Ocean to the west. The mission is to maintain and enhance Imperial Beach as "Classic Southern California"; a beach-oriented community with a safe, small town, family atmosphere, rich in natural cultural resources.

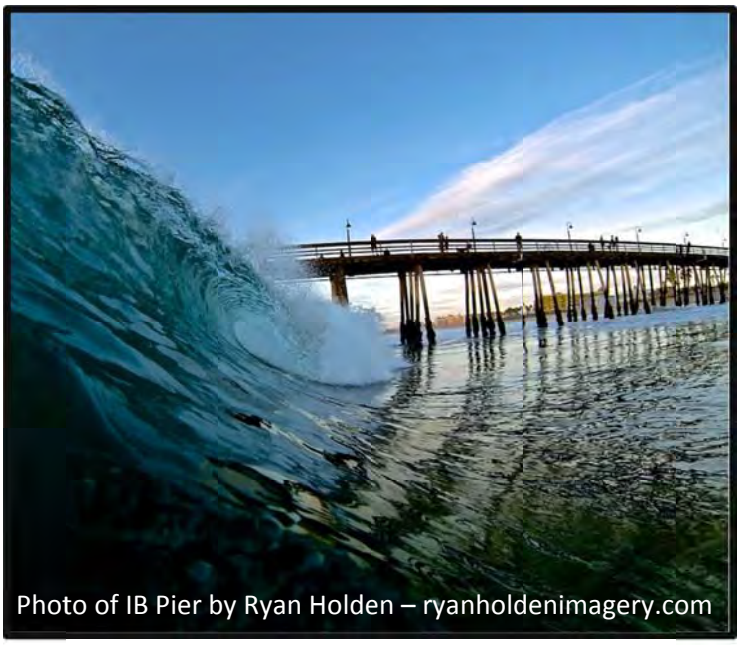


Photo of IB Pier by Ryan Holden – ryanholdenimagery.com

The population of the City is 27,063 (2013) and is 4.5 square miles including 4 miles of beach-front. There are 6 elementary/ middle schools and 1 high school with nearly 3,000 students enrolled.

Imperial Beach is home to the Tijuana River National Estuarine Research Reserve, a National Estuarine Research Reserve, and Border Field State Park. The estuary, located off Seacoast Drive and Imperial Beach Boulevard, is home to many endangered birds and wildlife. This estuary marks the place where the fresh water Tijuana River enters the salt water Pacific Ocean. It is the largest salt water marsh in Southern California.

Imperial Beach has undergone a significant makeover in the last ten years to become more visitor-friendly and commercially viable. In 2004, the City of Imperial Beach began implementing a community redevelopment plan to improve the commercial corridor along Palm Avenue and Seacoast Drive.

Imperial Beach boasts a high military population and is home to the US Navy's Naval Outlying Landing Field Imperial Beach also known as NOLF Imperial Beach. It is bordered on its northern extreme by Silver Strand Training Complex and is home to several Unified Port of San Diego properties.

Inquiries concerning the budget, please contact:

Administrative Services Department
825 Imperial Beach Blvd
Imperial Beach, CA 91932
(619) 628-1361
dbradley@imperialbeachca.gov

Honorable Mayor and Members of Council:

On behalf of the Imperial Beach management team, I am pleased to present the FY 2016 and FY 2017 Imperial Beach municipal budget for your consideration. The preparation of the budget was a collaborative effort and each Department Head was instrumental in arriving at a balanced budget that contains the anticipated revenues and expenditures to provide effective and efficient municipal services.

The primary goal of the management staff in the preparation of the budget was to continue to provide a high level of professional City services at one of the lowest per capita expense to the residents in San Diego County. This goal help guide the management staff in making some of the more difficult decisions and necessary compromises. I am confident that under the guidance of the City Council, the staff of Imperial Beach provides more benefit from each taxpayer dollar than any municipality in the County. Some of the key components and objectives of the budget include:

- Identification of base or ongoing revenues for all long term expenditures
- Implementation of City Council capital and maintenance priorities
- Preservation of existing employee compensation levels and benefit packages
- Presentation of a clear, user friendly budget with a focus on being transparent
- Limitation on new tax or fee revenue generation to minimize impact on residents
- Restructuring of Activity Based Costing (ABC) methodology for more accurate reflection of General Fund revenues and expenditures

The budget reflects essentially a flat revenue stream despite significant development activity. Many of the projects that are currently being processed will not be completed and become contributors to the base revenue of the City in the next two year period. If the current projects come to fruition, future two year budget cycles may indicate a significant increase in revenue generation. Property tax increases as vacant lots are improved, Redevelopment Agency debt is reduced, and property values rise.

In general, when Activity Based Costing is restructured, most of the expenditures also remain static. One significant increase in expense is an additional $100,000 due to CalPERS because Imperial Beach, like most California municipalities, is underfunded in the State retirement system. This increase will expand by $100,000 each of the next four years until it stabilizes at $500,000 for several years until the City is properly funded in the retirement system. At the present time, the City is underfunded by approximately $7 million. Most of this cost is tied to past and current employees and recent reforms will reduce the likelihood this will happen in the future.

Transparency continues to be an important factor in budget preparation. Beyond the required hearings and public meetings, the management staff has met with employee representatives, community groups, and residents to obtain input and suggestions. The budget, along with other pertinent financial documents, can be found on the City website and is easy to navigate.

Finally, it would very challenging to prepare a balanced budget without our partnerships with the Unified Port of San Diego, the San Diego County Sheriff's Department, the San Diego Association of Governments, San Diego County and the State of California. These partners provide funding and services that greatly improve the lives of our residents.

It is a pleasure to present the City Council with a balanced budget that ensures efficient and effective service provision without any anticipated increase in taxes or fees, with the exception of the previously approved increase in sewer rates. Thank you for your guidance and support in establishing a financial roadway map for the near future in Imperial Beach.

Sincerely,

Andy Hall, AICP
Imperial Beach City Manager

Executive Summary

The General Fund budget is balanced and has remained mostly flat and consistent with historical revenue and expenditures. However, several changes have occurred requiring budget estimate modifications versus the prior year. The Revenue changes include; Sales Tax increase from new business activity, Transient Occupancy Tax increase, and Ambulance revenue decline to reflect actual levels of service. The Expense changes include; increase in retirement, increase in Sheriff's contract, and programmed employee cost increases including healthcare. To balance the budget, there has been a modest reduction in non-employee related expense items.

City of Imperial Beach…….. Page A2

City Manager Letter to Mayor and Members of Council…….. Page A3

Executive Summary…….. Page A5

Organization Chart…… Page A8

City of Imperial Beach Employees…… Page 1

Staffing is reduced from **145.5** employees in FY16 to **141.5** in FY17. The reduction is caused by the end to the current SAFER firefighter grant. Minor staffing changes in FY16 include 1 part-time administrative employee increased to full-time. The staffing figures include **61 part time** employees for Lifeguard and Tidelands Maintenance.

Budget Summary…… Page 2

Citywide Operating Budget remains flat at **$28.5M for FY16 and $28.8 for FY17**. The **$16.7M 2 Year Capital Budget** is programmed mostly in FY16. Projects not completed in FY16 will be carried over to FY17. The General Fund Operating Budget is balanced at **$17.1M in FY16** and **$17.1M in FY17**.

Revenue Budget…… Page 3

Citywide Revenue Budget increases to **$33.7M in FY16** and settles down to **$29.7 in FY17**. The difference between FY16 and FY17 is due solely to **Grant Revenue funding CIP** projects.

General Fund Revenue Detail…… Page 4

General Fund Revenue Budget remains flat at **$17.7M in FY16** and **$17.1 in FY17**. The slight decline in FY17 is the end of the SAFER Firefighter, Sea level Rise and San Diego Bay WQIP funding. Slight **increases** are estimated in FY17 for **Sales Tax** and **Transient Occupancy Tax**.

Expense Budget……. Page 6

Citywide Expense Budget increases to **$42.0M in FY16** and settles at **$32.1 in FY17**. The difference between FY16 and FY17 is due to the majority of the 2 year CIP projects are budgeted in FY16. This is done for administrative purposes in that nearly all will begin sometime in FY16 and require a budget. The amount that is not completed will be rolled into FY17 by council approval at the end of FY16.

General Fund Expense Budget …….. Page 7

General Fund Expense Budget is higher in FY16 at **$18.0M** vs **$17.7 in FY17**. Difference between FY16 and FY17 is solely due to CIP projects funded through General Fund Reserves. As stated above, the General Fund Operating Budget is balanced at **$17.1M in FY16** and **$17.1M in FY17**.

Capital Improvement Plan Budget…….. Page 8

The 2 Year CIP Budget is **$16.7M** and consists of 3**4 projects**. Over **$4.9M** of these projects are funded through various **Grants**. The remainder is funded through revenue and/or reserves from the Gas Tax, Transnet, Sewer and the General Fund.

Fund Balance Budget……. Page 9

The Fund Balance Schedule illustrates Citywide Reserves by Fund. The General Fund Unassigned Fund Balance remains within **30-40% of expenditures** per council policy. The reduction in Strategic Capital, Public Works, Gas Tax, Transnet, 2010 Bond, Park Maintenance, Sewer and Information Technology reserves are due to **CIP expenditures**. The decline in the Risk Management Fund Balance is by design. The City is expecting (and has not yet budgeted for) nearly **$1M in Dividend Payouts** over the next 6 years from the SANDPIPA wind-down. These funds are expected to offset the decline currently budgeted. The fund balance in Vehicle Replacement and Facility Maintenance remain flat.

Indirect Cost Allocation Budget…… Page 10

In compliance with industry standards the Indirect Cost Allocations have been modified and **simplified in FY16 and FY17**. The cost allocations that were budgeted previously within the General Fund have been removed. This was incorrectly over-stating the General Fund Expense and Revenue. The over-statement was an offset, thus not affecting the Fund Balance. The charges to the General Fund in FY16 and FY17 have been reduced slightly versus FY15 to satisfy budget demands. The costs allocated to the Sewer fund have remained flat in FY16 and FY17 versus FY15.

Budget Transfers…… Page 11

The **$998K FY16 budget transfer ($986K FY17)** into the General Fund is for Street Maintenance funded by **$789K of Gas Tax Funds ($768 FY17) and $209K of Transnet Funds ($218K FY17)**. The **Street Maintenance** expense is nearly **$215K** more than the transferred amount, which represents the amount spent by the General Fund to meet the City's **Maintenance of Effort** as required by SANDAG. The **$2M** transfer between the 301 and 303 funds are for **Successor Agency Debt Service**.

Key Department Budget Detail…… Page 12

The Department Detail schedules provide more detail and historical cost of key City departments. Also provided are the **Goals, Objectives and Key Metrics** of Accomplishment by Department.

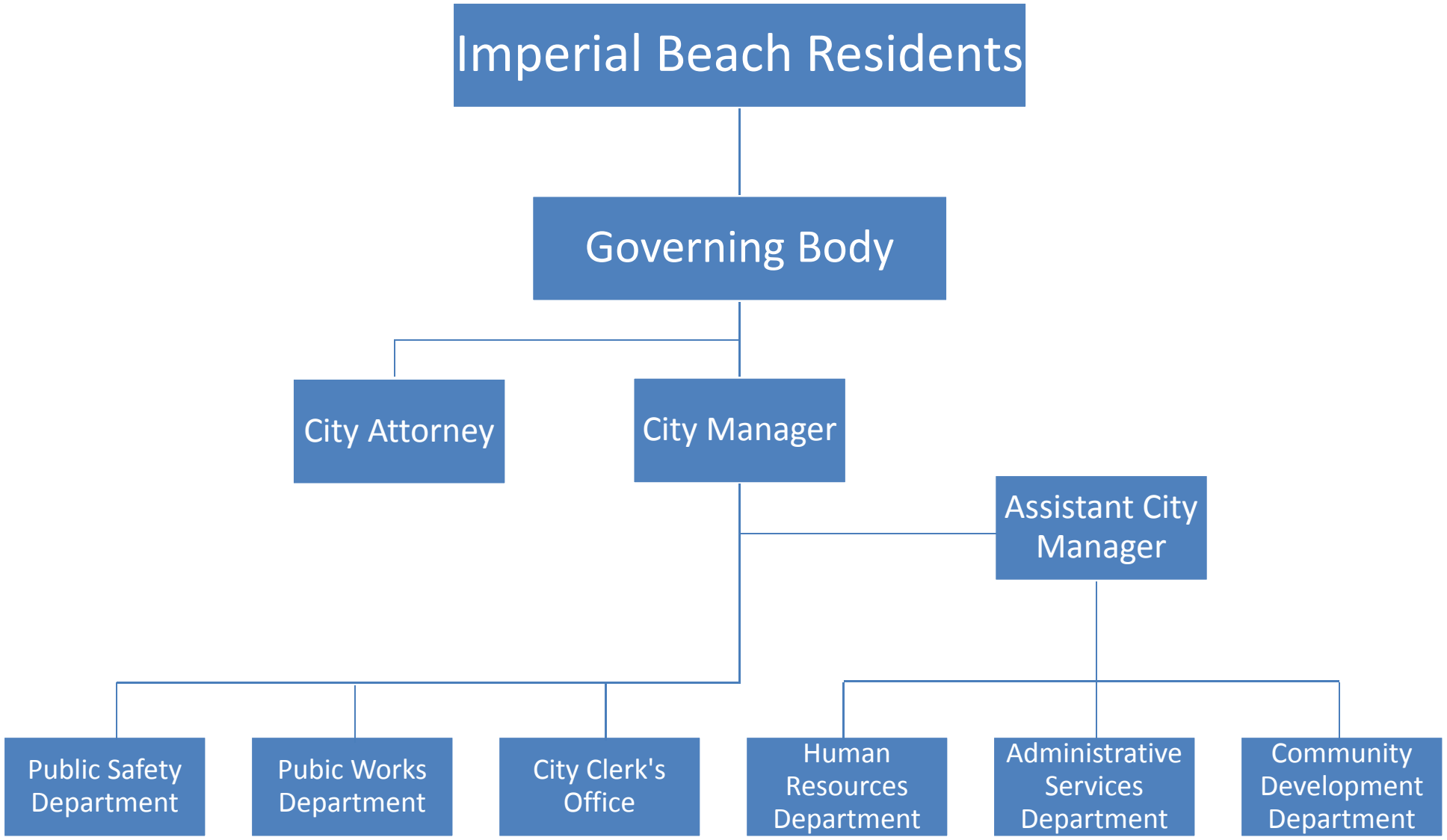
Total Budget by General Ledger Account…… Page 42

The actual budget by general ledger account number is listed which will be transferred into the City's accounting system.

GANN limit Calculation…… Page 69

The GANN appropriations limit calculation sets the limit to governmental expenditures based on legislation. The City is at **55%** of the GANN limit.

City of Imperial Beach Organization Chart



City of Imperial Beach

Employees (FY2016 and FY2017)

CITYWIDE STAFF	FY16	FY17
	145.5	141.5

ADMINISTRATION

MAYOR/CITY COUNCIL	FY16	FY17
Mayor	1.0	1.0
Councilmember	4.0	4.0

CITY MANAGER		
City Manager	1.0	1.0
Management Analyst	1.0	1.0

CITY CLERK		
City Clerk	1.0	1.0
Deputy City Clerk	1.0	1.0

HUMAN RESOURCES		
HR Manager	1.0	1.0
Office Specialist	1.0	1.0

ADMINISTRATIVE SERVICES		
Director	1.0	1.0
Senior Accountant	2.0	2.0
Accounting Clerk	3.0	3.0

SENIOR SERVICES		
Program Coordinator	0.5	0.5
Program Aide	0.5	0.5

INFORMATION TECHNOLOGY		
Network Systems Technician	1.0	1.0
GIS Administrator	1.0	1.0
Network Tech	0.5	0.5

COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT	FY16	FY17
Director/Asst City Manager	1.0	1.0
City Planner	1.0	1.0
Senior Planner	1.0	1.0
Admin Assistant	1.0	1.0

BUILDING AND HOUSING INSP		
Building Official	1.0	1.0
Building Inspector	1.0	1.0
Deputy Building Official	0.5	0.5

CODE ENFORCEMENT		
Compliance Officer	1.5	1.5

PUBLIC SAFETY

FIRE PROTECTION	FY16	FY17
Director	1.0	1.0
Emergency Services Cord	1.0	1.0
Fire Captain	2.0	2.0
Fire Engineer	4.0	4.0
Fire Inspector	1.0	1.0
Firefighter	9.0	5.0
Administrative Assistant	1.0	1.0

OCEAN/BEACH SAFETY		
Lifeguard Captain	1.0	1.0
Lifeguard Sergeant	2.0	2.0
Lifeguard II	7.0	7.0
Part Time Lifeguard II	2.0	2.0
Part Time Lifeguard I	24.0	24.0

PUBLIC WORKS

ADMINISTRATION	FY16	FY17
Director	1.0	1.0
Operations Manager	1.0	1.0
Customer Service Specialist	1.0	1.0
CIP Manager	1.0	1.0
Administrative Assistant	1.0	1.0

STREET MAINTENANCE		
Lead Maintenance Worker	1.0	1.0
Maintenance Worker I	1.0	1.0
Maintenance Worker II	2.0	2.0
Street Supervisor	1.0	1.0

STORM WATER		
Environmental Manager	1.0	1.0
Environmental Specialist	1.0	1.0

PARK MAINTENANCE		
Lead Maintenance Worker	1.0	1.0

FACILITIES MAINTENANCE		
Maintenance Worker II	1.0	1.0
Custodian	1.0	1.0

TIDELANDS MAINTENANCE		
Grounds/Facilities Super	1.0	1.0
Lead Maintenance Worker	2.0	2.0
Maintenance Worker II	2.0	2.0
Part Time Maint Worker	35.0	35.0

VEHICLE MAINTENANCE		
Fleet Supervisor	1.0	1.0
Mechanic II	1.0	1.0

SEWER DEPARTMENT		
Sewer Supervisor	1.0	1.0
Lead Maintenance Worker	1.0	1.0
Maintenance Worker II	1.0	1.0
Maintenance Worker I	1.0	1.0
Maintenance Worker	1.0	1.0

Budget Notes:

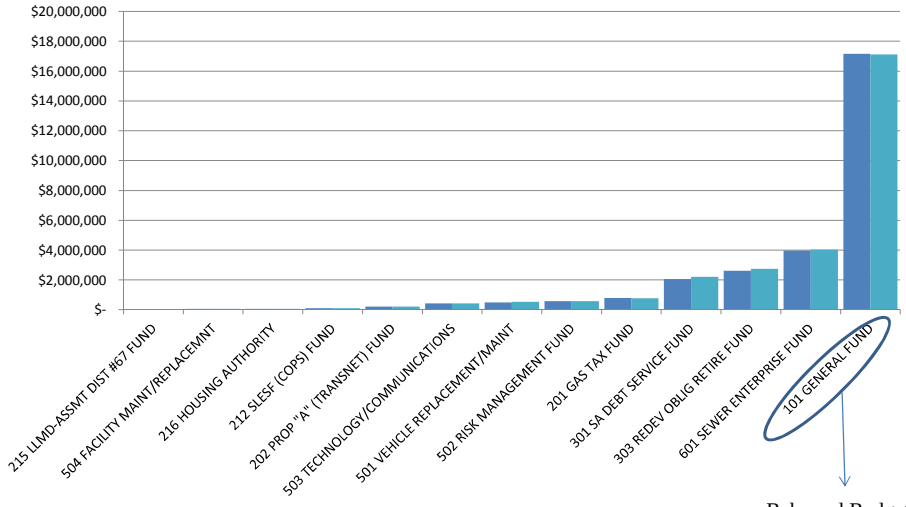
Deputy Building Official listed as 0.5 is reserved for "as needed".

City of Imperial Beach

Budget (FY2016 and FY2017)

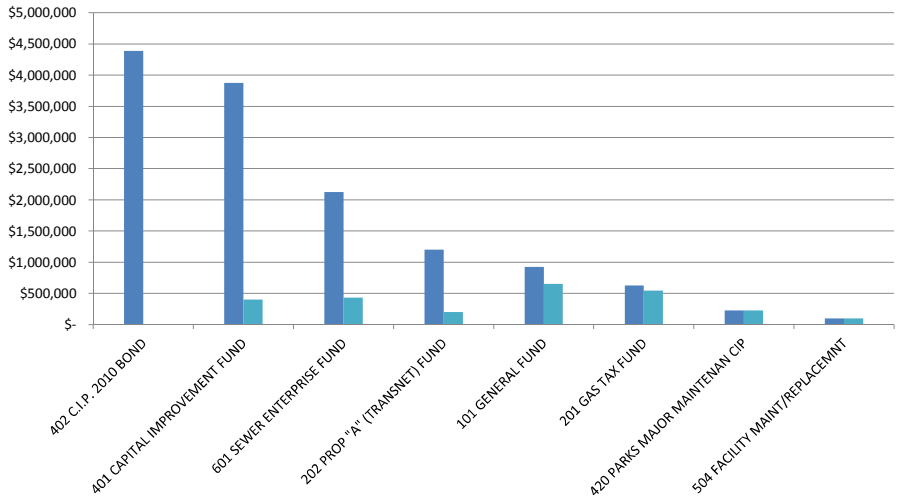
$28,890,471 FY2017
$28,521,873 FY2016

CITYWIDE OPERATING EXPENSE BUDGET



$2,549,971 FY2017
$13,463,996 FY2016

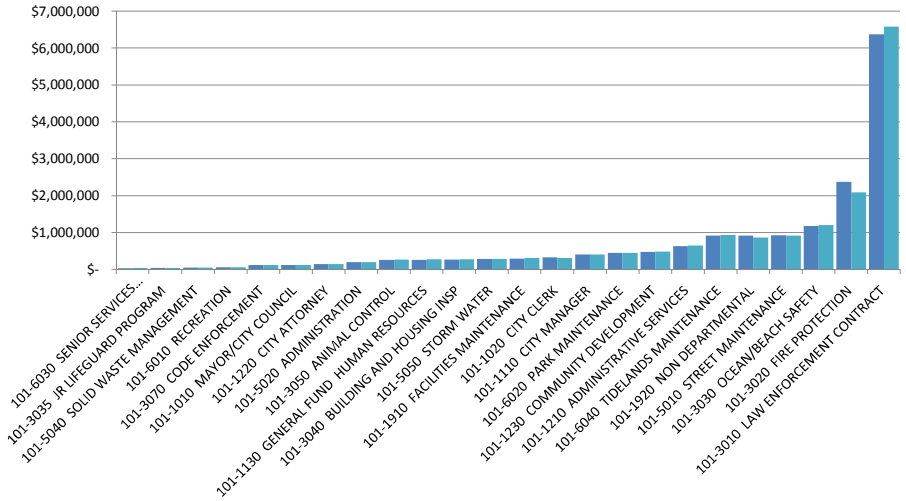
CITYWIDE CAPITAL BUDGET



Balanced Budget

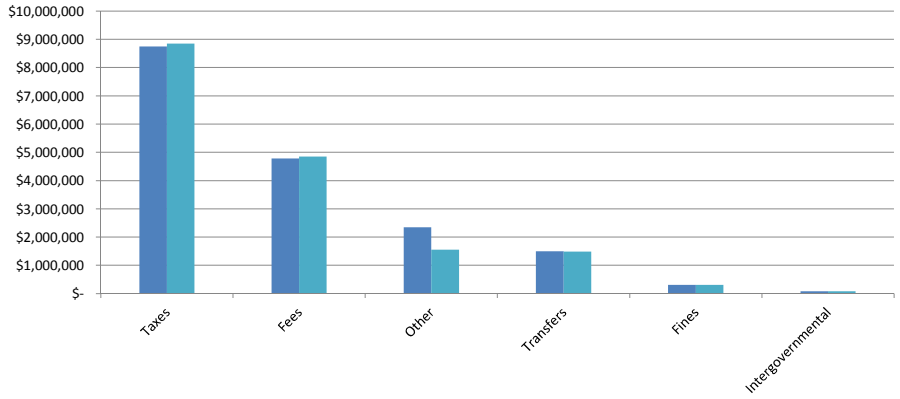
$17,119,459 FY2017
$17,155,269 FY2016

GENERAL FUND OPERATING EXPENSE BUDGET



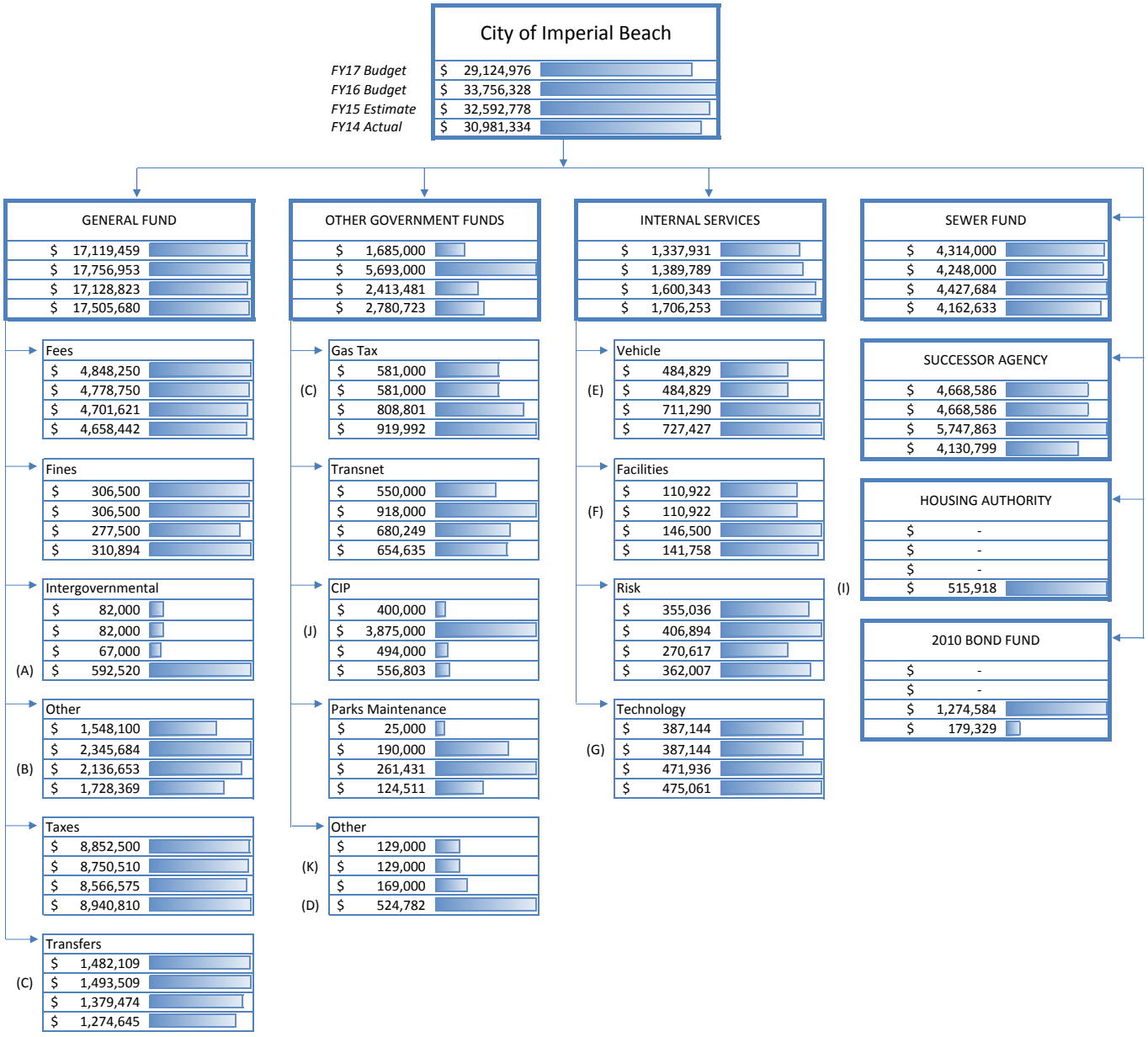
$17,119,459 FY2017
$17,155,269 FY2016

GENERAL FUND OPERATING REVENUE BUDGET



City of Imperial Beach

Revenue Budget (FY2016 and FY2017)



Budget Notes:

(A) Reduction cause: FY14 Bayshore Bikeway reimbursement grant.
(B) Reduction cause: FY15 Tijuana River reimbursement grant.
(C) Increase cause: FY16/FY17 increased contribution from Gas Tax to support street maintenance. Excludes internal General Fund transfers
(D) Reduction cause: FY14 CDBG Grant.
(E) Reduced budget. Autos purchased in prior year.
(F) Reduced budget based on facility needs. Fund balance available if needed.
(G) Reduced budget based on IT needs. Fund balance available if needed.
(I) Clean and green funding.
(J) CIP Grants. ATP, SGIP.
(K) CDBG Revenue consolidated for multiple years into FY16.

City of Imperial Beach

General Fund Revenue Budget (FY2016 and FY2017)

	FY14 Actual	FY15 Estimate	FY16 Budget	FY17 Budget
Fees	**$ 4,658,442**	**$ 4,701,621**	**$ 4,778,750**	**$ 4,848,250**
341.74-01 BUILDING PLAN CHECK	$ 76,119	$ 60,000	$ 80,000	$ 80,000
341.74-03 PLANNING & ZONING	$ 90,348	$ 75,000	$ 90,000	$ 90,000
342.20-01 OTHER PORT REIMBURSE	$ 3,479	$ -	$ -	$ -
342.20-02 LAW ENFORCEMENT (PORT)	$ 1,778,675	$ 1,804,954	$ 1,830,000	$ 1,859,000
342.20-03 FIRE SERVICES (PORT)	$ 225,059	$ 228,710	$ 232,000	$ 235,000
342.20-04 OCEAN BEACH (PORT)	$ 1,391,639	$ 1,414,037	$ 1,433,000	$ 1,455,000
342.20-05 TIDELANDS (PORT)	$ 914,087	$ 927,203	$ 940,000	$ 955,000
342.20-06 ANIMAL CONTROL (PORT)	$ 31,434	$ 31,937	$ 32,000	$ 32,500
343.30-01 SO BAY UNION (SBUSD)	$ 16,250	$ 20,000	$ 16,250	$ 16,250
343.30-02 SWEEWATER (SUHSD)	$ 65,000	$ 65,000	$ 65,000	$ 65,000
344.75-02 CITY CLERK MAPS/PUB.	$ 625	$ 1,000	$ 1,000	$ 1,000
344.75-03 BUILDING MAPS/PUBLICATION	$ 1,286	$ 1,000	$ 1,000	$ 1,000
344.75-04 COMM DEV MAPS/PUB.	$ -	$ 100	$ -	$ -
344.76-01 COMM DEV ADMIN FEES	$ 25	$ 100	$ -	$ -
344.76-03 FINANCE ADMIN FEES	$ 15,137	$ 19,000	$ 17,500	$ 17,500
344.76-04 BUILDING ADMIN FEES	$ 2,800	$ 2,000	$ 5,000	$ 5,000
344.76-05 PUBLIC WORKS ADMIN FEES	$ 325	$ -	$ -	$ -
344.77-01 PICNIC SHELTER FEE	$ 115	$ 1,500	$ -	$ -
344.77-02 BALL FIELD RENTAL FEES	$ 2,010	$ -	$ -	$ -
344.77-03 AIR JUMP FEES	$ 2,436	$ -	$ 1,000	$ 1,000
344.77-05 ADULT SPORTS PROGRAMS	$ -	$ -	$ -	$ -
344.77-06 SPORTS PARK PROGRAM FEES	$ 15	$ -	$ -	$ -
344.77-07 BEVERAGE VENDOR SERVICES	$ 5,698	$ -	$ -	$ -
344.77-08 YOUTH SOCCER FIELD	$ 150	$ -	$ -	$ -
345.77-01 SENIOR CENTER PROGRAMS	$ 770	$ 800	$ -	$ -
347.77-02 JR.LIFEGUARD PROGRAM FEES	$ 34,960	$ 49,280	$ 35,000	$ 35,000
Fines	**$ 310,894**	**$ 277,500**	**$ 306,500**	**$ 306,500**
351.78-01 PARKING CITATIONS	$ 135,397	$ 140,000	$ 150,000	$ 150,000
351.78-02 ORDINANCE CIVIL PENALTY	$ 120,600	$ 66,000	$ 100,000	$ 100,000
352.78-01 TRAFFIC FINES	$ 53,533	$ 70,000	$ 55,000	$ 55,000
353.78-01 FALSE ALARMS	$ 1,365	$ 1,500	$ 1,500	$ 1,500
Intergovernmental	**$ 592,520**	**$ 67,000**	**$ 82,000**	**$ 82,000**
332.40-02 VLF "EXCESS"	$ 12,167	$ 30,000	$ 12,000	$ 12,000
334.40-01 STATE OF CALIFORNIA GRANT	$ 62,225	$ -	$ -	$ -
334.40-05 CLEAN BEACH GRANT/PROP 50	$ -	$ -	$ -	$ -
334.40-06 CALTRANS	$ -	$ -	$ -	$ -
334.40-08 RECREATIONAL TRAILS PROGR	$ 315,899	$ -	$ -	$ -
335.40-01 STATE MANDATED COST REIMB	$ 20,589	$ 25,000	$ 55,000	$ 55,000
337.50-01 FEDERAL GRANTS	$ 136,979	$ -	$ -	$ -
338.60-01 COUNTY FUNDING/GRANTS	$ 30,060	$ -	$ -	$ -
338.60-03 VEHICLE IMPOUND FEE	$ 14,601	$ 12,000	$ 15,000	$ 15,000
Other	**$ 1,728,369**	**$ 2,136,653**	**$ 2,345,684**	**$ 1,548,100**
321.72-10 BUSINESS LICENSE	$ 373,935	$ 365,000	$ 375,000	$ 375,000
322.73-01 BUILDING PERMITS	$ 132,952	$ 105,000	$ 145,000	$ 200,000
322.73-02 PLUMBING PERMITS	$ 14,830	$ 14,000	$ 20,000	$ 20,000
322.73-03 ELECTRICAL PERMITS	$ 24,130	$ 20,000	$ 30,000	$ 30,000
322.73-04 MECHANICAL PERMITS	$ 6,676	$ 6,000	$ 10,000	$ 10,000
323.71-01 INSPECTION FEE	$ 2,000	$ 1,000	$ 1,000	$ 1,000
323.71-02 COM/FIRE INSPECTION FEES	$ 16,984	$ 16,000	$ 18,000	$ 18,000
323.71-03 RES/FIRE INSPECTION FEES	$ 244,076	$ 235,000	$ 250,000	$ 250,000
324.72-20 ANIMAL LICENSES	$ 12,910	$ 13,000	$ 13,000	$ 13,000
324.72-30 BICYCLE LICENSES	$ 45	$ 100	$ 100	$ 100
324.73-01 MISCELLANEOUS PERMITS	$ 13,471	$ 13,000	$ 14,000	$ 14,000
325.73-06 SPECIAL EVENT PERMIT FEES	$ 3,375	$ 3,000	$ 3,000	$ 3,000
361.80-01 ALLOCATED INTEREST	$ 64,732	$ 150,000	$ 65,000	$ 65,000
361.80-02 NON-ALLOCATED INTEREST	$ 35	$ 2,000	$ -	$ -
361.80-03 MRKT VALUE OF INVESTMTS	$ 15,047	$ -	$ -	$ -
362.82-01 RENT LAND	$ 266,212	$ 250,000	$ 270,000	$ 270,000
362.82-02 RENT BUILDINGS	$ 62,511	$ 55,000	$ 62,000	$ 62,000

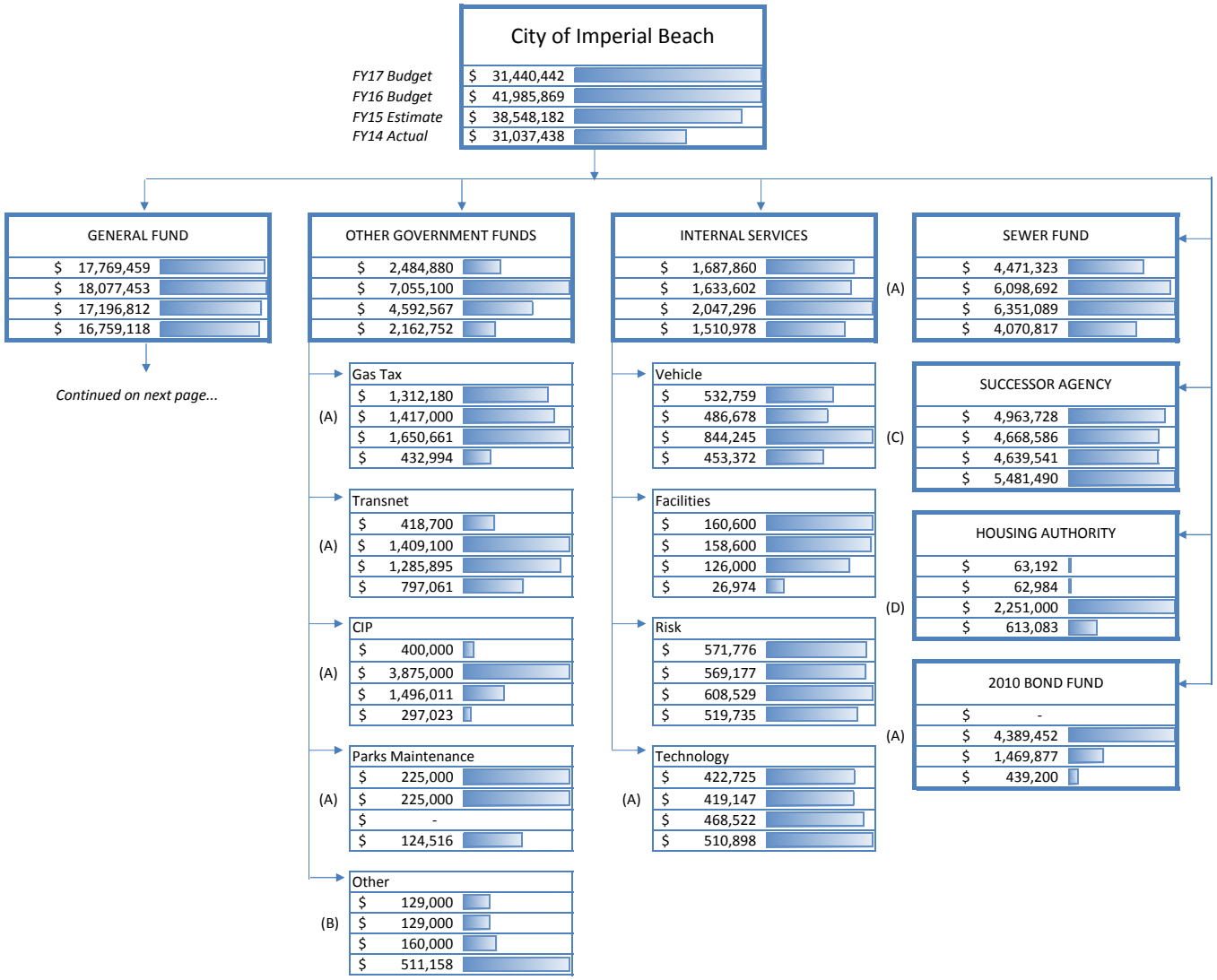
City of Imperial Beach

General Fund Revenue Budget (FY2016 and FY2017)

	FY14 Actual	FY15 Estimate	FY16 Budget	FY17 Budget
371.83-01 CASH OVER/SHORT	$ -	$ -	$ -	$ -
371.83-02 CONTRIBUTIONS	$ 8,852	$ 10,000	$ 20,000	$ 20,000
371.83-03 MISCELLANEOUS REVENUE	$ 8,060	$ 25,000	$ 10,000	$ 10,000
371.83-07 SENIOR CENTER MEMBERSHIPS	$ -	$ 500	$ -	$ -
371.83-09 SB 1186 DISABILITY ACCESS	$ 3,433	$ 5,000	$ 3,500	$ 3,500
374.83-03 SUCCESSOR AGENCY	$ -	$ -	$ -	$ -
374.85-01 OTHER COST REIMBURSEMENT	$ 254,654	$ 617,053	$ 944,584	$ 92,000
374.85-02 DUI COST REIMBURSEMENT	$ 3,027	$ 4,000	$ 4,500	$ 4,500
374.85-04 AMR PARAMEDIC BILLING	$ 194,649	$ 225,000	$ 85,000	$ 85,000
375.88-01 SALES OF I.B. T-SHIRTS	$ 1,774	$ 2,000	$ 2,000	$ 2,000
Taxes	**$ 8,940,810**	**$ 8,566,575**	**$ 8,750,510**	**$ 8,852,500**
311.60-01 1% GENERAL PURPOSE TAX	$ 1,735,764	$ 1,700,000	$ 1,735,010	$ 1,735,000
311.60-02 RPTTF RDA PASS-THRU	$ 634,172	$ 356,000	$ 363,000	$ 363,000
311.60-03 TIJUANA SLOUGH	$ 3,292	$ 3,500	$ 3,500	$ 3,500
311.60-04 VLF ADJ- R & T CODE 97.70	$ 2,147,235	$ 2,269,000	$ 2,270,000	$ 2,270,000
311.60-05 SALES TAX ADJ-PROP 57	$ 234,268	$ 239,000	$ 145,000	$ 145,000
311.60-06 RPTTF RESIDUAL	$ 1,084,684	$ 700,000	$ 607,000	$ 607,000
313.40-01 7.75% SALES TAX (1% CITY)	$ 631,865	$ 711,000	$ 913,000	$ 953,000
313.60-02 PROP 172: .5% SALES TAX	$ 141,488	$ 130,000	$ 140,000	$ 140,000
315.60-03 DOCUMENTARY TRANSFER TX	$ 73,752	$ 45,000	$ 60,000	$ 60,000
316.70-49 TRANSIENT OCCUPANCY TAX	$ 386,421	$ 491,000	$ 614,000	$ 676,000
318.10-05 SOLID WASTE (EDCO)	$ 1,238,477	$ 1,312,075	$ 1,271,000	$ 1,271,000
318.10-10 GAS & ELECTRIC (SDG&E)	$ 145,334	$ 141,000	$ 145,000	$ 145,000
318.10-15 CABLE (COX CABLE)	$ 324,443	$ 360,000	$ 325,000	$ 325,000
318.10-20 WATER (CAL AMERICAN)	$ 92,392	$ 74,000	$ 92,000	$ 92,000
318.10-30 AT&T	$ 67,223	$ 35,000	$ 67,000	$ 67,000
Transfers	**$ 2,746,388**	**$ 2,837,523**	**$ 1,493,509**	**$ 1,482,109**
381.90-01 ABC / ADMIN CHARGES	$ 1,352,016	$ 1,337,506	$ 146,527	$ 146,527
381.90-02 ABC / PW ADMIN CHARGES	$ 615,132	$ 615,952	$ 348,882	$ 348,882
391.90-02 TRANSFER IN-GAS TAX FUND	$ 382,740	$ 688,170	$ 789,000	$ 768,000
391.90-03 TRANSFER IN-PROP "A" FUND	$ 396,500	$ 195,895	$ 209,100	$ 218,700
Grand Total	**$ 18,977,423**	**$ 18,586,872**	**$ 17,756,953**	**$ 17,119,459**
Less Internal Cost Allocations	$ (1,471,743)	$ (1,458,049)		
Total Revenue	**$ 17,505,680**	**$ 17,128,823**	**$ 17,756,953**	**$ 17,119,459**

City of Imperial Beach

Expense Budget (FY2016 and FY2017)



Budget Notes:

(A) CIP Budgeted in FY16 to carry over into FY17

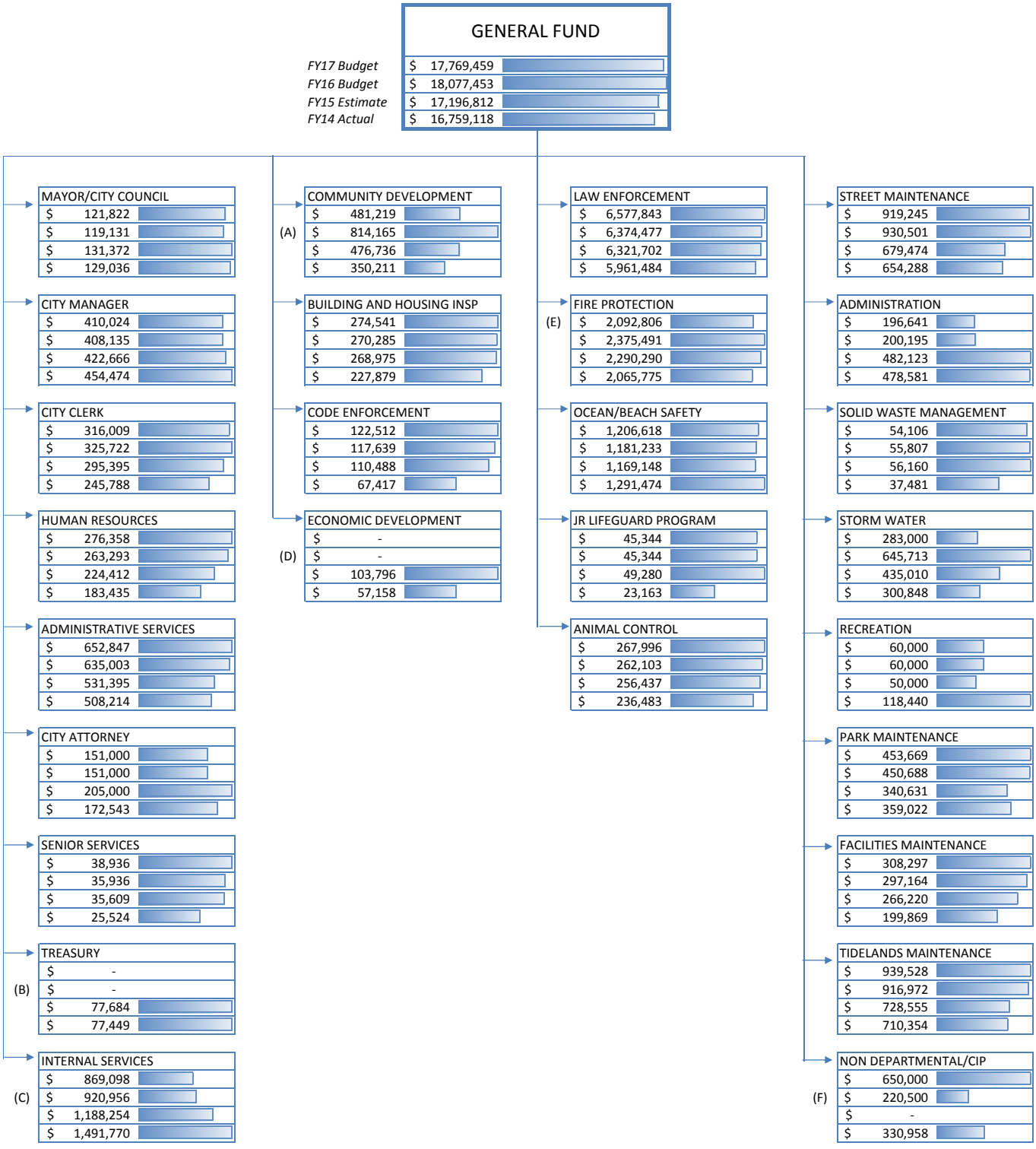
(B) Park sMaintenance CIP in FY16.

(C) Includes SA Debt Service (double counts transfer out of SA Fund)

(D) Budgeted amount in FY15. Projects should have been budgeted in the 2010 Bond Fund.

City of Imperial Beach

General Fund Expense Budget (FY2016 and FY2017)



Budget Notes:

(A) Sealevel rise study (grant) in FY16.

(B) Consolidated Treasury Department into Administrative Services Department.

(C) Simplification and reduction of Internal Service Cost to the General Fund.

(D) Consolidated Economic Development Department into the Community Development Department.

(E) End of SAFER grant.

(F) CIP budgeted in FY16 and will cary over into FY17.

City of Imperial Beach

CIP by Funding Source Budget (FY2016 and FY2017)

Budget		Revenue				Expense										Total
		101 GENERAL FUND 101-0000-374.85-01	401 CAPITAL IMPROVEMENT FUND 401-0000-334.40-01	401 CAPITAL IMPROVEMENT FUND 401-0000-337.50-01	401 CAPITAL IMPROVEMENT FUND 401-0000-371.83-03	101 GENERAL FUND 101-1230-513.20-06	101 GENERAL FUND 101-5000-532.20-06	101 GENERAL FUND 101-5050-540.20-06	201 GAS TAX FUND 201-5000-532.20-06	202 PROP "A" (TRANSNET) FUND 202-5016-531.20-06	401 CAPITAL IMPROVEMENT FUND 401-5020-532.20-06	402 C.I.P. 2010 BOND 402-5000-532.20-06	420 PARKS MAJOR MAINTENAN CIP 420-5000-532.20-06	504 FACILITY MAINT/REPLACEMNT 504-1924-519.20-06	601 SEWER ENTERPRISE FUND 601-5060-536.20-06	
2016																
F15101	CONST OF VEHICLE WASH PIT						$ 30,000									$ 30,000
F15201	CIVIC CENTER NORTH WINDOW													$ 100,000		$ 100,000
P15401	SPORTS PARK OUTSIDE RESTR												$ 75,000			$ 75,000
P15402	SPORTS PARK TOT-LOT												$ 150,000			$ 150,000
P16301	SOCCER FIELD FENCE						$ 30,000									$ 30,000
S12101	BAYSHORE BIKEWAY	$ (8,900)					$ 10,500									$ 1,600
S13309	RTIP FY 13-14 ELM AVE ASP		$ (709,000)							$ 750,000	$ 709,000				$ 50,000	$ 800,000
S14104	ALLEY IMPROV. FY 13-14											$ 1,274,452				$ 1,274,452
S14107	COMMUNITY ENHANCEMENTS PR						$ 50,000									$ 50,000
S15101	RTIP FY 14-15								$ 100,000	$ 450,000						$ 550,000
S15102	DELAWARE STREET & SIDEWAL								$ 300,000							$ 300,000
S15104	PAL AV MP (WEST END) DRAW			$ (400,000)			$ 100,000				$ 400,000					$ 100,000
S15106	ANNUAL SLURRY SEAL 15-16								$ 200,000							$ 200,000
S15701	BERNARDO SHORES BAYSHORE		$ (700,000)		$ (200,000)						$ 900,000					$ -
S15702	BIKEWAY VILLAGE		$ (1,800,000)								$ 1,800,000	$ 955,000				$ 955,000
S16102	9TH & PALM AV/STATE ROUTE											$ 2,160,000				$ 2,160,000
SP1401	ADA RAMPS 13TH & IRIS								$ 28,000							$ 28,000
SP1404	TIJUANA RIVER WQIP	$ (11,684)						$ 11,684								$ -
SP1405	PALM AVENUE COM CORR MP			$ (66,000)							$ 66,000					$ -
SP1408	IB SEA LEVEL RISE STUDY	$ (240,000)				$ 240,000										$ -
SP1503	WQIP IMP. FOR THE SD BAY	$ (350,000)						$ 350,000								$ -
SP1601	STRATEGIC PLAN					$ 100,000										$ 100,000
W13101	PS#10 REHABILITATION														$ 450,000	$ 450,000
W14201	ANNUAL MAIN LINE FY 12-13														$ 400,000	$ 400,000
W15103	PUMP STATION 4&6 REHABILI														$ 550,000	$ 550,000
W15201	FY 14-15 ANN MAIN LINE RE														$ 250,000	$ 250,000
W16201	FY 15-16 ANNUAL MAIN LINE														$ 424,360	$ 424,360
2017																
F15202	CIVIC CENTER SOUTH WINDOW													$ 100,000		$ 100,000
P15401	SPORTS PARK OUTSIDE RESTR												$ 225,000			$ 225,000
P15501	VETERANS PARK RESTROOM						$ 300,000									$ 300,000
S14107	COMMUNITY ENHANCEMENTS PR						$ 300,000									$ 300,000
S15201	FERN AVE & MOBILITY IMPRO		$ (400,000)							$ 200,000	$ 400,000					$ 200,000
S15202	SIDEWALK INFILL CITRUS AV								$ 544,180							$ 544,180
S16702	ECO-ROUTE ENHANC FY 16-17						$ 50,000									$ 50,000
W16101	PUMP STATION #5 FY 16-17														$ 300,000	$ 300,000
W16102	PUMP STATION #10 FY16-17														$ 130,791	$ 130,791
Total		$ (610,584)	$ (3,609,000)	$ (466,000)	$ (200,000)	$ 340,000	$ 870,500	$ 361,684	$ 1,172,180	$ 1,400,000	$ 4,275,000	$ 4,389,452	$ 450,000	$ 200,000	$ 2,555,151	$ 11,128,383

Budget Notes:

General Fund Projects: Green are funded by Strategic Capital Reserve.

General Fund Projects: Red are funded by Public Works Reserve.

General Fund Projects: Black are funded by Unassigned Reserve.

City of Imperial Beach

Fund Balance Budget (FY2016 and FY2017)

	FY16 Beg Bal	In Flows	Out Flows	End Bal		FY17 Beg Bal	In Flows	Out Flows	End Bal	
General Fund										
Unassigned	$ 5,930,999	$ 17,756,953	$ 17,797,453	$ 5,890,499	34%	$ 5,890,499	$ 17,119,459	$ 17,169,459	$ 5,840,499	34%
Economic Uncertainty	$ 1,800,000	$ -	$ -	$ 1,800,000	10%	$ 1,800,000	$ -	$ -	$ 1,800,000	11%
Strategic Capital	$ 3,518,878	$ -	$ 250,000	$ 3,268,878	(A)	$ 3,268,878	$ -	$ 300,000	$ 2,968,878	
Public Works	$ 1,848,188	$ -	$ 30,000	$ 1,818,188	1 M	$ 1,818,188	$ -	$ 300,000	$ 1,518,188	1 M
Public Safety Comm	$ 800,000	$ -	$ -	$ 800,000	(A)	$ 800,000	$ -	$ -	$ 800,000	
Internal Service Funds										
Vehicle Replacement	$ 839,000	$ 484,829	$ 486,678	$ 837,151		$ 837,151	$ 484,829	$ 532,759	$ 789,221	
Technology	$ 425,000	$ 387,144	$ 419,147	$ 392,997		$ 392,997	$ 387,144	$ 422,725	$ 357,416	
Facility Maintenance	$ 207,000	$ 110,922	$ 158,600	$ 159,322		$ 159,322	$ 110,922	$ 160,600	$ 109,644	
Risk Management	$ 1,647,000	$ 406,894	$ 569,177	$ 1,484,717		$ 1,484,717	$ 355,036	$ 571,776	$ 1,267,977	
Gas Tax	$ 2,153,000	$ 581,000	$ 1,417,000	$ 1,317,000		$ 1,317,000	$ 581,000	$ 1,312,180	$ 585,820	
Transnet	$ 500,000	$ 918,000	$ 1,409,100	$ 8,900		$ 8,900	$ 550,000	$ 418,700	$ 140,200	
2010 Bond Fund	$ 5,409,000	$ -	$ 4,389,452	$ 1,019,548		$ 1,019,548	$ -	$ -	$ 1,019,548	
Housing Authority	$ 610,000	$ -	$ 62,984	$ 547,016		$ 547,016	$ -	$ 63,192	$ 483,824	
Parks Maintenance	$ 260,000	$ 190,000	$ 225,000	$ 225,000		$ 225,000	$ 25,000	$ 225,000	$ 25,000	
Sewer	$ 3,200,000	$ 4,248,000	$ 6,098,692	$ 1,349,308		$ 1,349,308	$ 4,314,000	$ 4,471,323	$ 1,191,985	

Resolutions affecting fund balance levels:

2013-7333: (FY2013) Allocating $1.8M to Economic Uncertaintity, $1,841,230 to Public Works and $1.7M to Strategic Capital. $100K/yr to Public Safety Communication.

2013-7346: (FY2013) Increase Public Safety Communications by $72,311. (1x)

2013-7364: (FY2013) Parks Fund add $300K over next 6 years + goal of additional $50K/year.

2013-7389: (FY2013) Fund park roof replacement of $120K from Strategic Capital.

Per Council: (FY2014) Move $1,585,588 from Unrestricted to Strategic Capital.

Council Policy: Unassigned Fund Balance between 30-40%. Economic Uncertainty 10%. Public Works >$1M.

(A) Includes ROPS 15-16A City Loan Repayment $1,146,224 (20% $229,245 Housing, $527,689 RCS, $389,290 Strategic Capital

City of Imperial Beach

Indirect Cost Allocation Budget (FY2016 and FY2017)

Budget	ABC / ADMIN CHARGES	ABC / PW ADMIN CHARGES	ABC-FMP EQUIPMENT CHARGE	ABC-TECHNOLOGY SVC CHARGE	ABC-FACILITIES CHARGES	ABC-RISK MGMT SVC CHARGE
2016						
Revenue Received	**$ (146,527)**	**$ (348,882)**	**$ (342,829)**	**$ (384,144)**	**$ (110,922)**	**$ (204,862)**
101-0000 GENERAL FUND	$ (146,527)	$ (348,882)				
501-0000 VEHICLE REPLACEMENT/MAINT			$ (342,829)			
502-0000 RISK MANAGEMENT FUND						$ (204,862)
503-0000 TECHNOLOGY/COMMUNICATIONS				$ (384,144)		
504-0000 FACILITY MAINT/REPLACEMNT					$ (110,922)	
Expense Incurred	**$ 146,527**	**$ 348,882**	**$ 342,829**	**$ 384,144**	**$ 110,922**	**$ 204,862**
101-1920 GENERAL FUND NON DEPARTMENTAL			$ 249,120	$ 358,554	$ 101,839	$ 194,443
601-5060 SEWER ENTERPRISE FUND FACILITIES - SEWER/STORM	$ 146,527	$ 348,882	$ 93,709	$ 25,590	$ 9,083	$ 10,419
2017						
Revenue Received	**$ (146,527)**	**$ (348,882)**	**$ (342,829)**	**$ (384,144)**	**$ (110,922)**	**$ (153,004)**
101-0000 GENERAL FUND	$ (146,527)	$ (348,882)				
501-0000 VEHICLE REPLACEMENT/MAINT			$ (342,829)			
502-0000 RISK MANAGEMENT FUND						$ (153,004)
503-0000 TECHNOLOGY/COMMUNICATIONS				$ (384,144)		
504-0000 FACILITY MAINT/REPLACEMNT					$ (110,922)	
Expense Incurred	**$ 146,527**	**$ 348,882**	**$ 342,829**	**$ 384,144**	**$ 110,922**	**$ 153,004**
101-1920 GENERAL FUND NON DEPARTMENTAL			$ 249,120	$ 358,554	$ 101,839	$ 142,585
601-5060 SEWER ENTERPRISE FUND FACILITIES - SEWER/STORM	$ 146,527	$ 348,882	$ 93,709	$ 25,590	$ 9,083	$ 10,419

Budget Notes:

City of Imperial Beach

Budget Transfers (FY2016 and FY2017)

Budget	FY16 Budget	FY17 Budget
Revenue Received	$ (3,074,893)	$ (3,211,064)
101-0000 GENERAL FUND	$ (998,100)	$ (986,700)
215-0000 LLMD-ASSMT DIST #67 FUND	$ (17,000)	$ (17,000)
301-0000 SA DEBT SERVICE FUND	$ (2,059,793)	$ (2,207,364)
Expense Incurred	$ 3,074,893	$ 3,211,064
101-1920 GENERAL FUND NON DEPARTMENTAL	$ 17,000	$ 17,000
201-5015 GAS TAX FUND STREET/GAS TAX FUNDING	$ 789,000	$ 768,000
202-5016 PROP "A" (TRANSNET) FUND STREET/PROP A FUNDING	$ 209,100	$ 218,700
303-1250 REDEV OBLIG RETIRE FUND RDA	$ 2,059,793	$ 2,207,364
Grand Total	$ -	$ -

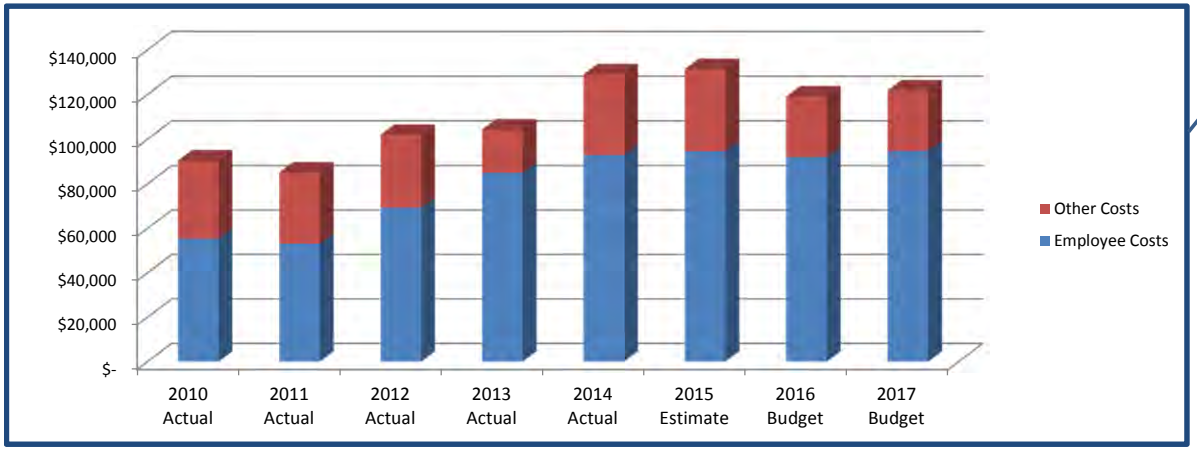
Budget Notes:

City of Imperial Beach

FY2016 FY2017 Budget

101-1010 Mayor and Council

FY17 Budget	$121,822
FY16 Budget	$119,131
FY15 Estimate	$131,372
FY14 Actual	$129,036



Budget	2016	2017
Employee Costs	**$ 92,031**	**$ 94,722**
COUNCIL/RDA BOARD PAY	$ 41,999	$ 42,689
SECTION 125 CAFETERIA	$ 25,880	$ 25,880
SALARIES FULL-TIME	$ 14,647	$ 14,647
FICA	$ 4,174	$ 4,227
PERS-CITY PORTION	$ 2,984	$ 4,932
WORKER'S COMP INSURANCE	$ 916	$ 916
LIFE INSURANCE	$ 722	$ 722
AUTO ALLOWANCE	$ 450	$ 450
CELL PHONE ALLOWANCE	$ 150	$ 150
UNEMPLOYMENT INSURANCE	$ 109	$ 109

Budget	2016	2017
Other Costs	**$ 27,100**	**$ 27,100**
MEMBERSHIP DUES	$ 13,000	$ 13,000
TRAVEL, TRAINING, MEETING	$ 8,000	$ 8,000
OTHER SERVICES & CHARGES	$ 2,000	$ 2,000
OPERATING SUPPLIES	$ 1,300	$ 1,300
ADVERTISING	$ 1,000	$ 1,000
OFFICE SUPPLIES	$ 900	$ 900
COMMUNITY PROGRAMS	$ 300	$ 300
SUBSCRIBE & PUBLICATIONS	$ 200	$ 200
UTILITIES-TELEPHONE	$ 200	$ 200
PRINTING SERVICES	$ 100	$ 100
POSTAGE & FREIGHT	$ 100	$ 100

Budget	2016	2017
Headcount	**5**	**5**
Mayor	1	1
Councilmember	4	4

Purpose

The City of Imperial Beach Mayor and City Council maintain and enhance Imperial Beach as "Classic Southern California"; a beach-oriented community width a safe, small town, family atmosphere, rich in natural and cultural resources.

Objectives

1. Maintain and improve existing character of the City
2. Improve and strengthen neighborhoods
3. Continue commercial investment
4. Improve the streetscape
5. Continue infrastructure maintenance
6. Provide high quality and effective public safety

Significant Changes in the Budget

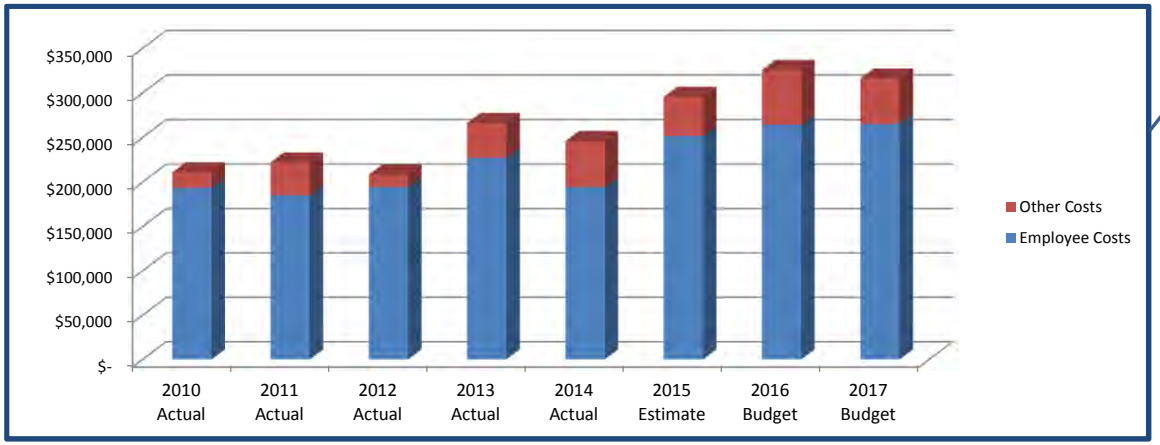
Slight reduction in Other Costs

City of Imperial Beach

FY2016 FY2017 Budget

101-1020 City Clerk

FY17 Budget	$316,009
FY16 Budget	$325,722
FY15 Estimate	$295,395
FY14 Actual	$245,788



Budget	2016	2017
Employee Costs	**$ 264,141**	**$ 265,028**
SALARIES FULL-TIME	$ 184,362	$ 184,362
PERS-CITY PORTION	$ 28,548	$ 29,435
SECTION 125 CAFETERIA	$ 24,209	$ 24,209
FICA	$ 15,989	$ 15,989
AUTO ALLOWANCE	$ 7,080	$ 7,080
CELL PHONE ALLOWANCE	$ 1,200	$ 1,200
UNEMPLOYMENT INSURANCE	$ 868	$ 868
LIFE INSURANCE	$ 749	$ 749
WORKER'S COMP INSURANCE	$ 716	$ 716
MGT MEDICAL REIMBURSEME	$ 420	$ 420

Budget	2016	2017
Other Costs	**$ 61,581**	**$ 50,981**
TECHNICAL SERVICES	$ 20,100	$ 17,500
COMMUNITY PROGRAMS	$ 17,000	$ 17,000
CONTRACTS-ELECTIONS	$ 9,000	$ 1,000
TRAVEL, TRAINING, MEETING	$ 4,550	$ 4,550
ADVERTISING	$ 4,500	$ 4,500
PROFESSIONAL SERVICES	$ 2,000	$ 2,000
SUBSCRIBE & PUBLICATIONS	$ 1,750	$ 1,750
MEMBERSHIP DUES	$ 1,096	$ 1,096
FEES & LICENSES	$ 685	$ 685
PRINTING SERVICES	$ 300	$ 300
EMPLOYEE RECOGNITION AWI	$ 200	$ 200
MILEAGE REIMBURSEMENT	$ 200	$ 200
OTHER SERVICES & CHARGES	$ 100	$ 100
POSTAGE & FREIGHT	$ 100	$ 100

Budget	2016	2017
Headcount	**2**	**2**
City Clerk	1	1
Deputy City Clerk	1	1

Purpose

The City Clerk assures that the City adheres to California Statutes, City Ordinances, Resolutions and City Council Policies.

Objectives

1. Maintains the Imperial Beach Municipal Code
2. Provide legal notification of meetings and hearings
3. Administers municipal elections
4. Maintains City's records including ordinances, resolutions, minutes agreements, campaign disclosure filings, and others
5. Administers recruitment and selection process for members of city boards and commissions

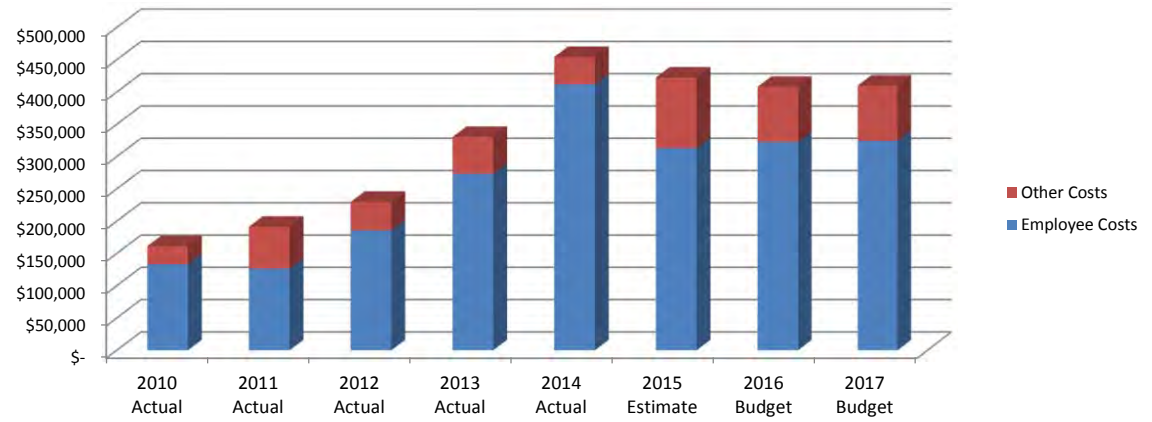
Significant Changes in the Budget

City of Imperial Beach

FY2016 FY2017 Budget

101-1110 City Manager

FY17 Budget	$410,024
FY16 Budget	$408,135
FY15 Estimate	$422,666
FY14 Actual	$454,474



- Creation of an Imperial Beach Facebook with several hundred friends and followers.
- Focus on community outreach through several community meetings.
- Technology upgrades to improve transparency such as live streaming of City Council meetings.
- Business recruiting and participation at the International Conference of Shopping Centers.
- Completion of City Hall Updates and Renovations.
- Reintroduction of community events such as 4th of July fireworks.

Budget	2016	2017
Employee Costs	**$ 322,559**	**$ 324,448**
SALARIES FULL-TIME	$ 236,877	$ 237,692
SECTION 125 CAFETERIA	$ 34,469	$ 34,469
FICA	$ 20,756	$ 20,818
PERS-CITY PORTION	$ 15,956	$ 16,968
AUTO ALLOWANCE	$ 7,170	$ 7,170
CELL PHONE ALLOWANCE	$ 2,490	$ 2,490
LIFE INSURANCE	$ 1,643	$ 1,643
WORKER'S COMP INSURANCE	$ 1,425	$ 1,425
UNEMPLOYMENT INSURANCE	$ 933	$ 933
MGT MEDICAL REIMBURSEME	$ 840	$ 840

Budget	2016	2017
Other Costs	**$ 85,576**	**$ 85,576**
COMMUNITY PROGRAMS	$ 50,000	$ 50,000
PROFESSIONAL SERVICES	$ 16,000	$ 16,000
TRAVEL, TRAINING, MEETING	$ 8,500	$ 8,500
MEMBERSHIP DUES	$ 4,475	$ 4,475
OTHER SERVICES & CHARGES	$ 2,500	$ 2,500
OPERATING SUPPLIES	$ 1,200	$ 1,200
OFFICE SUPPLIES	$ 1,200	$ 1,200
EMPLOYEE RECOGNITION AWF	$ 1,000	$ 1,000
SUBSCRIBE & PUBLICATIONS	$ 375	$ 375
PRINTING SERVICES	$ 176	$ 176
POSTAGE & FREIGHT	$ 150	$ 150

Budget	2016	2017
Headcount	**2**	**2**
City Manager	1	1
Management Analyst	1	1

Purpose

Serving as Chief Administrative Officer of the City implements all policies and actions approved by the City Council. Manages all City departments, liaison to citizens, business, government and private agencies.

Objectives

1. Manage City departments
2. City Liaison
3. Support City Council
4. Strategic planning for the City

Significant Changes in the Budget

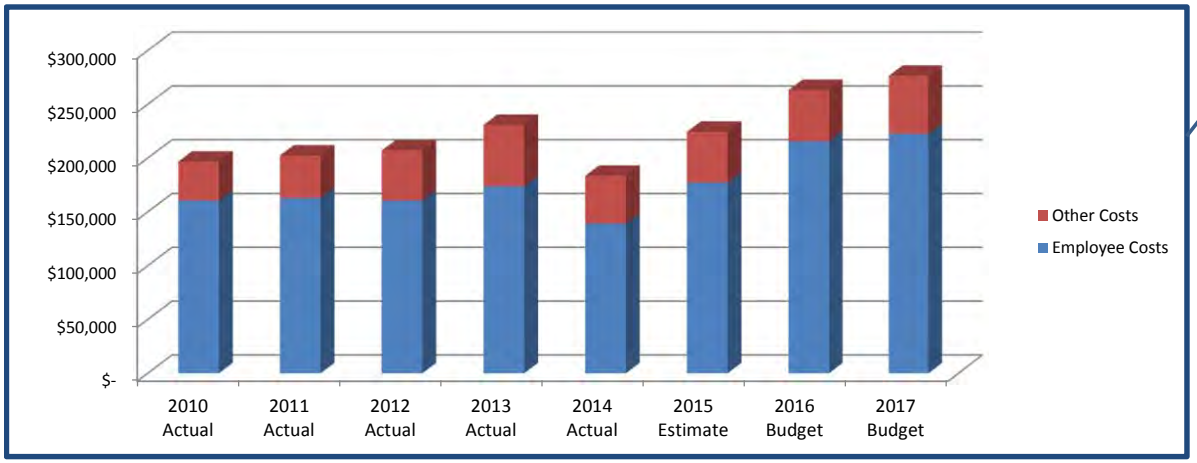
Other cost's reduced and allocated to general fund departments as needed.

City of Imperial Beach

FY2016 FY2017 Budget

101-1130 Human Resources

FY17 Budget	$276,358
FY16 Budget	$263,293
FY15 Estimate	$224,412
FY14 Actual	$183,435



- Applied $1M of Fund Reserves to Pension Unfunded Liability saving future interest.
- Negotiate with Unions for employee benefits
- Conduct several Salary Surveys each year.
- Implemented online Employment Opportunity portal.
- Advertise and recruited for 10 vacancies in FY14.
- Reviewed City's Injury Illness Prevention Program.
- Increased and enhanced employee training.
- Coordinated a restructuring of the Imperial Beach Fire Association retirement contribution

Budget	2016	2017
Employee Costs	**$ 215,593**	**$ 222,658**
SALARIES FULL-TIME	$ 145,421	$ 150,529
PERS-CITY PORTION	$ 25,583	$ 27,149
SECTION 125 CAFETERIA	$ 21,356	$ 21,356
FICA	$ 12,188	$ 12,579
AUTO ALLOWANCE	$ 6,177	$ 6,177
WORKER'S COMP INSURANCE	$ 1,416	$ 1,416
CELL PHONE ALLOWANCE	$ 1,290	$ 1,290
MGT MEDICAL REIMBURSEME	$ 903	$ 903
UNEMPLOYMENT INSURANCE	$ 716	$ 716
LIFE INSURANCE	$ 543	$ 543

Budget	2016	2017
Other Costs	**$ 47,700**	**$ 53,700**
PROFESSIONAL SERVICES	$ 24,700	$ 24,700
TECHNICAL SERVICES	$ 8,400	$ 8,400
TRAINING & EDUCATION-MOU	$ 5,000	$ 5,000
TRAVEL, TRAINING, MEETING	$ 2,500	$ 2,500
MEMBERSHIP DUES	$ 2,000	$ 2,000
OPERATING SUPPLIES	$ 1,500	$ 1,500
ADVERTISING	$ 1,500	$ 1,500
SUBSCRIBE & PUBLICATIONS	$ 1,000	$ 1,000
OFFICE SUPPLIES	$ 500	$ 500
PRINTING SERVICES	$ 200	$ 200
MILEAGE REIMBURSEMENT	$ 200	$ 200
POSTAGE & FREIGHT	$ 200	$ 200
EMPLOYEE RECOGNITION AWRD		$ 6,000

Budget	2016	2017
Headcount	**2**	**2**
HR Manager	1	1
Office Specialist	1	1

Purpose

The activities include recruitment, retention, termination, testing, reporting to the Federal and State Government, administering employee benefit package, employee compensation planning and assisted department management.

Objectives

1. Recruit and examinations.
2. Develop and administer employee benefits
3. Labor relations
4. Training
5. Administer City's classificatioin and compensation system.

Significant Changes in the Budget

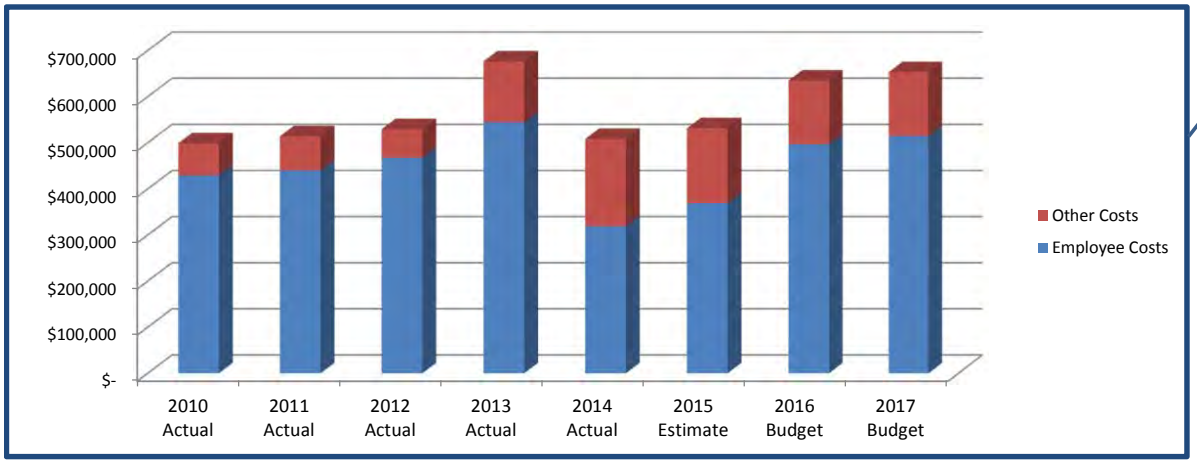
Employee transitioned from PT to FT. Slight increase in professional services that are inherited from the Non Departmental budget.

City of Imperial Beach

FY2016 FY2017 Budget

101-1210 Administrative Services

FY17 Budget	$652,847
FY16 Budget	$635,003
FY15 Estimate	$531,395
FY14 Actual	$508,214



- Implement Citywide **$32.5M** Budget
- Facilitate **5** Citywide Audits per year
- Process **600** payable items valued at over **$2M** per month
- Process payroll for **73** Full-time, **8** Part-time and **47** Temp Staff
- Monitor over **10** Reimbursements Grants of more than **$3.4M** per year
- Engage over **3,700** Local Businesses generating **$1.1M**/yr in Revenue
- Service **$38M** in Successor Agency Debt
- Service **550** Receivable Accounts

Budget	2016	2017
Employee Costs	**$ 496,703**	**$ 514,547**
SALARIES FULL-TIME	$ 322,198	$ 335,303
SECTION 125 CAFETERIA	$ 79,178	$ 79,178
PERS-CITY PORTION	$ 59,293	$ 63,030
FICA	$ 27,637	$ 28,639
AUTO ALLOWANCE	$ 3,168	$ 3,168
UNEMPLOYMENT INSURANCE	$ 2,257	$ 2,257
WORKER'S COMP INSURANCE	$ 1,225	$ 1,225
LIFE INSURANCE	$ 1,135	$ 1,135
CELL PHONE ALLOWANCE	$ 360	$ 360
MGT MEDICAL REIMBURSEME	$ 252	$ 252

Budget	2016	2017
Other Costs	**$ 138,300**	**$ 138,300**
PROFESSIONAL SERVICES	$ 54,500	$ 54,500
BANKING/FIN SRVCS CHARGES	$ 38,000	$ 38,000
COPIER LEASES	$ 20,550	$ 20,550
MEMBERSHIP DUES	$ 10,000	$ 10,000
PRINTING SERVICES	$ 4,000	$ 4,000
OFFICE SUPPLIES	$ 4,000	$ 4,000
TRAVEL, TRAINING, MEETING	$ 3,000	$ 3,000
OTHER SERVICES & CHARGES	$ 1,500	$ 1,500
OPERATING SUPPLIES	$ 1,500	$ 1,500
EMPLOYEE RECOGNITION AWI	$ 500	$ 500
TECHNICAL SERVICES	$ 500	$ 500
POSTAGE & FREIGHT	$ 250	$ 250

Budget	2016	2017
Headcount	**6**	**6**
Director	1	1
Senior Accountant	2	2
Accounting Clerk	3	3

Purpose

The Administrative Services Department manages all aspects of fiscal governance for the City. This includes General Accounting, budgeting, treasury as well as customer service. The Financial staff must identify risk and manage assets, as well as oversee the audit process.

Objectives

1. Provide financial transparency.
2. Assure a clean audit for the City financials.
3. Maintain fund balance levels per Council policy.

Significant Changes in the Budget

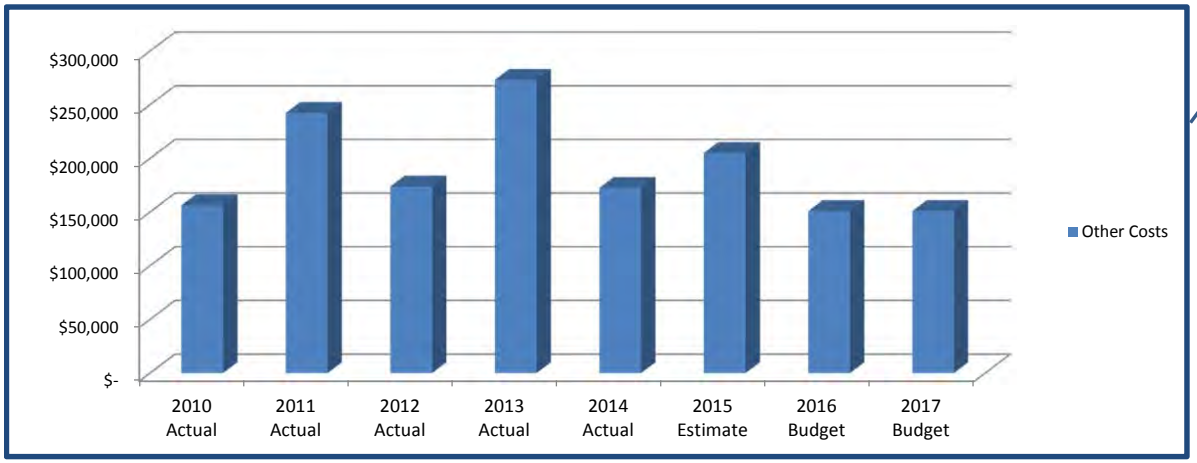
Merged Treasury Department with Admin Services, causing a slight increase in salary distribution.

City of Imperial Beach

FY2016 FY2017 Budget

101-1220 City Attorney

FY17 Budget	$151,000
FY16 Budget	$151,000
FY15 Estimate	$205,000
FY14 Actual	$172,543



- Reviewed and summarized **13** ordianances during FY13/14.
- Reviewed and advised on approximately **42** claims during FY13/14.
- Reviewed and advised on approximately **100** City contracts during FY13/14.
- Assisted with Union Negotiations.
- Attended and provided legal advice at 24 City Council meetings
- Attended and provided legal advice at over 100 executive team staff meetings.

Budget

Budget	2016	2017
Other Costs	**$ 151,000**	**$ 151,000**
ATTORNEY SERVICES-OTHER	$ 110,724	$ 110,724
ATTORNEY SERVICES	$ 40,276	$ 40,276

Budget	2016	2017
Headcount	**0**	**0**

Purpose

Provides the City Council and City staff with high quality, prompt legal services.

Objectives

1. Review all legal inquiries
2. Review and draft legal documents
3. Legal support to human resources
4. Litigation review on liability claims
5. Advise City Council

Significant Changes in the Budget

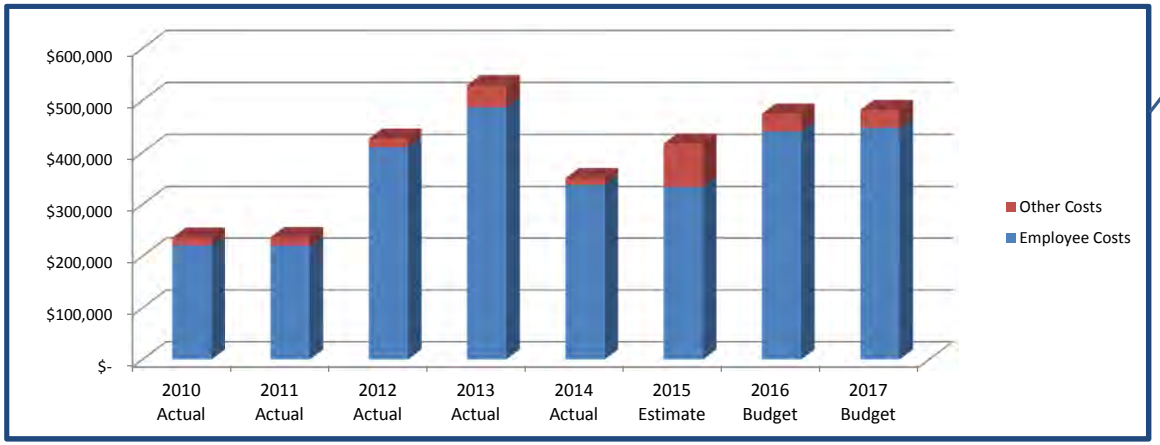
Slight budget reduction caused by expensing claims related issues to the Risk Fund.

City of Imperial Beach

FY2016 FY2017 Budget

101-1230 Community Development

FY17 Budget	$481,219
FY16 Budget	$474,165
FY15 Estimate	$416,736
FY14 Actual	$350,211



- Initiated review of **35 permits** applications in 2014
- Review and approved **21 permits** applications n 2014
- Obtained approvals for new **193-unit** housing development at Bernardo Shores
- Initiated Sea Level Rise Study with a $**300,000** Climate Ready **Grant**
- Administered **$400,000** Smart Growth Incentive **Grant** for the Palm Avenue Master Plan Project
- Awarded **$1.8M** Active Transportation **Grant** for the Bikeway Village Bayshore Access Enhancement Project

Budget	2016	2017
Employee Costs	**$ 439,730**	**$ 446,784**
SALARIES FULL-TIME	$ 301,596	$ 305,957
PERS-CITY PORTION	$ 54,419	$ 56,778
SECTION 125 CAFETERIA	$ 41,616	$ 41,616
FICA	$ 27,064	$ 27,398
AUTO ALLOWANCE	$ 8,235	$ 8,235
CELL PHONE ALLOWANCE	$ 2,190	$ 2,190
WORKER'S COMP INSURANCE	$ 1,933	$ 1,933
UNEMPLOYMENT INSURANCE	$ 1,541	$ 1,541
LIFE INSURANCE	$ 905	$ 905
MGT MEDICAL REIMBURSEME	$ 231	$ 231

Budget	2016	2017
Other Costs	**$ 34,435**	**$ 34,435**
TEMPORARY STAFFING	$ 15,000	$ 15,000
PROFESSIONAL SERVICES	$ 5,000	$ 5,000
PRINTING SERVICES	$ 2,500	$ 2,500
TRAVEL, TRAINING, MEETING	$ 2,000	$ 2,000
PLAN CHECK SERVCIES	$ 2,000	$ 2,000
MEMBERSHIP DUES	$ 1,835	$ 1,835
UTILITIES-CELL PHONES	$ 1,800	$ 1,800
OFFICE SUPPLIES	$ 1,500	$ 1,500
OPERATING SUPPLIES	$ 1,500	$ 1,500
EMPLOYEE RECOGNITION AWI	$ 500	$ 500
TECHNICAL SERVICES	$ 250	$ 250
OTHER SERVICES & CHARGES	$ 200	$ 200
SUBSCRIBE & PUBLICATIONS	$ 150	$ 150
MILEAGE REIMBURSEMENT	$ 100	$ 100
POSTAGE & FREIGHT	$ 100	$ 100

Budget	2016	2017
Headcount	**4**	**4**
Director/Asst City Manager	1	1
City Planner	1	1
Senior Planner	1	1
Admin Assistant	1	1

Purpose

Manages future development of the City to promote order, assure high quality lifestyle, and safety. Administers City Ordinances in context with the General Plan. Conducts long range planning studies and carries out projects necessary to ensure coordinated development of the City and to promote a high quality of life for the City's residents.

Objectives

Guide development in the City in compliance with the adopted Zoning Code and General Plan; Provide excellent customer service in assisting the public with their projects and zoning inquiries; Carry out long range planning projects that best meet the needs of the community; Administer policies and practices related to development, housing and Successor Agency activities.

Significant Changes in the Budget

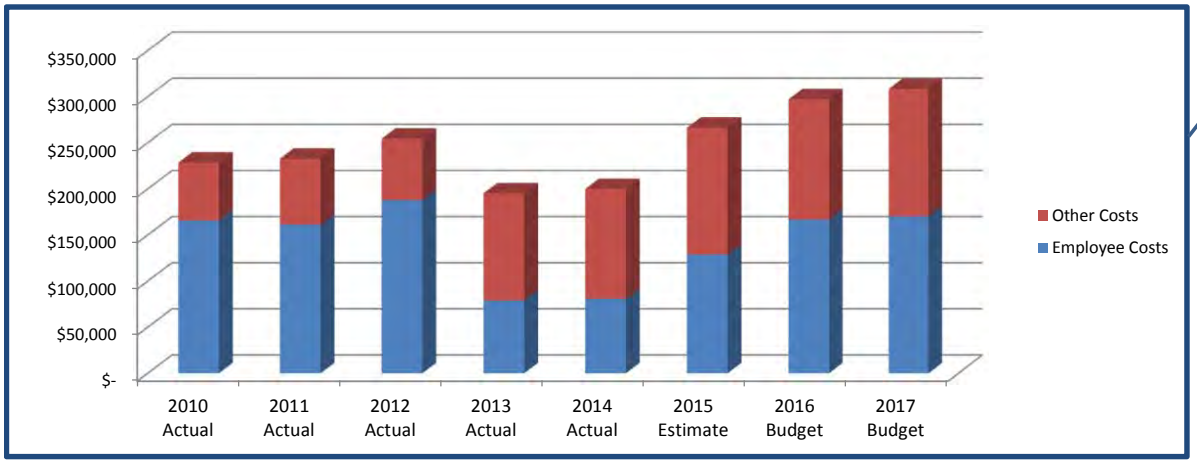
Slight reduction in other costs.

City of Imperial Beach

FY2016 FY2017 Budget

101-1910 Facilities Maintenance

FY17 Budget	$308,297
FY16 Budget	$297,164
FY15 Estimate	$266,220
FY14 Actual	$199,869



Budget	2016	2017
Employee Costs	**$ 166,566**	**$ 169,977**
SALARIES FULL-TIME	$ 88,126	$ 90,625
SALARIES PART-TIME	$ 31,000	$ 31,000
SECTION 125 CAFETERIA	$ 22,878	$ 22,878
PERS-CITY PORTION	$ 12,775	$ 13,496
FICA	$ 8,475	$ 8,666
WORKER'S COMP INSURANCE	$ 1,250	$ 1,250
OVERTIME	$ 900	$ 900
UNEMPLOYMENT INSURANCE	$ 890	$ 890
LIFE INSURANCE	$ 272	$ 272

Budget	2016	2017
Other Costs	**$ 130,598**	**$ 138,320**
GAS & ELECTRIC (SDG&E)	$ 38,000	$ 39,990
TECHNICAL SERVICES	$ 22,500	$ 21,500
OPERATING SUPPLIES	$ 21,520	$ 21,520
MAINTENANCE & REPAIR	$ 16,500	$ 24,500
UTILITIES-WATER	$ 9,200	$ 9,900
UTILITIES-SEWER	$ 8,568	$ 8,600
SECURITY & ALARM	$ 5,460	$ 5,460
PEST CONTROL SERVICE	$ 4,300	$ 4,300
SMALL TOOLS/NON-CAPITAL	$ 2,000	
FEES & LICENSES	$ 1,500	$ 1,500
FIRE EXTINGUISHER SERVICE	$ 550	$ 550
RENT-EQUIPMENT	$ 500	$ 500

Budget	2016	2017
Headcount	**2**	**2**
Maintenance Worker II	1	1
Custodian	1	1

Purpose

Ensures that all City buildings are safe, functional and clean by performing regular maintenance, cleaning and inspections utilizing a combination of in-house staff and contract services.

Objectives

1. Oversee eight (8) City facilities.
2. Manage all maintenance and repair
3. Housekeeping and cleaning
4. Implement facilities capital improvements

Significant Changes in the Budget

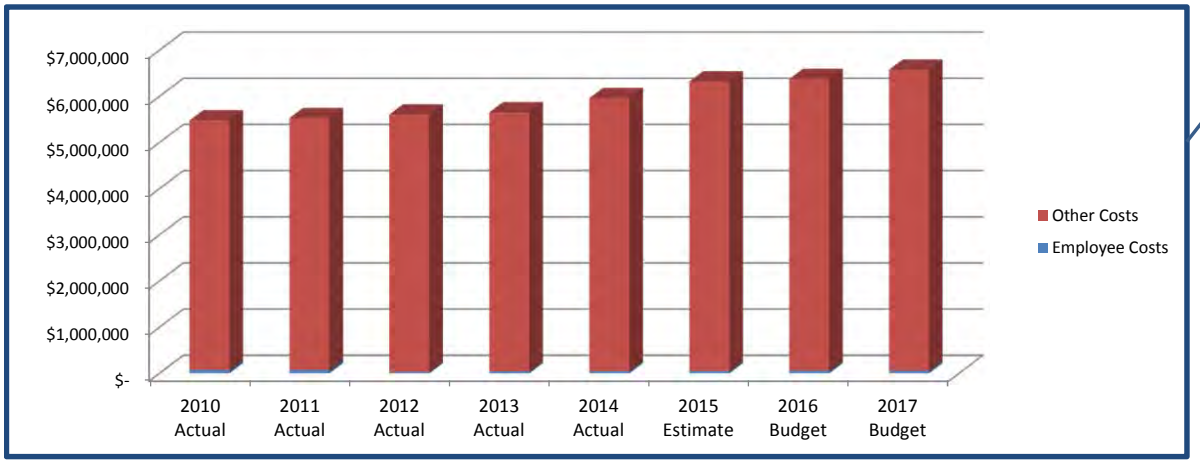
Slight increase in employee costs due to salary adjustments in late FY15.

City of Imperial Beach

FY2016 FY2017 Budget

101-3010 Law Enforcement

FY17 Budget	$6,577,843
FY16 Budget	$6,374,477
FY15 Estimate	$6,321,702
FY14 Actual	$5,961,484



- Contracts with San Diego Sheriff's Department:
  - 2 Full Time Deputies, 1 Sergeant, 1 Lieutenant.
  - Other Special Deputies, Community Services Officers.
- IB Sheriff's Station Annually handles over:
  - 12,000 Calls
  - 1,150 Arrests
  - 1,250 Traffic Citations
  - 2,250 Crime Investigation Cases

Budget	2016	2017
Employee Costs	**$ 58,869**	**$ 59,935**
SALARIES FULL-TIME	$ 43,249	$ 43,249
PERS-CITY PORTION	$ 6,422	$ 7,488
SECTION 125 CAFETERIA	$ 4,116	$ 4,116
FICA	$ 3,473	$ 3,473
WORKER'S COMP INSURANCE	$ 816	$ 816
AUTO ALLOWANCE	$ 360	$ 360
UNEMPLOYMENT INSURANCE	$ 152	$ 152
LIFE INSURANCE	$ 116	$ 116
MGT MEDICAL REIMBURSEME	$ 105	$ 105
CELL PHONE ALLOWANCE	$ 60	$ 60

Budget	2016	2017
Other Costs	**$ 6,315,608**	**$ 6,517,908**
PROFESSIONAL SERVICES	$ 6,224,608	$ 6,426,908
TECHNICAL SERVICES	$ 61,000	$ 61,000
RCS PROGRAM	$ 30,000	$ 30,000

Budget	2016	2017
Headcount	**0**	**0**

Purpose

Manage City contract with the San Diego Sheriff's department for law enforcement services.
Liaise with Station Command on local priorities and issues.

Objectives

1. Respond to emergencies
2. Community outreach
3. Investigate criminal activity
4. Traffic enforcement
5. Monitor special events

Significant Changes in the Budget

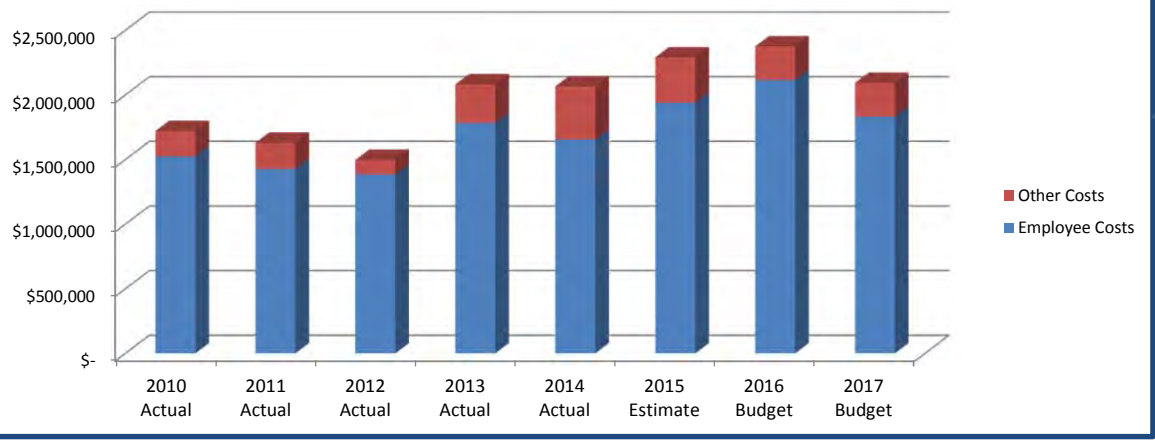
Sheriff's contract increase 3.0% in FY16 and 3.25% in FY17.

City of Imperial Beach

FY2016 FY2017 Budget

101-3020 Fire Protection

FY17 Budget	$2,092,806
FY16 Budget	$2,375,491
FY15 Estimate	$2,290,290
FY14 Actual	$2,065,775



- Imperial Beach Fire-Rescue Department Consists of 1 Fire Station, 1 Fire Engine in Service, 1 backup Engine, staffed 24/7/365 with 1 crew using 3 Shifts.
  - Over 2,500 Calls per year
  - Over 1,700 Medical Emergency Responses
  - Over 15 Fires
  - Over 800 Other Emergency Calls
- Fire Inspection Services
  - 1,900 Residential Rentals
  - 325 Commercial Inspections

Budget	2016	2017
Employee Costs	**$ 2,114,641**	**$ 1,831,956**
SALARIES FULL-TIME	$ 1,295,768	$ 1,078,324
PERS-CITY PORTION	$ 339,364	$ 348,337
SECTION 125 CAFETERIA	$ 219,292	$ 171,363
FICA	$ 103,429	$ 85,155
OVERTIME	$ 92,000	$ 92,000
FLSA WAGES	$ 27,528	$ 21,783
WORKER'S COMP INSURANCE	$ 24,655	$ 24,655
UNEMPLOYMENT INSURANCE	$ 7,769	$ 6,033
LIFE INSURANCE	$ 2,568	$ 2,038
AUTO ALLOWANCE	$ 1,800	$ 1,800
CELL PHONE ALLOWANCE	$ 300	$ 300
MGT MEDICAL REIMBURSEME	$ 168	$ 168

Budget	2016	2017
Other Costs	**$ 260,850**	**$ 260,850**
TECHNICAL SERVICES	$ 82,300	$ 82,300
OPERATING SUPPLIES	$ 50,000	$ 50,000
PROFESSIONAL SERVICES	$ 41,750	$ 41,750
GAS & ELECTRIC (SDG&E)	$ 35,000	$ 35,000
EQUIPMENT	$ 7,500	$ 7,500
OFFICE SUPPLIES	$ 6,500	$ 6,500
RCS PROGRAM	$ 6,500	$ 6,500
UTILITIES-CELL PHONES	$ 6,300	$ 6,300
TRAINING & EDUCATION-MOU	$ 5,000	$ 5,000
MAINTENANCE & REPAIR	$ 5,000	$ 5,000
SMALL TOOLS/NON-CAPITAL	$ 5,000	$ 5,000
COPIER LEASES	$ 3,500	$ 3,500
TRAVEL, TRAINING, MEETING	$ 3,500	$ 3,500
SUBSCRIBE & PUBLICATIONS	$ 1,500	$ 1,500
UTILITIES-WATER	$ 1,000	$ 1,000
MEMBERSHIP DUES	$ 500	$ 500

Budget	2016	2017
Headcount	**19**	**15**
Director	1	1
Emergency Services Cord	1	1
Fire Captain	2	2
Fire Engineer	4	4
Fire Inspector	1	1
Firefighter	9	5
Administrative Assistant	1	1

Purpose

Main operations include Fire suppression, emergency medial response and disaster preparedness. Coordinate contract with ambulance transport with American Medical Response. Provide commercial and residential inspections and construction design review.

Objectives

1. Respond to fire, medical and rescue emergencies
2. Participate in County/State Automatic Mutual Aid
3. Public education of threats and dangers
4. Ambulance transport services
5. Fire inspections and plan checks

Significant Changes in the Budget

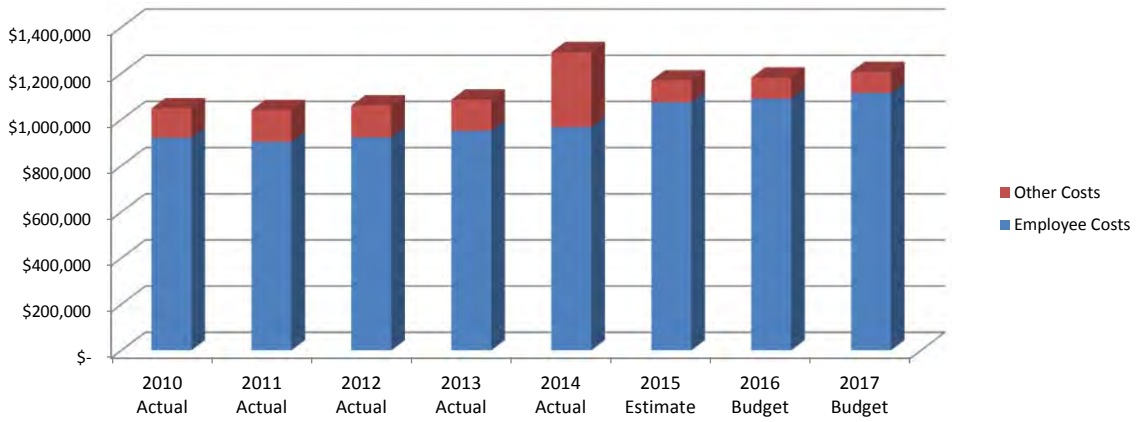
The continuation of the SAFER Grant is uncertain and therefore was not included in the FY17 Budget. This results in a reduction in 4 firefighters FY17.

City of Imperial Beach

FY2016 FY2017 Budget

101-3030 Ocean/Beach Safety

FY17 Budget	$1,206,618
FY16 Budget	$1,181,233
FY15 Estimate	$1,169,148
FY14 Actual	$1,291,474



- 10 Full-time positions
- 26 Part-time/Seasonal Guards
- 2.6 Million Beach Visitors Annually
- 15,500 Preventative Actions
- 1,000 Ocean Rescues
- 6,000 Enforcement Warnings

Budget	2016	2017
Employee Costs	**$ 1,089,741**	**$ 1,115,126**
SALARIES FULL-TIME	$ 531,029	$ 546,538
SALARIES PART-TIME	$ 256,000	$ 256,000
SECTION 125 CAFETERIA	$ 117,479	$ 117,479
PERS-CITY PORTION	$ 79,126	$ 87,815
FICA	$ 42,439	$ 43,626
OVERTIME	$ 24,000	$ 24,000
UNEMPLOYMENT INSURANCE	$ 15,019	$ 15,019
PARS CITY CONTRIBUTION	$ 14,310	$ 14,310
WORKER'S COMP INSURANCE	$ 7,348	$ 7,348
LIFE INSURANCE	$ 1,605	$ 1,605
AUTO ALLOWANCE	$ 1,080	$ 1,080
CELL PHONE ALLOWANCE	$ 180	$ 180
MGT MEDICAL REIMBURSEME	$ 126	$ 126

Budget	2016	2017
Other Costs	**$ 91,492**	**$ 91,492**
OPERATING SUPPLIES	$ 25,000	$ 25,000
TRAVEL, TRAINING, MEETING	$ 15,000	$ 15,000
RCS PROGRAM	$ 12,000	$ 12,000
RENT-UNIFORMS	$ 10,612	$ 10,612
MAINTENANCE & REPAIR	$ 10,000	$ 10,000
PROFESSIONAL SERVICES	$ 10,000	$ 10,000
COPIER LEASES	$ 4,000	$ 4,000
UTILITIES-CELL PHONES	$ 3,000	$ 3,000
UTILITIES-WATER	$ 1,380	$ 1,380
TECHNICAL SERVICES	$ 500	$ 500

Budget	2016	2017
Headcount	**36**	**36**
Lifeguard Captain	1	1
Lifeguard Sergeant	2	2
Lifeguard II	7	7
Part Time Lifeguard II	2	2
Part Time Lifeguard I	24	24

Purpose

Conduct ocean and beach area observation and lifesaving efforts. Enforce laws and codes in beach area and provide emergency services. Oversee tsunami preparedness.

Objectives

1. Provide beach patrol and water rescues
2. Enforce municipal codes
3. Water safety education
4. Manage junior lifeguard program
5. Tsunami preparedness.

Significant Changes in the Budget

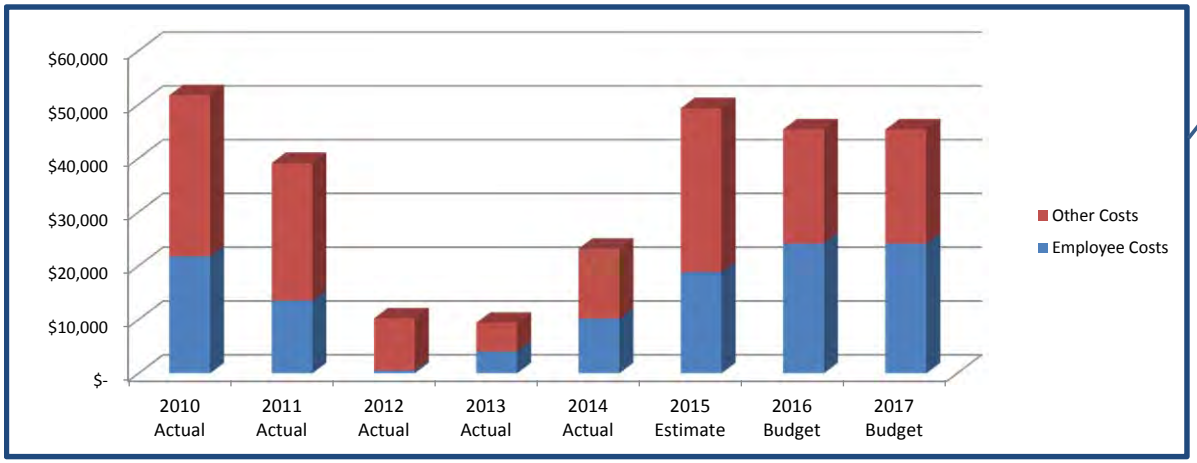
No significant changes

City of Imperial Beach

FY2016 FY2017 Budget

101-3035 Junior Lifeguard

FY17 Budget	$45,344
FY16 Budget	$45,344
FY15 Estimate	$49,280
FY14 Actual	$23,163



- Program established in 1995
- 120 Annual Participants
- Only Imperial Beach Aquatic Youth Program in the City
- Trains potential future Lifeguards
- 25% of current Lifeguards were Jr. Lifeguards Actual

Budget	2016	2017
Employee Costs	**$ 24,144**	**$ 24,144**
SALARIES PART-TIME	$ 22,000	$ 22,000
UNEMPLOYMENT INSURANCE	$ 1,000	$ 1,000
PARS CITY CONTRIBUTION	$ 825	$ 825
FICA	$ 319	$ 319

Budget	2016	2017
Other Costs	**$ 21,200**	**$ 21,200**
RENT-UNIFORMS	$ 11,000	$ 11,000
OPERATING SUPPLIES	$ 5,000	$ 5,000
TRAVEL, TRAINING, MEETING	$ 2,000	$ 2,000
MEMBERSHIP DUES	$ 2,000	$ 2,000
PROFESSIONAL SERVICES	$ 1,200	$ 1,200

Budget	2016	2017
Headcount	**0**	**0**

Purpose

Objectives

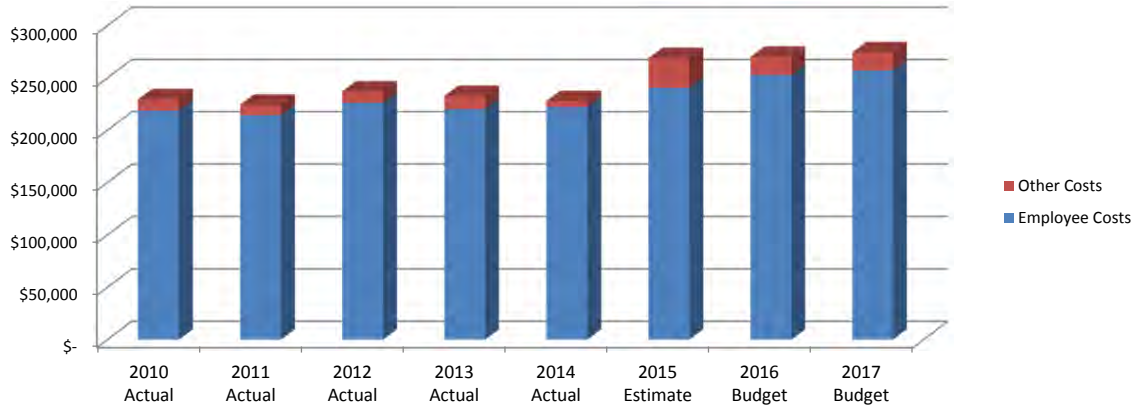
Significant Changes in the Budget

City of Imperial Beach

FY2016 FY2017 Budget

101-3040 Building Inspection

FY17 Budget	$274,541
FY16 Budget	$270,285
FY15 Estimate	$268,975
FY14 Actual	$227,879



- Issue over **650 building permits** in 2014
- Conduct approximately **3,500 inspections** annually.
- Provided final inspections/sign-off on **21 new dwelling units** in 2014
- Performed plan check, building review, building inspections and final inspections for **development valued at near $16M** in 2014.
- Gained full **compliance** with the National Flood Insurance Program requirements following the State Department of Water Resources Community Assistance Visit and subsequent amendment of the City's Flood Damage Protection Ordinance.

Budget	2016	2017
Employee Costs	**$ 252,835**	**$ 257,091**
SALARIES FULL-TIME	$ 185,161	$ 187,994
SECTION 125 CAFETERIA	$ 27,454	$ 27,454
PERS-CITY PORTION	$ 14,816	$ 16,022
FICA	$ 14,411	$ 14,628
AUTO ALLOWANCE	$ 4,455	$ 4,455
WORKER'S COMP INSURANCE	$ 2,041	$ 2,041
SALARIES PART-TIME	$ 2,000	$ 2,000
UNEMPLOYMENT INSURANCE	$ 933	$ 933
CELL PHONE ALLOWANCE	$ 870	$ 870
LIFE INSURANCE	$ 631	$ 631
MGT MEDICAL REIMBURSEMEI	$ 63	$ 63

Budget	2016	2017
Other Costs	**$ 17,450**	**$ 17,450**
PLAN CHECK SERVCIES	$ 6,000	$ 6,000
PROFESSIONAL SERVICES	$ 4,000	$ 4,000
TRAVEL, TRAINING, MEETING	$ 2,750	$ 2,750
TECHNICAL SERVICES	$ 1,000	$ 1,000
MEMBERSHIP DUES	$ 1,000	$ 1,000
UTILITIES-CELL PHONES	$ 600	$ 600
OFFICE SUPPLIES	$ 500	$ 500
OPERATING SUPPLIES	$ 500	$ 500
SUBSCRIBE & PUBLICATIONS	$ 500	$ 500
PRINTING SERVICES	$ 500	$ 500
POSTAGE & FREIGHT	$ 100	$ 100

Budget	2016	2017
Headcount	**2.5**	**2.5**
Building Official	1	1
Building Inspector	1	1
Deputy Building Official	0.5	0.5

Purpose

Reviews and oversees all construction activities within the City for compliance with federal, state and local codes and ordinances to ensure compliance and to protect the health, safety and welfare of the public. Coordinates with other governmental agencies to stay current with applicable codes, regulations and life safety building standards.

Objectives

1. Review construction plans and issue permits
2. Prepare reports and recommendations for presentation to and review by the City Council
3. Facilitate Development Review Committee
4. Inspect construction
5. Protect the health, safety and welfare of the community.

Significant Changes in the Budget

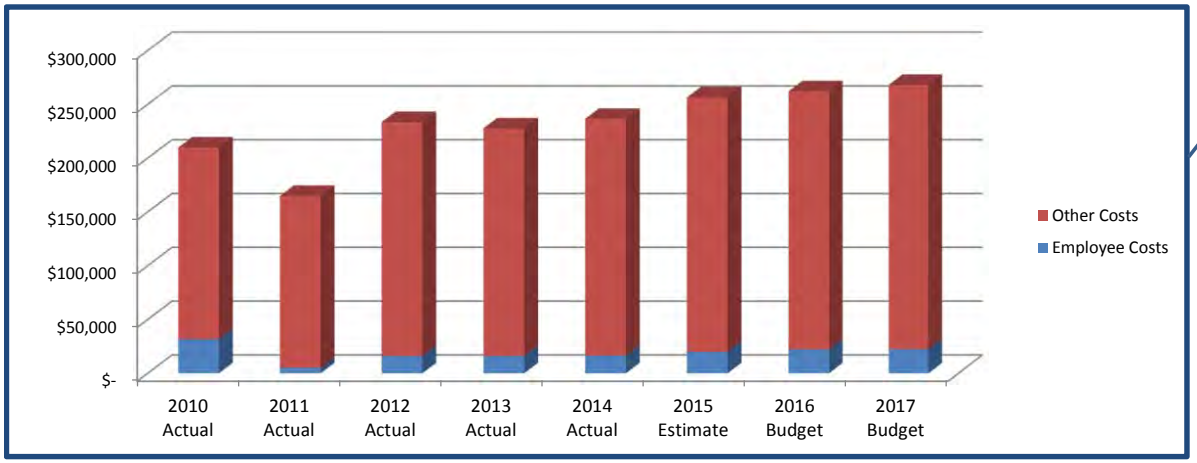
No significant changes

City of Imperial Beach

FY2016 FY2017 Budget

101-3050 Animal Control

FY17 Budget	$267,996
FY16 Budget	$262,103
FY15 Estimate	$256,437
FY14 Actual	$236,483



- Animal Control Officer on duty 4 days per week, 52 weeks per year
- Operating Tuesday through Friday
- Over 510 Animals Sheltered
- Over 2,000 Calls Annually

Budget	2016	2017
Employee Costs	**$ 22,250**	**$ 22,496**
SALARIES FULL-TIME	$ 15,986	$ 15,986
PERS-CITY PORTION	$ 2,682	$ 2,928
SECTION 125 CAFETERIA	$ 1,764	$ 1,764
FICA	$ 1,259	$ 1,259
AUTO ALLOWANCE	$ 360	$ 360
UNEMPLOYMENT INSURANCE	$ 65	$ 65
CELL PHONE ALLOWANCE	$ 60	$ 60
LIFE INSURANCE	$ 53	$ 53
MGT MEDICAL REIMBURSEME	$ 21	$ 21

Budget	2016	2017
Other Costs	**$ 239,853**	**$ 245,500**
PROFESSIONAL SERVICES	$ 239,853	$ 245,500

Budget	2016	2017
Headcount	**0**	**0**

Purpose

Objectives

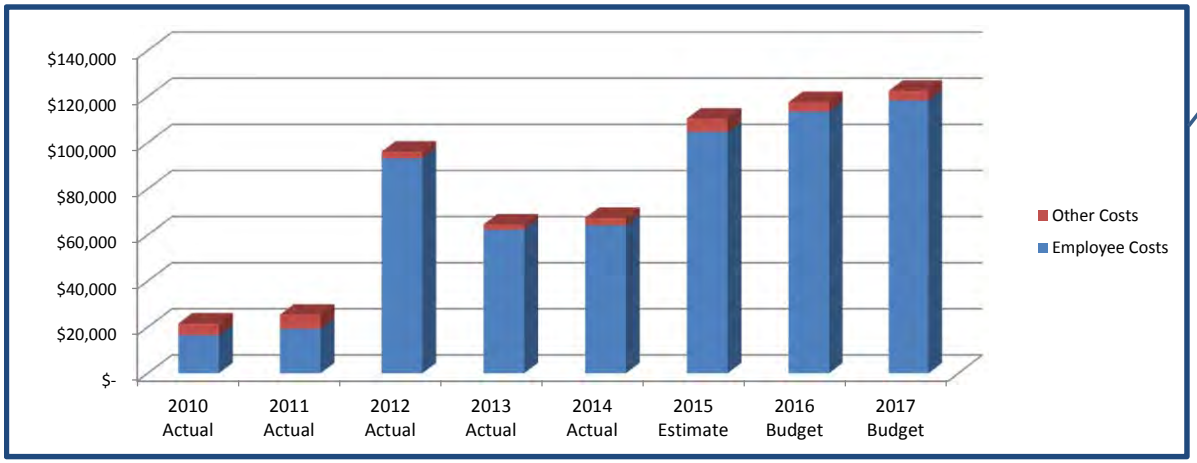
Significant Changes in the Budget

City of Imperial Beach

FY2016 FY2017 Budget

101-3070 Code Enforcement

FY17 Budget	$122,512
FY16 Budget	$117,639
FY15 Estimate	$110,488
FY14 Actual	$67,418



- Opened **688 new code compliance cases** in 2014.
- Conducted **2,280 code compliance inspections** in 2014.
- Developed **partnership** with South Bay Community Services to provide tenants rights services.

Budget	2016	2017
Employee Costs	**$ 113,439**	**$ 118,312**
SALARIES FULL-TIME	$ 56,645	$ 59,056
SALARIES PART-TIME	$ 24,630	$ 25,865
PERS-CITY PORTION	$ 12,327	$ 13,275
SECTION 125 CAFETERIA	$ 11,782	$ 11,782
FICA	$ 5,869	$ 6,148
UNEMPLOYMENT INSURANCE	$ 890	$ 890
WORKER'S COMP INSURANCE	$ 741	$ 741
AUTO ALLOWANCE	$ 285	$ 285
LIFE INSURANCE	$ 159	$ 159
CELL PHONE ALLOWANCE	$ 90	$ 90
MGT MEDICAL REIMBURSEME	$ 21	$ 21

Budget	2016	2017
Other Costs	**$ 4,200**	**$ 4,200**
TECHNICAL SERVICES	$ 1,500	$ 1,500
TRAVEL, TRAINING, MEETING	$ 1,000	$ 1,000
NUISANCE ABATEMENT CHAR(	$ 1,000	$ 1,000
OFFICE SUPPLIES	$ 500	$ 500
PRINTING SERVICES	$ 100	$ 100
POSTAGE & FREIGHT	$ 100	$ 100

Budget	2016	2017
Headcount	**1.5**	**1.5**
Compliance Officer	1.5	1.5

Purpose

Ensure compliance with zoning, land use, and property maintenance codes and regulations to promote a safe, healthy and attractive community. Carry out the objectives of the City's Neighborhood Revitalization Strategy.

Objectives

1. Code compliance activities.
2. Provide community outreach for code education
3. Abate code violations

Significant Changes in the Budget

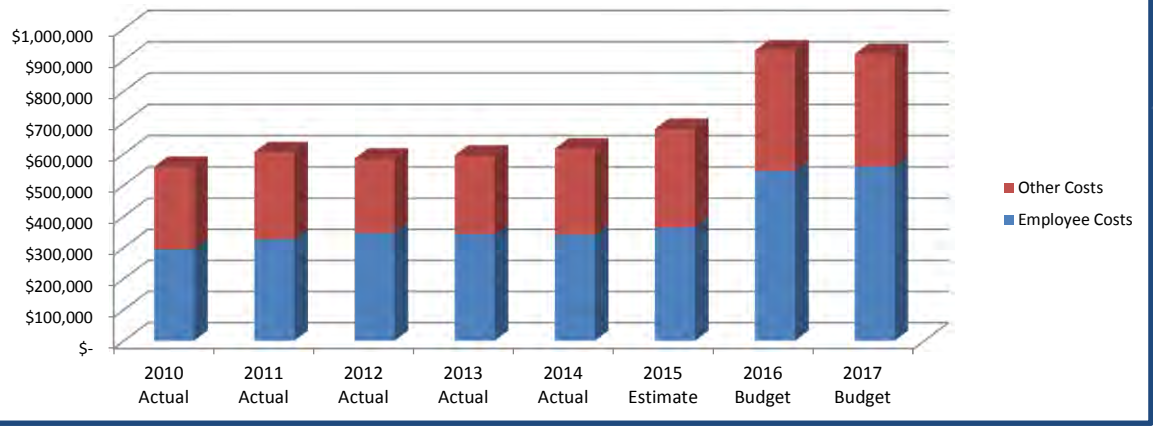
No significant changes

City of Imperial Beach

FY2016 FY2017 Budget

101-5010 Street Maintenance

FY17 Budget	$919,245
FY16 Budget	$930,501
FY15 Estimate	$679,474
FY14 Actual	$616,684



- City replaced **415 LF** of curb and gutter
- Applied **22,000 LF** of crack sealant
- The equivalent of **7.2 centerline miles** of potholes repairs
- **107 LF** of hot mix asphalt street repairs (using 36' wide street x 3" deep)
- Restriped **100%** of painted curbs
- Replaced over **100** outdated, deteriorated or damaged street signs

Budget	2016	2017
Employee Costs	**$ 545,151**	**$ 559,907**
SALARIES FULL-TIME	$ 358,304	$ 368,630
SECTION 125 CAFETERIA	$ 78,088	$ 78,088
PERS-CITY PORTION	$ 66,644	$ 70,284
FICA	$ 26,995	$ 27,785
WORKER'S COMP INSURANCE	$ 6,732	$ 6,732
OVERTIME	$ 3,100	$ 3,100
UNEMPLOYMENT INSURANCE	$ 2,713	$ 2,713
SALARIES PART-TIME	$ 1,000	$ 1,000
LIFE INSURANCE	$ 975	$ 975
AUTO ALLOWANCE	$ 450	$ 450
CELL PHONE ALLOWANCE	$ 150	$ 150

Budget	2016	2017
Other Costs	**$ 385,350**	**$ 359,338**
GAS & ELECTRIC (SDG&E)	$ 127,000	$ 143,400
TECHNICAL SERVICES	$ 111,200	$ 66,200
TRAFFIC CONTROL	$ 51,000	$ 50,700
OPERATING SUPPLIES	$ 43,200	$ 43,000
UTILITIES-WATER	$ 29,000	$ 31,088
PROFESSIONAL SERVICES	$ 12,000	$ 12,000
MAINTENANCE & REPAIR	$ 6,200	$ 6,200
OTHER SERVICES & CHARGES	$ 2,000	$ 3,000
RENT-EQUIPMENT	$ 2,000	$ 2,000
SMALL TOOLS/NON-CAPITAL	$ 1,000	$ 1,000
FEES & LICENSES	$ 750	$ 750

Budget	2016	2017
Headcount	**5**	**5**
Lead Maintenance Worker	1	1
Maintenance Worker I	1	1
Maintenance Worker II	2	2
Street Supervisor	1	1

Purpose

Maintain the streets, sidewalks, crosswalks, street lighting, street signage, street striping and street landscape in a "like new condition."

Objectives

Maintain an average pavement condition index of 65% or greater; restripe the painted surfaces annually; commit 2-months dedicated maintenance to each of the six City neighborhoods; inspect each City neighborhood annually for material deficiencies; remove all graffiti identified within the City within 24-hours of notice.

Significant Changes in the Budget

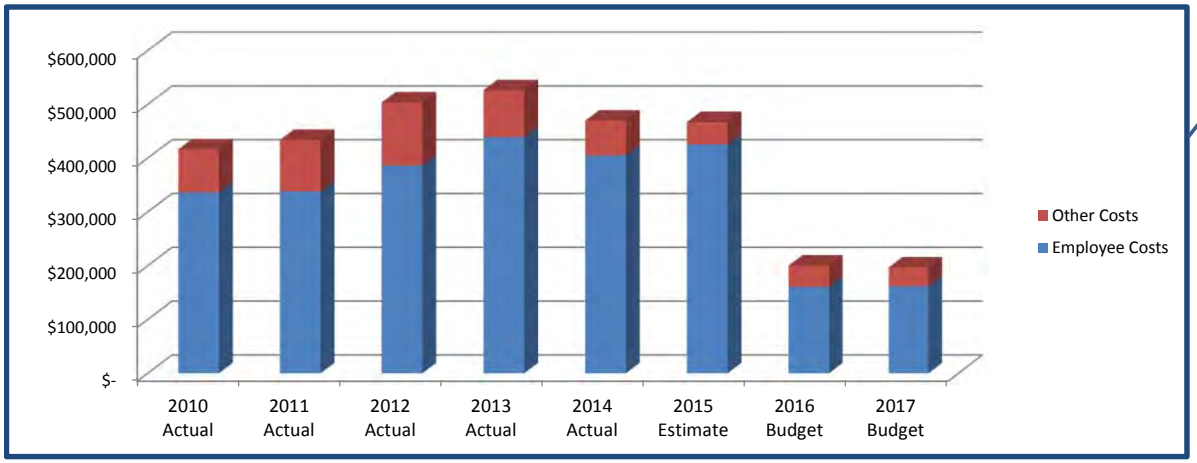
Salary adjustments for MWI. Allocated 25% of Public Works employee costs in lieu of indirect cost allocation.

City of Imperial Beach

FY2016 FY2017 Budget

101-5020 Public Works Administration

FY17 Budget	$196,641
FY16 Budget	$200,195
FY15 Estimate	$467,123
FY14 Actual	$469,535



Budget	2016	2017
Employee Costs	**$ 160,595**	**$ 161,541**
SALARIES FULL-TIME	$ 118,701	$ 118,701
SECTION 125 CAFETERIA	$ 17,164	$ 17,164
PERS-CITY PORTION	$ 10,578	$ 11,524
FICA	$ 6,453	$ 6,453
WORKER'S COMP INSURANCE	$ 4,791	$ 4,791
UNEMPLOYMENT INSURANCE	$ 1,085	$ 1,085
AUTO ALLOWANCE	$ 900	$ 900
LIFE INSURANCE	$ 623	$ 623
CELL PHONE ALLOWANCE	$ 300	$ 300

Budget	2016	2017
Other Costs	**$ 39,600**	**$ 35,100**
RENT-UNIFORMS	$ 10,000	$ 10,000
TRAVEL, TRAINING, MEETING	$ 9,250	$ 8,750
UTILITIES-CELL PHONES	$ 8,400	$ 8,400
SMALL TOOLS/NON-CAPITAL	$ 4,000	
OFFICE SUPPLIES	$ 3,850	$ 3,850
OPERATING SUPPLIES	$ 3,000	$ 3,000
EMPLOYEE RECOGNITION AWF	$ 500	$ 500
PRINTING SERVICES	$ 300	$ 300
MEMBERSHIP DUES	$ 200	$ 200
POSTAGE & FREIGHT	$ 100	$ 100

Budget	2016	2017
Headcount	**5**	**5**
Director	1	1
Operations Manager	1	1
Customer Service Specialist	1	1
CIP Manager	1	1
Administrative Assistant	1	1

Purpose

Provides leadership, oversight and support for public works administration, engineering, street maintenance, tidelands, parks, facilities, fleet, solid waste, sewer and storm water.

Objectives

1. Provide leadership to all public works departments
2. Coordinate emergency response
3. Intergovernmental relations
4. Grant administration
5. Capital Improvement Program administration

Significant Changes in the Budget

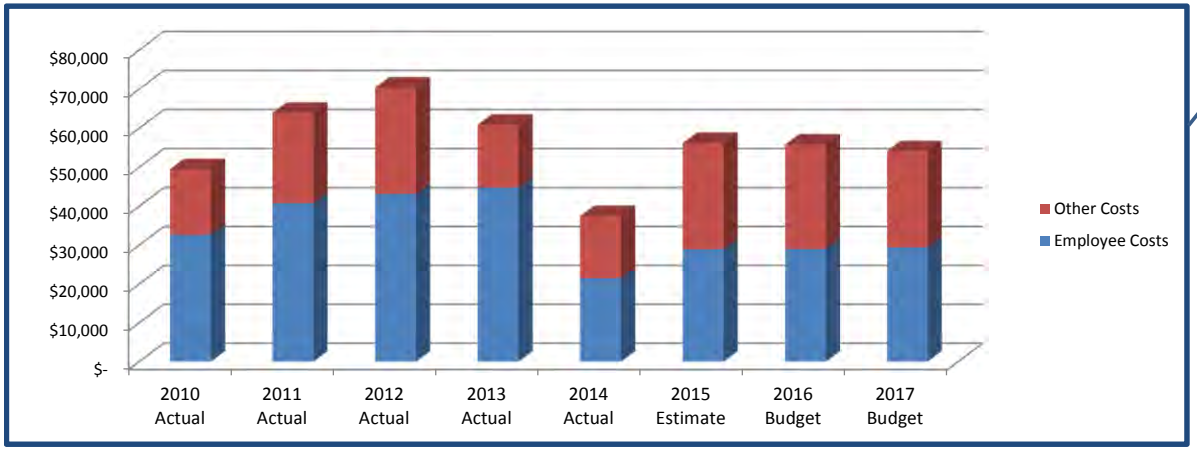
Eliminated internal General Fund indirect cost allocations. Replaced with direct allocation of Employee Costs to 25% Streets and 25% Tidelands causing apparent reduction.

City of Imperial Beach

FY2016 FY2017 Budget

101-5040 Solid Waste Management

FY17 Budget	$54,106
FY16 Budget	$55,807
FY15 Estimate	$56,160
FY14 Actual	$37,481



- Completed annual reporting to Calrecycle.
- Completed annual site audit from Calrecycle.
- Completed EDCO rate increase for 2015.
- Provided recycling service for special events, annual Home Front Cleanup, and Citywide Garage Sale.Imperial

Budget	2016	2017
Employee Costs	**$ 29,007**	**$ 29,406**
SALARIES FULL-TIME	$ 20,253	$ 20,527
SECTION 125 CAFETERIA	$ 3,966	$ 3,966
PERS-CITY PORTION	$ 2,374	$ 2,478
FICA	$ 1,621	$ 1,642
AUTO ALLOWANCE	$ 360	$ 360
UNEMPLOYMENT INSURANCE	$ 307	$ 307
LIFE INSURANCE	$ 66	$ 66
CELL PHONE ALLOWANCE	$ 60	$ 60

Budget	2016	2017
Other Costs	**$ 26,800**	**$ 24,700**
TECHNICAL SERVICES	$ 16,000	$ 16,000
OTHER SERVICES & CHARGES	$ 7,500	$ 7,500
PRINTING SERVICES	$ 2,200	
OPERATING SUPPLIES	$ 800	$ 800
FEES & LICENSES	$ 300	$ 400

Budget	2016	2017
Headcount	**0**	**0**

Purpose

Provide solid waste, recycling, and household hazardous waste disposal services to the community. Ensure compliance with State mandated solid waste diversion requirements, reporting to Calrecycle, and permitting for hazardous materials. Manage the City's Solid Waste franchise agreement with EDCO.

Objectives

1. Negotiate and manage franchise agreement
2. Develop solid waste customer rates annually
3. Address unresolved complaints from residents
4. Implement recycling/reuse programs

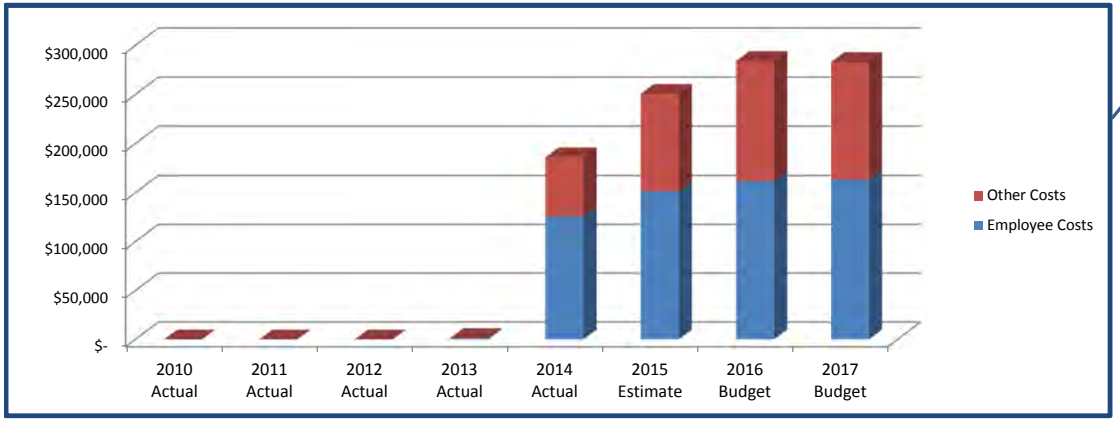
Significant Changes in the Budget

City of Imperial Beach

FY2016 FY2017 Budget

101-5050 Storm Water

FY17 Budget	$283,000
FY16 Budget	$284,029
FY15 Estimate	$250,556
FY14 Actual	$185,913



- Imperial Beach served as lead agency to develop the Tijuana River WQUIP. ($275,000)
- Developed the San Diego Bay WQIP with Copermittees ($400,000)
- Implemented the City's Jurisdictional Runoff Management Program consistent with previous NPDES Permit Order R9-2007-0001 and completed JRMP Annual reporting requirements to the RWQCB.
- Updated the City's Jurisdictional Runoff Management Program and IB Municipal Code consistent with the new NPDES Permit Order R9-2013-0001 to be submitted to the RWQCB in June 2015.

Budget	2016	2017
Employee Costs	**$ 161,779**	**$ 163,200**
SALARIES FULL-TIME	$ 109,843	$ 110,668
SECTION 125 CAFETERIA	$ 18,954	$ 18,954
PERS-CITY PORTION	$ 16,473	$ 17,005
FICA	$ 8,665	$ 8,729
AUTO ALLOWANCE	$ 3,240	$ 3,240
WORKER'S COMP INSURANCE	$ 2,449	$ 2,449
UNEMPLOYMENT INSURANCE	$ 716	$ 716
CELL PHONE ALLOWANCE	$ 540	$ 540
OVERTIME	$ 500	$ 500
LIFE INSURANCE	$ 399	$ 399

Budget	2016	2017
Other Costs	**$ 122,250**	**$ 119,800**
OTHER SERVICES & CHARGES	$ 77,500	$ 74,000
FEES & LICENSES	$ 17,250	$ 20,300
PROFESSIONAL SERVICES	$ 12,000	$ 10,000
OPERATING SUPPLIES	$ 8,500	$ 8,500
TECHNICAL SERVICES	$ 6,000	$ 6,000
MAINTENANCE & REPAIR	$ 1,000	$ 1,000

Budget	2016	2017
Headcount	**2**	**2**
Environmental Manager	1	1
Environmental Specialist	1	1

Purpose

Develop and implement the City's storm water management program as required by the Regional Strom Water NPDES Permit. Including regional collaboration and public participation in the development and implementation of Water Quality Improvement Plans (WQIPs) for the Tijuana River and San Diego Bay watershed management areas, which informs the selection of water quality improvement strategies required in the City's Jurisdictional Runoff Management Program.

Objectives

1. Maintain compliance with the National Pollution Discharge Elimination Systems (NPDES) Permit that regulates storm water discharges from the City
2. Coordinate consistent implementation of storm water management programs at regional and watershed levels
3. Implement the City's Jurisdictional Runoff Management Program

Significant Changes in the Budget

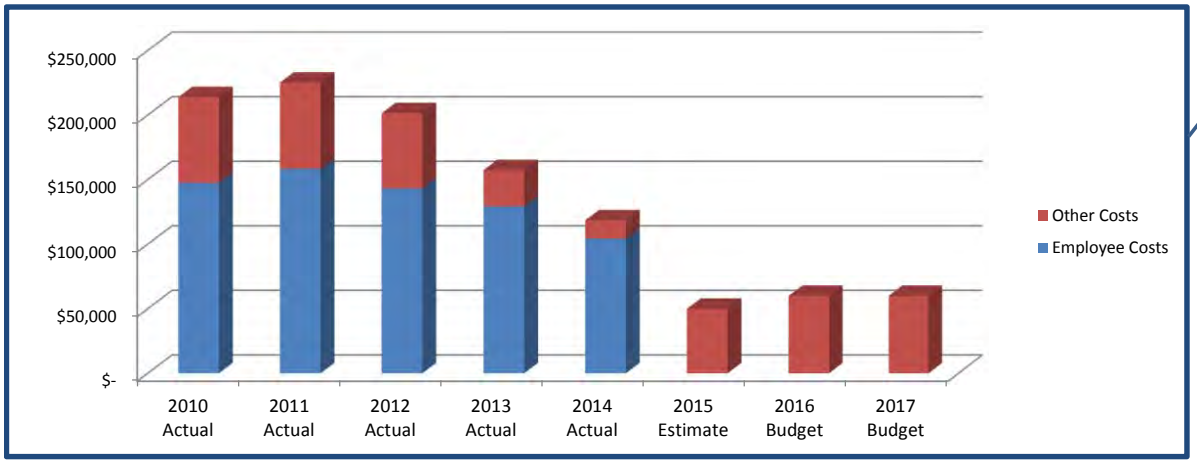
Slight increase in costs related to increased regulations from NPDES Permit Order R9-2013-0001 from the San Diego Regional Water Quality Control Board

City of Imperial Beach

FY2016 FY2017 Budget

101-6010 Recreation/Sports Park

FY17 Budget	$60,000
FY16 Budget	$60,000
FY15 Estimate	$50,000
FY14 Actual	$118,440



Budget

Budget	2016	2017
Other Costs	**$ 60,000**	**$ 60,000**
TECHNICAL SERVICES	$ 50,000	$ 50,000
COMMUNITY PROGRAMS	$ 10,000	$ 10,000

Budget	2016	2017
Headcount	**0**	**0**

Purpose

Provide recreational services and other programs to citizens of all ages. Operate athletic facilities and sports and fitness programs.

Objectives

1. Maintain agreement with Boys & Girls club for sports park operations.

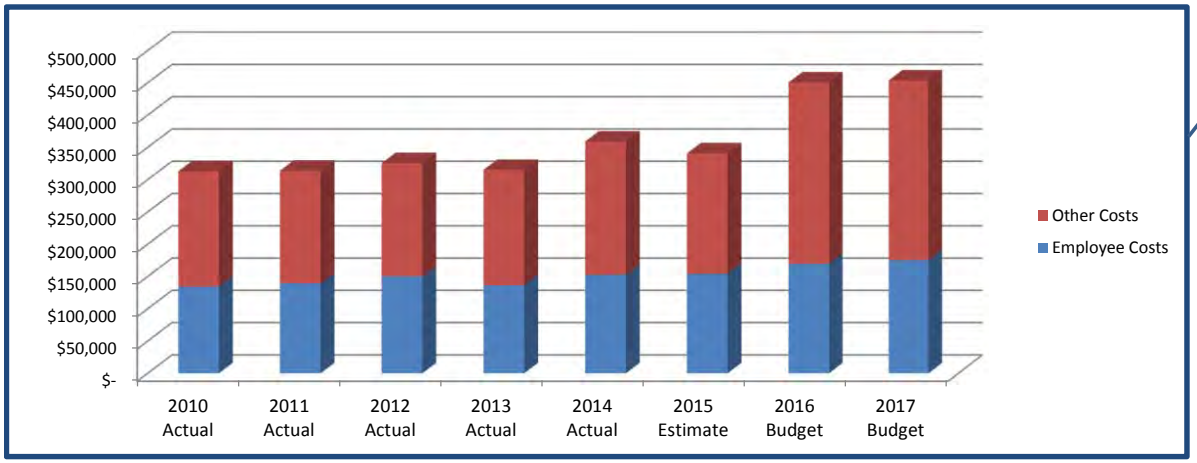
Significant Changes in the Budget

City of Imperial Beach

FY2016 FY2017 Budget

101-6020 Parks Maintenance

FY17 Budget	$453,669
FY16 Budget	$450,688
FY15 Estimate	$340,631
FY14 Actual	$359,023



Budget	2016	2017
Employee Costs	**$ 169,613**	**$ 175,174**
SALARIES FULL-TIME	$ 79,192	$ 83,287
SALARIES PART-TIME	$ 47,500	$ 47,500
SECTION 125 CAFETERIA	$ 16,182	$ 16,182
PERS-CITY PORTION	$ 15,029	$ 16,182
FICA	$ 7,131	$ 7,444
WORKER'S COMP INSURANCE	$ 2,958	$ 2,958
OVERTIME	$ 800	$ 800
UNEMPLOYMENT INSURANCE	$ 629	$ 629
LIFE INSURANCE	$ 192	$ 192

Budget	2016	2017
Other Costs	**$ 281,075**	**$ 278,495**
UTILITIES-WATER	$ 102,000	$ 109,500
TECHNICAL SERVICES	$ 82,725	$ 73,445
GAS & ELECTRIC (SDG&E)	$ 37,000	$ 38,200
MAINTENANCE & REPAIR	$ 31,500	$ 29,500
OPERATING SUPPLIES	$ 23,700	$ 23,700
SMALL TOOLS/NON-CAPITAL	$ 2,750	$ 2,750
PROFESSIONAL SERVICES	$ 1,000	$ 1,000
RENT-EQUIPMENT	$ 400	$ 400

Budget	2016	2017
Headcount	**1**	**1**
Lead Maintenance Worker	1	1

Purpose

Provide a safe, attractive and well maintained parks, trails and open spaces to include landscape maintenance of all parks. Maintain building grounds and right of ways.

Objectives

1. Oversee contract for parks and roadside landscaping services for 17 acres of parks and 31 medians
2. Maintain landscaping for parks
3. Conduct playground safety inspections
4. Manage capital improvements for parks

Significant Changes in the Budget

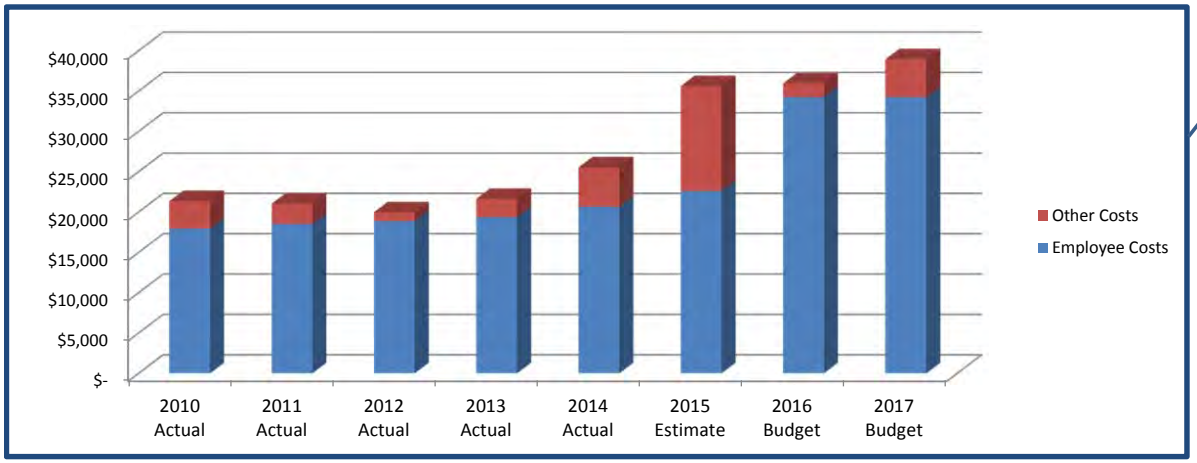
Increase in utilities and technical services.

City of Imperial Beach

FY2016 FY2017 Budget

101-6030 Senior Services

FY17 Budget	$38,936
FY16 Budget	$35,936
FY15 Estimate	$35,609
FY14 Actual	$25,524



Budget	2016	2017
Employee Costs	**$ 34,236**	**$ 34,236**
SALARIES PART-TIME	$ 30,946	$ 30,946
PARS CITY CONTRIBUTION	$ 1,160	$ 1,160
UNEMPLOYMENT INSURANCE	$ 868	$ 868
WORKER'S COMP INSURANCE	$ 816	$ 816
FICA	$ 446	$ 446

Budget	2016	2017
Other Costs	**$ 1,700**	**$ 4,700**
OPERATING SUPPLIES	$ 1,000	$ 1,000
OFFICE SUPPLIES	$ 500	$ 500
MEMBERSHIP DUES	$ 200	$ 200
PROFESSIONAL SERVICES		$ 3,000

Budget	2016	2017
Headcount	**1**	**1**
Program Coordinator	0.5	0.5
Program Aide	0.5	0.5

Purpose

Provide recreational services and other programs to senior citizens to enhance the quality of life and promote health and wellness, social interaction, and foster a sense of belonging.

Objectives

1. Organize and promote senior trips
2. Operate senior programs
3. Organize recreational classes
4. Implement special events

Significant Changes in the Budget

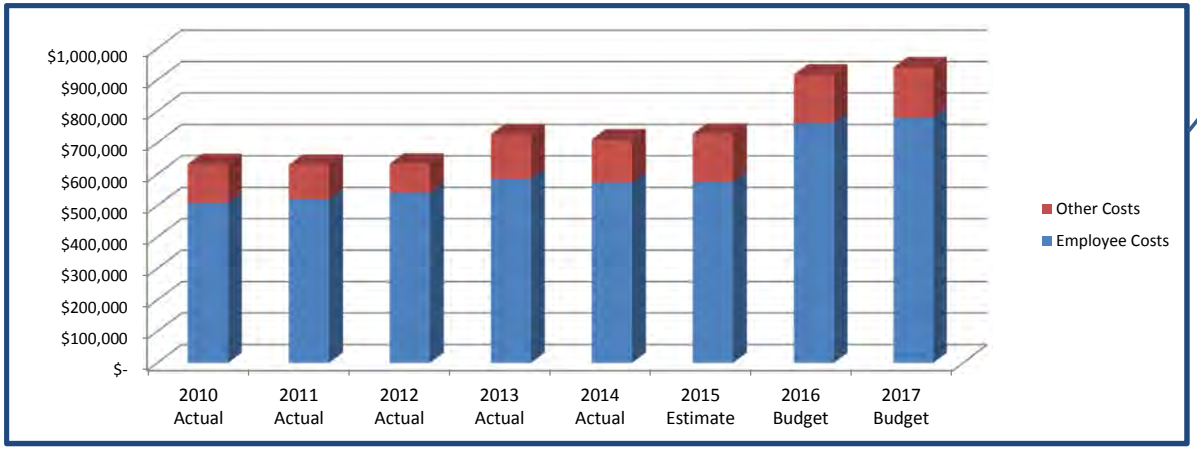
Increase in employee costs assume full utilization of PT staff. This a conservative and will not be realized if not needed.

City of Imperial Beach

FY2016 FY2017 Budget

101-6040 Tideland Maintenance

FY17 Budget	$939,528
FY16 Budget	$916,972
FY15 Estimate	$728,555
FY14 Actual	$710,354



Budget	2016	2017
Employee Costs	**$ 763,247**	**$ 779,878**
SALARIES FULL-TIME	$ 328,000	$ 340,079
SALARIES PART-TIME	$ 264,500	$ 264,500
SECTION 125 CAFETERIA	$ 66,660	$ 66,660
PERS-CITY PORTION	$ 55,512	$ 59,140
FICA	$ 25,568	$ 26,492
WORKER'S COMP INSURANCE	$ 8,981	$ 8,981
PARS CITY CONTRIBUTION	$ 8,521	$ 8,521
UNEMPLOYMENT INSURANCE	$ 2,496	$ 2,496
OVERTIME	$ 1,500	$ 1,500
LIFE INSURANCE	$ 909	$ 909
AUTO ALLOWANCE	$ 450	$ 450
CELL PHONE ALLOWANCE	$ 150	$ 150

Budget	2016	2017
Other Costs	**$ 153,725**	**$ 159,650**
OPERATING SUPPLIES	$ 96,625	$ 101,500
TECHNICAL SERVICES	$ 41,500	$ 42,200
UTILITIES-WATER	$ 7,100	$ 7,650
SMALL TOOLS/NON-CAPITAL	$ 7,000	$ 7,000
PROFESSIONAL SERVICES	$ 1,000	$ 800
RENT-EQUIPMENT	$ 500	$ 500

Budget	2016	2017
Headcount	**40**	**40**
Grounds/Facilities Super	1	1
Lead Maintenance Worker	2	2
Maintenance Worker II	2	2
Part Time Maint Worker	35	35

Purpose

Maintain all the facilities owned and leased by the San Diego Unified Port District within the City of Imperial Beach in a "like new condition." These facilities include Mel Portwood Plaza, Pier, Dunes Park, all Seacoast Drive street-ends, Port owned parking lots, beach area to the low water line. Support the City's lifeguard infrastructure as assigned

Objectives

Pick up all trash and waste 7-days a week; maintain the public restrooms every day of the week; maintain the landscape of the property properly groomed and trimmed, free of weeds; maintain the lighting systems; water wash the pier surfaces bi-weekly at the restaurant and the remainder quarterly; maintain the lifeguard towers; support the special events

Significant Changes in the Budget

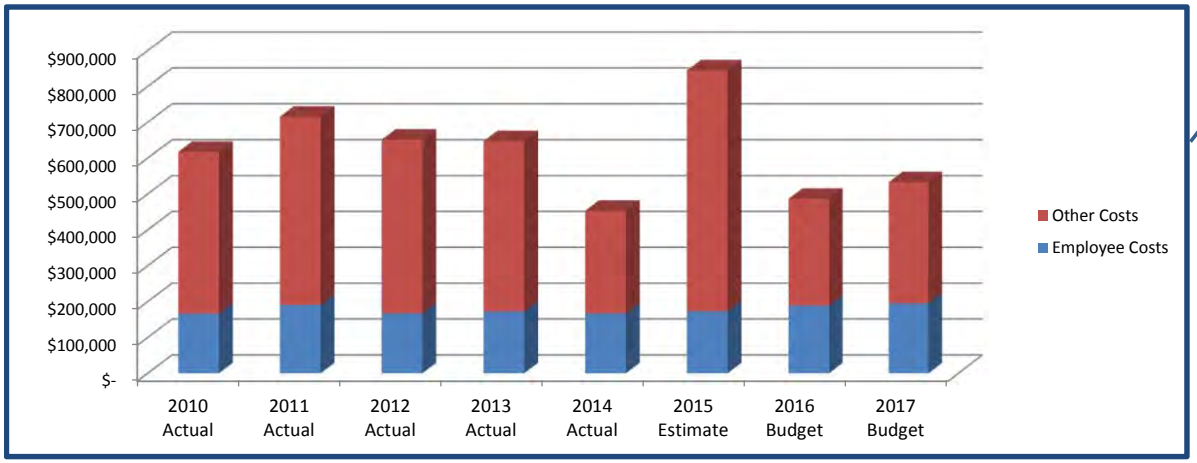
Employee Cost increase due to 25% allocation from Public Works Administration in lieu of indirect cost allocations.

City of Imperial Beach

FY2016 FY2017 Budget

501-0000 Vehicle Replacement and Maintenance

FY17 Budget	$532,759
FY16 Budget	$486,678
FY15 Estimate	$844,245
FY14 Actual	$453,372



- Maintain fleet of 55 vehicles and equpment.
- Maintain 2 large fire engines.
- Maintain 1 large vactor truck.
- Repair and replace miscellaneous machinery and equipment.

Budget	2016	2017
Employee Costs	**$ 188,328**	**$ 194,909**
SALARIES FULL-TIME	$ 124,734	$ 129,469
SECTION 125 CAFETERIA	$ 25,760	$ 25,760
PERS-CITY PORTION	$ 23,762	$ 25,246
FICA	$ 9,373	$ 9,735
WORKER'S COMP INSURANCE	$ 3,266	$ 3,266
UNEMPLOYMENT INSURANCE	$ 868	$ 868
OVERTIME	$ 300	$ 300
LIFE INSURANCE	$ 265	$ 265

Budget	2016	2017
Other Costs	**$ 298,350**	**$ 337,850**
VEHICLE OPERATE-FUEL/OIL	$ 240,200	$ 240,200
VEHICLE OPERATE-PARTS M&C	$ 25,000	$ 25,000
SMALL TOOLS/NON-CAPITAL	$ 12,000	$ 1,500
MAINTENANCE & REPAIR	$ 11,100	$ 11,100
OPERATING SUPPLIES	$ 4,100	$ 4,100
FEES & LICENSES	$ 3,150	$ 3,150
OTHER SERVICES & CHARGES	$ 2,400	$ 2,400
FIRE EXTINGUISHER SERVICE	$ 400	$ 400
EQUIPMENT		$ 50,000

Budget	2016	2017
Headcount	**2**	**2**
Fleet Supervisor	1	1
Mechanic II	1	1

Purpose

To provide City vehicle and equipment maintenance services to ensure the equipment is kept in a safe and reliable condition. Replace vehicles per replacement schedule and as needed.

Objectives

Stuart preventative maintenance of all vehicles and equipment; maintain fleet records, inspections, and reports; manage hazardous waste program; train employees on safe use of vehicles and equipment.

Significant Changes in the Budget

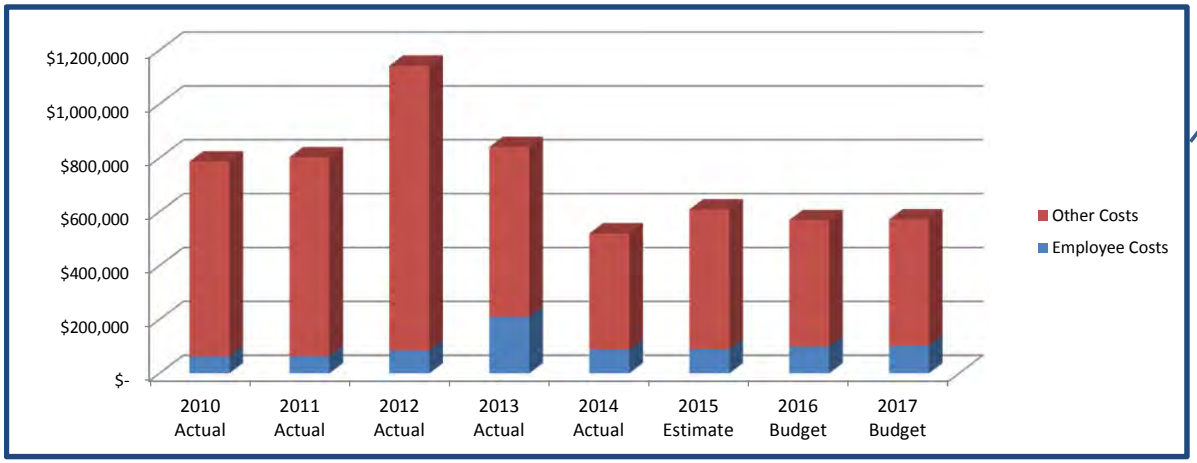
4 Vehicles replaced in FY15. Scheduled to replace Ford Flatbed in FY17.

City of Imperial Beach

FY2016 FY2017 Budget

502-0000 Risk Management

FY17 Budget	$571,776
FY16 Budget	$569,177
FY15 Estimate	$608,529
FY14 Actual	$519,735



- Continue to maintain a Workers Compensation Modification Factor of **90%**. (below 100% is positive)
- City liability claims incurred are less than **10** per year totaling approximately **$10,000.**

Budget	2016	2017
Employee Costs	**$ 99,177**	**$ 101,776**
SALARIES FULL-TIME	$ 70,512	$ 72,403
SECTION 125 CAFETERIA	$ 9,947	$ 9,947
PERS-CITY PORTION	$ 9,080	$ 9,643
FICA	$ 5,867	$ 6,012
AUTO ALLOWANCE	$ 1,764	$ 1,764
WORKER'S COMP INSURANCE	$ 1,025	$ 1,025
UNEMPLOYMENT INSURANCE	$ 347	$ 347
LIFE INSURANCE	$ 269	$ 269
CELL PHONE ALLOWANCE	$ 240	$ 240
MGT MEDICAL REIMBURSEME	$ 126	$ 126

Budget	2016	2017
Other Costs	**$ 470,000**	**$ 470,000**
PYMT OF WORK COMP CLAIMS	$ 120,000	$ 120,000
INSURANCE PREMIUM/DEPOS	$ 114,500	$ 114,500
INSURANCE PREMIUM/WK CO	$ 80,000	$ 80,000
ATTORNEY SERVICES	$ 75,000	$ 75,000
PAYMENT OF CLAIMS	$ 50,000	$ 50,000
THIRD PARTY ADMIN (W/C)	$ 28,500	$ 28,500
TECHNICAL SERVICES	$ 1,000	$ 1,000
OPERATING SUPPLIES	$ 1,000	$ 1,000

Budget	2016	2017
Headcount	**0**	**0**

Purpose

Develop City safety policies and procedures to minimize risk and exposure to loss.

Objectives

Coordinate with Human Resources and Third Party Administrators to minimize workers compensation claims; reduce the City's exposure to liability claims using latest risk management tools available from Excess Insurance providers.

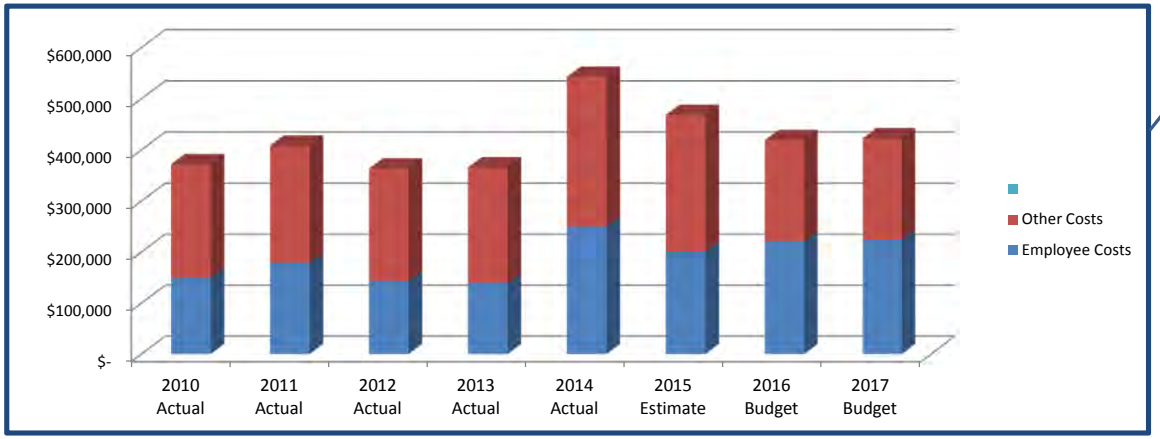
Significant Changes in the Budget

City of Imperial Beach

FY2016 FY2017 Budget

503-0000 Technology

FY17 Budget	$422,725
FY16 Budget	$419,147
FY15 Estimate	$468,522
FY14 Actual	$542,862



- Manage and support **20 Windows Servers and 120 desktop computers**.
- Provides support for **145 city employees**.
- Maintain hardware inventory of city computers and networking equipment.
- Performs routing **Back up** of critical city data.
- Manages **152 email accounts**.

Budget	2016	2017
Employee Costs	**$ 221,323**	**$ 224,401**
SALARIES FULL-TIME	$ 130,702	$ 132,865
SECTION 125 CAFETERIA	$ 26,001	$ 26,001
SALARIES PART-TIME	$ 23,559	$ 23,559
PERS-CITY PORTION	$ 19,271	$ 20,021
FICA	$ 13,487	$ 13,652
AUTO ALLOWANCE	$ 4,656	$ 4,656
UNEMPLOYMENT INSURANCE	$ 1,389	$ 1,389
PARS CITY CONTRIBUTION	$ 883	$ 883
CELL PHONE ALLOWANCE	$ 720	$ 720
LIFE INSURANCE	$ 571	$ 571
MGT MEDICAL REIMBURSEMEN	$ 84	$ 84

Budget	2016	2017
Other Costs	**$ 197,824**	**$ 198,324**
H.T.E. MAINTENANCE	$ 37,500	$ 37,500
PROFESSIONAL SERVICES	$ 30,370	$ 30,370
EQUIPMENT	$ 30,000	$ 30,000
TECHNICAL SERVICES	$ 29,500	$ 29,500
SMALL TOOLS/NON-CAPITAL	$ 24,600	$ 24,600
UTILITIES-TELEPHONE	$ 12,000	$ 12,000
QUESYST	$ 8,000	$ 8,000
FEES & LICENSES	$ 7,164	$ 7,164
OPERATING SUPPLIES	$ 7,000	$ 7,500
TRAVEL, TRAINING, MEETING	$ 4,950	$ 4,950
UTILITIES-CELL PHONES	$ 4,000	$ 4,000
MAINTENANCE & REPAIR	$ 1,400	$ 1,400
MEMBERSHIP DUES	$ 640	$ 640
OFFICE SUPPLIES	$ 500	$ 500
POSTAGE & FREIGHT	$ 200	$ 200

Budget	2016	2017
Headcount	**2.5**	**2.5**
Network Systems Technician	1	1
GIS Administrator	1	1
Network Tech	0.5	0.5

Purpose

Ensures employees are able to access the internet and network resources and to provide immediate support to all city staff. Recommends information technology strategies, policies, and procedures by evaluating organization outcomes; identifying problems; evaluating trends; anticipating requirements. Maintains quality service by establishing and enforcing organization standards.

Objectives

Provide computing, telecommunications, and networking infrastructure support to employees, research and implement cost effective solutions that enhances the city's ability to provide quality
service for city residents and gives administrators and faculty the means to operate successfully.

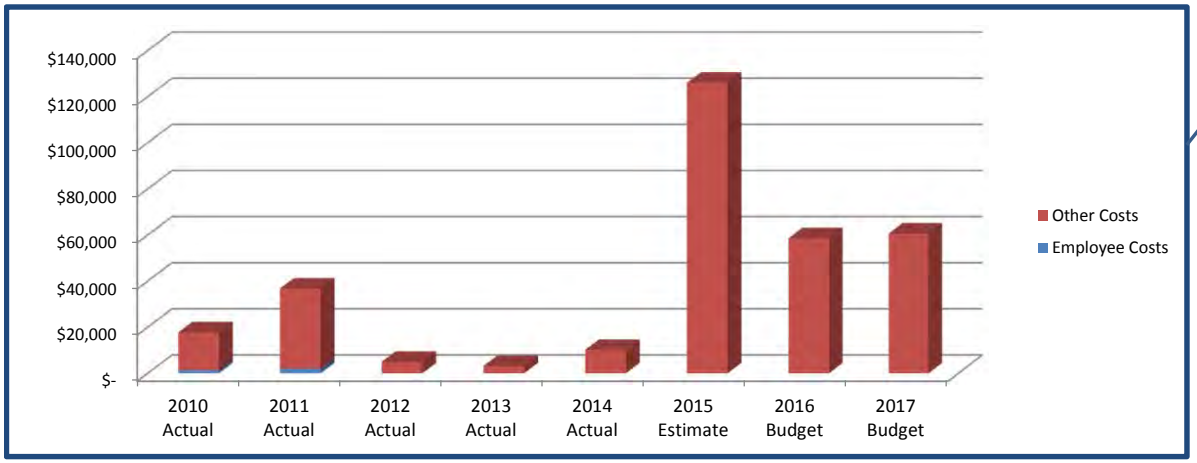
Significant Changes in the Budget

City of Imperial Beach

FY2016 FY2017 Budget

504-0000 Facility Maintenance

FY17 Budget	$60,600
FY16 Budget	$58,600
FY15 Estimate	$126,000
FY14 Actual	$10,164



- Maintain 8 city faciities.
- Oversee daily housekeeping.
- Assist in CIP implementation.

Budget

Budget	2016	2017
CIP Other Costs	**$ 100,000**	**$ 100,000**
PROFESSIONAL SERVICES	$ 100,000	$ 100,000
Other Costs	**$ 58,600**	**$ 60,600**
TECHNICAL SERVICES	$ 58,600	$ 60,600

Budget	2016	2017
Headcount	**0**	**0**

Purpose

Maintain City buildings to ensure the are safe, functional and clean by performing regular maintenance, cleaning and inspections utilizing a combination of in-house staff and contract services.

Objectives

Maintain, repair and rehabitate all City owned buildings; Oversee janitorial services; provide workshop and meeting setup and tear down services.

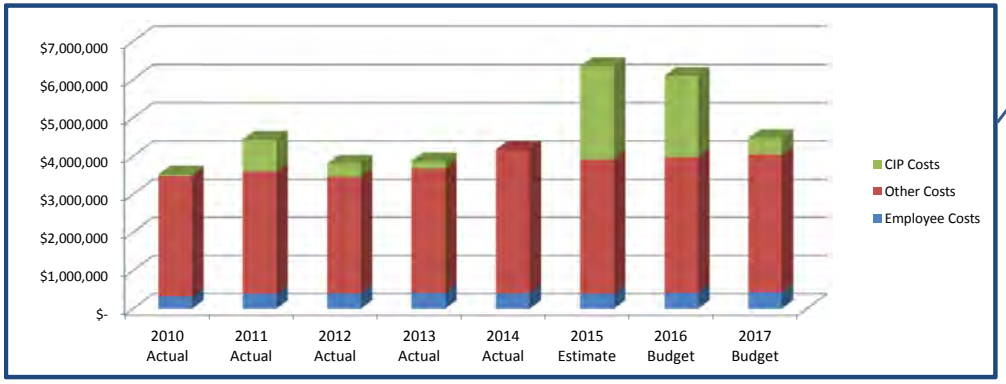
Significant Changes in the Budget

City of Imperial Beach

FY2016 FY2017 Budget

601-0000 Sewer

FY17 Budget	$4,471,323
FY16 Budget	$6,098,692
FY15 Estimate	$6,351,089
FY14 Actual	$4,070,614



- Maintain the **4.4 miles** of **Force Main** pipe and **39.5 miles** of **gravity main** pipe fully operational to prevent system backup or sewer spills.
- Maintain **11 sewer lift stations** fully operational and compliant with current industry standards.
- Prevent sewer spills; keep sewer mains in good condition; keep a trained maintenance staff; work with private parties with installation of new sewer laterals; advise the City managers of the needs for major maintenance and capital

REVENUE	2016	2017
Fees	**$ 4,218,000**	**$ 4,284,000**
COUNTY SEWER COLLECTIONS	$ 4,052,000	$ 4,116,000
SEWER CAPACITY FEES	$ 30,000	$ 30,000
SEWER FEES-SPECIAL BILLED	$ 136,000	$ 138,000
Other	**$ 30,000**	**$ 30,000**
ALLOCATED INTEREST	$ 15,000	$ 15,000
MISCELLANEOUS REVENUE	$ 15,000	$ 15,000
Grand Total	**$ 4,248,000**	**$ 4,314,000**

EXPENSE	2016	2017
Employee Costs	**$ 421,177**	**$ 434,162**
SALARIES FULL-TIME	$ 252,693	$ 262,011
SECTION 125 CAFETERIA	$ 57,094	$ 57,094
PERS-CITY PORTION	$ 48,138	$ 51,092
STAND-BY PAY	$ 21,000	$ 21,000
FICA	$ 20,686	$ 21,399
OVERTIME	$ 12,200	$ 12,200
WORKER'S COMP INSURANCE	$ 6,532	$ 6,532
UNEMPLOYMENT INSURANCE	$ 2,170	$ 2,170
LIFE INSURANCE	$ 664	$ 664
Other Costs	**$ 3,553,155**	**$ 3,606,370**
TECHNICAL SERVICES	$ 2,681,200	$ 2,739,350
PUBLIC WORKS ADMIN	$ 348,882	$ 348,882
ABC-ADMIN SVC CHARGE	$ 146,527	$ 146,527
ABC-FMP EQUIPMENT CHARGE	$ 93,709	$ 93,709
GAS & ELECTRIC (SDG&E)	$ 68,000	$ 70,000
EQUIPMENT	$ 42,000	$ 36,000
MAINTENANCE & REPAIR	$ 40,800	$ 38,800
TEMPORARY STAFFING	$ 30,000	$ 30,000
ABC-TECHNOLOGY SVC CHARG	$ 25,590	$ 25,590
OPERATING SUPPLIES	$ 13,895	$ 13,960
ABC-RISK MGMT SVC CHARGE	$ 10,419	$ 10,419
PROFESSIONAL SERVICES	$ 10,000	$ 10,000
ABC-FACILITIES CHARGES	$ 9,083	$ 9,083
OTHER SERVICES & CHARGES	$ 8,400	$ 8,400
UTILITIES-WATER	$ 6,700	$ 7,200
TRAVEL, TRAINING, MEETING	$ 5,200	$ 5,700
SECURITY & ALARM	$ 4,000	$ 4,000
FEES & LICENSES	$ 2,950	$ 2,950
UTILITIES-TELEPHONE	$ 2,500	$ 2,500
SMALL TOOLS/NON-CAPITAL	$ 1,400	$ 1,400
RENT-EQUIPMENT	$ 1,000	$ 1,000
MEMBERSHIP DUES	$ 900	$ 900
CIP Other Costs	**$ 2,124,360**	**$ 430,791**
PROFESSIONAL SERVICES	$ 2,124,360	$ 430,791
Grand Total	**$ 6,098,692**	**$ 4,471,323**

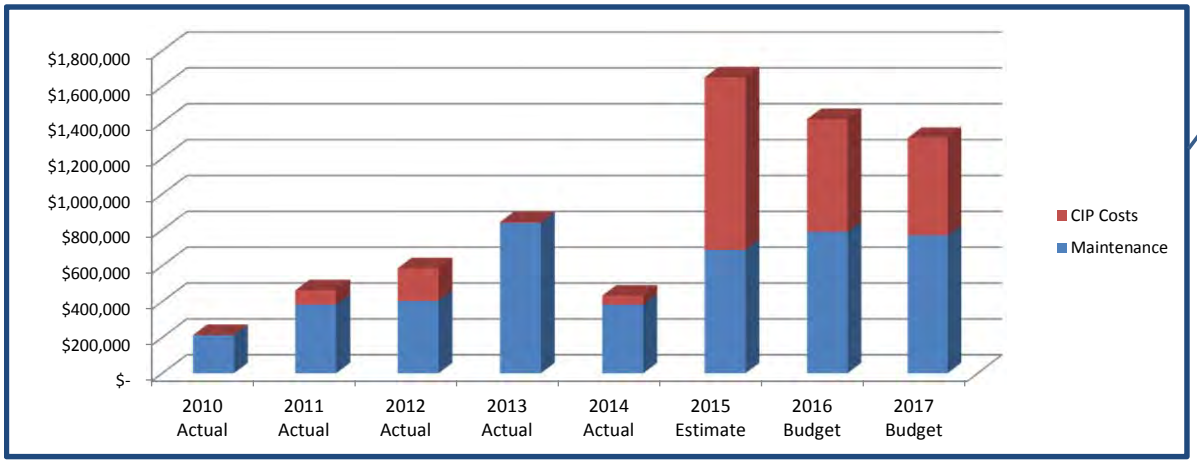
Budget	2016	2017
Headcount	**5**	**5**
Sewer Supervisor	1	1
Lead Maintenance Worker	1	1
Maintenance Worker II	1	1
Maintenance Worker I	1	1
Maintenance Worker	1	1

City of Imperial Beach

FY2016 FY2017 Budget

201-0000 Gas Tax

FY17 Budget	$1,312,180
FY16 Budget	$1,417,000
FY15 Estimate	$1,650,661
FY14 Actual	$432,994



- Provides annual funding for street maintenance and Capital Improvement Projects.

REVENUE	2016	2017
Intergovernmental	**$ 571,000**	**$ 571,000**
GAS TAX SECTION 2103	$ 121,000	$ 121,000
GAS TAX SECTION 2105	$ 152,400	$ 152,400
GAS TAX SECTION 2106	$ 83,300	$ 83,300
GAS TAX SECTION 2107	$ 208,300	$ 208,300
GAS TAX SECTION 2107.5	$ 6,000	$ 6,000
Other	**$ 10,000**	**$ 10,000**
ALLOCATED INTEREST	$ 10,000	$ 10,000
Grand Total	**$ 581,000**	**$ 581,000**

EXPENSE	2016	2017
Other Costs	**$ 789,000**	**$ 768,000**
TRANSFER OUT	$ 789,000	$ 768,000
CIP Other Costs	**$ 628,000**	**$ 544,180**
PROFESSIONAL SERVICES	$ 628,000	$ 544,180
Grand Total	**$ 1,417,000**	**$ 1,312,180**

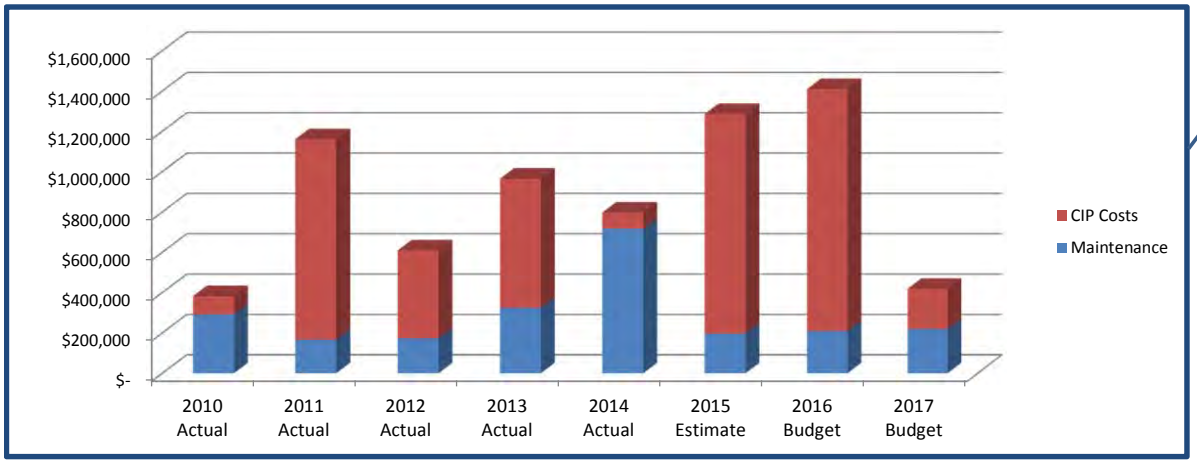
Budget	2016	2017
Headcount	**0**	**0**

City of Imperial Beach

FY2016 FY2017 Budget

202-0000 Transnet

FY17 Budget	$418,700
FY16 Budget	$1,409,100
FY15 Estimate	$1,285,895
FY14 Actual	$797,061



- Provides annual funding for street maintenance and Capital Improvement Projects.

REVENUE	2016	2017
Intergovernmental	**$ 897,000**	**$ 529,000**
PROP "A" (TRANSNET) FUND	$ 897,000	$ 529,000
Other	**$ 21,000**	**$ 21,000**
ALLOCATED INTEREST	$ 1,000	$ 1,000
TRANSNET FEES	$ 20,000	$ 20,000
Grand Total	**$ 918,000**	**$ 550,000**

EXPENSE	2016	2017
Other Costs	**$ 209,100**	**$ 218,700**
TRANSFER OUT	$ 209,100	$ 218,700
CIP Other Costs	**$ 1,200,000**	**$ 200,000**
PROFESSIONAL SERVICES	$ 1,200,000	$ 200,000
Grand Total	**$ 1,409,100**	**$ 418,700**

Budget	2016	2017
Headcount	**0**	**0**

City of Imperial Beach

Budget (FY2016 and FY2017)

Revenue = Credit, Expense = Debit

Sum of Budget	2016	2017
101 GENERAL FUND		
Revenue	**$ (17,756,953)**	**$ (17,119,459)**
101-0000 GENERAL FUND	$ (17,756,953)	$ (17,119,459)
311.60-01 1% GENERAL PURPOSE TAX	$ (1,735,010)	$ (1,735,000)
311.60-02 RPTTF RDA PASS-THRU	$ (363,000)	$ (363,000)
311.60-03 TIJUANA SLOUGH	$ (3,500)	$ (3,500)
311.60-04 VLF ADJ- R & T CODE 97.70	$ (2,270,000)	$ (2,270,000)
311.60-05 SALES TAX ADJ-PROP 57	$ (145,000)	$ (145,000)
311.60-06 RPTTF RESIDUAL	$ (607,000)	$ (607,000)
313.40-01 7.75% SALES TAX (1% CITY)	$ (913,000)	$ (953,000)
313.60-02 PROP 172: .5% SALES TAX	$ (140,000)	$ (140,000)
315.60-03 DOCUMENTARY TRANSFER TX	$ (60,000)	$ (60,000)
316.70-49 TRANSIENT OCCUPANCY TAX	$ (614,000)	$ (676,000)
318.10-05 SOLID WASTE (EDCO)	$ (1,271,000)	$ (1,271,000)
318.10-10 GAS & ELECTRIC (SDG&E)	$ (145,000)	$ (145,000)
318.10-15 CABLE (COX CABLE)	$ (325,000)	$ (325,000)
318.10-20 WATER (CAL AMERICAN)	$ (92,000)	$ (92,000)
318.10-30 AT&T	$ (67,000)	$ (67,000)
321.72-10 BUSINESS LICENSE	$ (375,000)	$ (375,000)
322.73-01 BUILDING PERMITS	$ (145,000)	$ (200,000)
322.73-02 PLUMBING PERMITS	$ (20,000)	$ (20,000)
322.73-03 ELECTRICAL PERMITS	$ (30,000)	$ (30,000)
322.73-04 MECHANICAL PERMITS	$ (10,000)	$ (10,000)
323.71-01 INSPECTION FEE	$ (1,000)	$ (1,000)
323.71-02 COM/FIRE INSPECTION FEES	$ (18,000)	$ (18,000)
323.71-03 RES/FIRE INSPECTION FEES	$ (250,000)	$ (250,000)
324.72-20 ANIMAL LICENSES	$ (13,000)	$ (13,000)
324.72-30 BICYCLE LICENSES	$ (100)	$ (100)
324.73-01 MISCELLANEOUS PERMITS	$ (14,000)	$ (14,000)
325.73-06 SPECIAL EVENT PERMIT FEES	$ (3,000)	$ (3,000)
332.40-02 VLF "EXCESS"	$ (12,000)	$ (12,000)
335.40-01 STATE MANDATED COST REIMB	$ (55,000)	$ (55,000)
338.60-03 VEHICLE IMPOUND FEE	$ (15,000)	$ (15,000)
341.74-01 BUILDING PLAN CHECK	$ (80,000)	$ (80,000)
341.74-03 PLANNING & ZONING	$ (90,000)	$ (90,000)
342.20-02 LAW ENFORCEMENT (PORT)	$ (1,830,000)	$ (1,859,000)
342.20-03 FIRE SERVICES (PORT)	$ (232,000)	$ (235,000)
342.20-04 OCEAN BEACH (PORT)	$ (1,433,000)	$ (1,455,000)
342.20-05 TIDELANDS (PORT)	$ (940,000)	$ (955,000)
342.20-06 ANIMAL CONTROL (PORT)	$ (32,000)	$ (32,500)
343.30-01 SO BAY UNION (SBUSD)	$ (16,250)	$ (16,250)
343.30-02 SWEEWATER (SUHSD)	$ (65,000)	$ (65,000)
344.75-02 CITY CLERK MAPS/PUB.	$ (1,000)	$ (1,000)
344.75-03 BUILDING MAPS/PUBLICATION	$ (1,000)	$ (1,000)

Sum of Budget	2016	2017
344.76-03 FINANCE ADMIN FEES	$ (17,500)	$ (17,500)
344.76-04 BUILDING ADMIN FEES	$ (5,000)	$ (5,000)
344.77-03 AIR JUMP FEES	$ (1,000)	$ (1,000)
347.77-02 JR.LIFEGUARD PROGRAM FEES	$ (35,000)	$ (35,000)
351.78-01 PARKING CITATIONS	$ (150,000)	$ (150,000)
351.78-02 ORDINANCE CIVIL PENALTY	$ (100,000)	$ (100,000)
352.78-01 TRAFFIC FINES	$ (55,000)	$ (55,000)
353.78-01 FALSE ALARMS	$ (1,500)	$ (1,500)
361.80-01 ALLOCATED INTEREST	$ (65,000)	$ (65,000)
362.82-01 RENT LAND	$ (270,000)	$ (270,000)
362.82-02 RENT BUILDINGS	$ (62,000)	$ (62,000)
371.83-02 CONTRIBUTIONS	$ (20,000)	$ (20,000)
371.83-03 MISCELLANEOUS REVENUE	$ (10,000)	$ (10,000)
371.83-09 SB 1186 DISABILITY ACCESS	$ (3,500)	$ (3,500)
374.85-01 OTHER COST REIMBURSEMENT	$ (944,584)	$ (92,000)
374.85-02 DUI COST REIMBURSEMENT	$ (4,500)	$ (4,500)
374.85-04 AMR PARAMEDIC BILLING	$ (85,000)	$ (85,000)
375.88-01 SALES OF I.B. T-SHIRTS	$ (2,000)	$ (2,000)
381.90-01 ABC / ADMIN CHARGES	$ (146,527)	$ (146,527)
381.90-02 ABC / PW ADMIN CHARGES	$ (348,882)	$ (348,882)
391.90-02 TRANSFER IN-GAS TAX FUND	$ (789,000)	$ (768,000)
391.90-03 TRANSFER IN-PROP "A" FUND	$ (209,100)	$ (218,700)
Expense	**$ 18,077,453**	**$ 17,769,459**
101-1010 GENERAL FUND MAYOR/CITY COUNCIL	$ 119,131	$ 121,822
411.10-01 SALARIES FULL-TIME	$ 14,647	$ 14,647
411.10-04 COUNCIL/RDA BOARD PAY	$ 41,999	$ 42,689
411.10-08 AUTO ALLOWANCE	$ 450	$ 450
411.10-09 CELL PHONE ALLOWANCE	$ 150	$ 150
411.11-01 PERS-CITY PORTION	$ 2,984	$ 4,932
411.11-03 SECTION 125 CAFETERIA	$ 25,880	$ 25,880
411.11-04 LIFE INSURANCE	$ 722	$ 722
411.11-05 UNEMPLOYMENT INSURANCE	$ 109	$ 109
411.11-06 WORKER'S COMP INSURANCE	$ 916	$ 916
411.11-07 FICA	$ 4,174	$ 4,227
411.27-04 UTILITIES-TELEPHONE	$ 200	$ 200
411.28-04 TRAVEL, TRAINING, MEETING	$ 8,000	$ 8,000
411.28-07 ADVERTISING	$ 1,000	$ 1,000
411.28-08 COMMUNITY PROGRAMS	$ 300	$ 300
411.28-09 POSTAGE & FREIGHT	$ 100	$ 100
411.28-11 PRINTING SERVICES	$ 100	$ 100
411.28-12 MEMBERSHIP DUES	$ 13,000	$ 13,000
411.28-14 SUBSCRIBE & PUBLICATIONS	$ 200	$ 200
411.29-04 OTHER SERVICES & CHARGES	$ 2,000	$ 2,000
411.30-01 OFFICE SUPPLIES	$ 900	$ 900
411.30-02 OPERATING SUPPLIES	$ 1,300	$ 1,300
101-1020 GENERAL FUND CITY CLERK	$ 325,722	$ 316,009
411.10-01 SALARIES FULL-TIME	$ 184,362	$ 184,362
411.10-08 AUTO ALLOWANCE	$ 7,080	$ 7,080
411.10-09 CELL PHONE ALLOWANCE	$ 1,200	$ 1,200
411.11-01 PERS-CITY PORTION	$ 28,548	$ 29,435

Sum of Budget	2016	2017
411.11-03 SECTION 125 CAFETERIA	$ 24,209	$ 24,209
411.11-04 LIFE INSURANCE	$ 749	$ 749
411.11-05 UNEMPLOYMENT INSURANCE	$ 868	$ 868
411.11-06 WORKER'S COMP INSURANCE	$ 716	$ 716
411.11-07 FICA	$ 15,989	$ 15,989
411.11-08 MGT MEDICAL REIMBURSEMENT	$ 420	$ 420
411.20-06 PROFESSIONAL SERVICES	$ 2,000	$ 2,000
411.21-04 TECHNICAL SERVICES	$ 20,100	$ 17,500
411.21-06 CONTRACTS-ELECTIONS	$ 9,000	$ 1,000
411.28-04 TRAVEL, TRAINING, MEETING	$ 4,550	$ 4,550
411.28-06 MILEAGE REIMBURSEMENT	$ 200	$ 200
411.28-07 ADVERTISING	$ 4,500	$ 4,500
411.28-08 COMMUNITY PROGRAMS	$ 17,000	$ 17,000
411.28-09 POSTAGE & FREIGHT	$ 100	$ 100
411.28-11 PRINTING SERVICES	$ 300	$ 300
411.28-12 MEMBERSHIP DUES	$ 1,096	$ 1,096
411.28-13 FEES & LICENSES	$ 685	$ 685
411.28-14 SUBSCRIBE & PUBLICATIONS	$ 1,750	$ 1,750
411.29-02 EMPLOYEE RECOGNITION AWRD	$ 200	$ 200
411.29-04 OTHER SERVICES & CHARGES	$ 100	$ 100
101-1110 GENERAL FUND CITY MANAGER	$ 408,135	$ 410,024
412.10-01 SALARIES FULL-TIME	$ 236,877	$ 237,692
412.10-08 AUTO ALLOWANCE	$ 7,170	$ 7,170
412.10-09 CELL PHONE ALLOWANCE	$ 2,490	$ 2,490
412.11-01 PERS-CITY PORTION	$ 15,956	$ 16,968
412.11-03 SECTION 125 CAFETERIA	$ 34,469	$ 34,469
412.11-04 LIFE INSURANCE	$ 1,643	$ 1,643
412.11-05 UNEMPLOYMENT INSURANCE	$ 933	$ 933
412.11-06 WORKER'S COMP INSURANCE	$ 1,425	$ 1,425
412.11-07 FICA	$ 20,756	$ 20,818
412.11-08 MGT MEDICAL REIMBURSEMENT	$ 840	$ 840
412.20-06 PROFESSIONAL SERVICES	$ 16,000	$ 16,000
412.28-04 TRAVEL, TRAINING, MEETING	$ 8,500	$ 8,500
412.28-08 COMMUNITY PROGRAMS	$ 50,000	$ 50,000
412.28-09 POSTAGE & FREIGHT	$ 150	$ 150
412.28-11 PRINTING SERVICES	$ 176	$ 176
412.28-12 MEMBERSHIP DUES	$ 4,475	$ 4,475
412.28-14 SUBSCRIBE & PUBLICATIONS	$ 375	$ 375
412.29-02 EMPLOYEE RECOGNITION AWRD	$ 1,000	$ 1,000
412.29-04 OTHER SERVICES & CHARGES	$ 2,500	$ 2,500
412.30-01 OFFICE SUPPLIES	$ 1,200	$ 1,200
412.30-02 OPERATING SUPPLIES	$ 1,200	$ 1,200
101-1130 GENERAL FUND HUMAN RESOURCES	$ 263,293	$ 276,358
412.10-01 SALARIES FULL-TIME	$ 145,421	$ 150,529
412.10-08 AUTO ALLOWANCE	$ 6,177	$ 6,177
412.10-09 CELL PHONE ALLOWANCE	$ 1,290	$ 1,290
412.11-01 PERS-CITY PORTION	$ 25,583	$ 27,149
412.11-03 SECTION 125 CAFETERIA	$ 21,356	$ 21,356
412.11-04 LIFE INSURANCE	$ 543	$ 543
412.11-05 UNEMPLOYMENT INSURANCE	$ 716	$ 716

Sum of Budget	2016	2017
412.11-06 WORKER'S COMP INSURANCE	$ 1,416	$ 1,416
412.11-07 FICA	$ 12,188	$ 12,579
412.11-08 MGT MEDICAL REIMBURSEMENT	$ 903	$ 903
412.20-06 PROFESSIONAL SERVICES	$ 24,700	$ 24,700
412.21-04 TECHNICAL SERVICES	$ 8,400	$ 8,400
412.28-04 TRAVEL, TRAINING, MEETING	$ 2,500	$ 2,500
412.28-06 MILEAGE REIMBURSEMENT	$ 200	$ 200
412.28-07 ADVERTISING	$ 1,500	$ 1,500
412.28-09 POSTAGE & FREIGHT	$ 200	$ 200
412.28-11 PRINTING SERVICES	$ 200	$ 200
412.28-12 MEMBERSHIP DUES	$ 2,000	$ 2,000
412.28-14 SUBSCRIBE & PUBLICATIONS	$ 1,000	$ 1,000
412.29-01 TRAINING & EDUCATION-MOU	$ 5,000	$ 5,000
412.29-02 EMPLOYEE RECOGNITION AWRD		$ 6,000
412.30-01 OFFICE SUPPLIES	$ 500	$ 500
412.30-02 OPERATING SUPPLIES	$ 1,500	$ 1,500
101-1210 GENERAL FUND ADMINISTRATIVE SERVICES	$ 635,003	$ 652,847
413.10-01 SALARIES FULL-TIME	$ 322,198	$ 335,303
413.10-08 AUTO ALLOWANCE	$ 3,168	$ 3,168
413.10-09 CELL PHONE ALLOWANCE	$ 360	$ 360
413.11-01 PERS-CITY PORTION	$ 59,293	$ 63,030
413.11-03 SECTION 125 CAFETERIA	$ 79,178	$ 79,178
413.11-04 LIFE INSURANCE	$ 1,135	$ 1,135
413.11-05 UNEMPLOYMENT INSURANCE	$ 2,257	$ 2,257
413.11-06 WORKER'S COMP INSURANCE	$ 1,225	$ 1,225
413.11-07 FICA	$ 27,637	$ 28,639
413.11-08 MGT MEDICAL REIMBURSEMENT	$ 252	$ 252
413.20-06 PROFESSIONAL SERVICES	$ 54,500	$ 54,500
413.20-17 COPIER LEASES	$ 20,550	$ 20,550
413.20-27 BANKING/FIN SRVCS CHARGES	$ 38,000	$ 38,000
413.21-04 TECHNICAL SERVICES	$ 500	$ 500
413.28-04 TRAVEL, TRAINING, MEETING	$ 3,000	$ 3,000
413.28-09 POSTAGE & FREIGHT	$ 250	$ 250
413.28-11 PRINTING SERVICES	$ 4,000	$ 4,000
413.28-12 MEMBERSHIP DUES	$ 10,000	$ 10,000
413.29-02 EMPLOYEE RECOGNITION AWRD	$ 500	$ 500
413.29-04 OTHER SERVICES & CHARGES	$ 1,500	$ 1,500
413.30-01 OFFICE SUPPLIES	$ 4,000	$ 4,000
413.30-02 OPERATING SUPPLIES	$ 1,500	$ 1,500
101-1220 GENERAL FUND CITY ATTORNEY	$ 151,000	$ 151,000
413.20-01 ATTORNEY SERVICES	$ 40,276	$ 40,276
413.20-02 ATTORNEY SERVICES-OTHER	$ 110,724	$ 110,724
101-1230 GENERAL FUND COMMUNITY DEVELOPMENT	$ 814,165	$ 481,219
413.10-01 SALARIES FULL-TIME	$ 301,596	$ 305,957
413.10-08 AUTO ALLOWANCE	$ 8,235	$ 8,235
413.10-09 CELL PHONE ALLOWANCE	$ 2,190	$ 2,190
413.11-01 PERS-CITY PORTION	$ 54,419	$ 56,778
413.11-03 SECTION 125 CAFETERIA	$ 41,616	$ 41,616
413.11-04 LIFE INSURANCE	$ 905	$ 905
413.11-05 UNEMPLOYMENT INSURANCE	$ 1,541	$ 1,541

Sum of Budget	2016	2017
413.11-06 WORKER'S COMP INSURANCE	$ 1,933	$ 1,933
413.11-07 FICA	$ 27,064	$ 27,398
413.11-08 MGT MEDICAL REIMBURSEMENT	$ 231	$ 231
413.20-06 PROFESSIONAL SERVICES	$ 5,000	$ 5,000
413.20-16 PLAN CHECK SERVCIES	$ 2,000	$ 2,000
413.21-01 TEMPORARY STAFFING	$ 15,000	$ 15,000
413.21-04 TECHNICAL SERVICES	$ 250	$ 250
413.27-05 UTILITIES-CELL PHONES	$ 1,800	$ 1,800
413.28-04 TRAVEL, TRAINING, MEETING	$ 2,000	$ 2,000
413.28-06 MILEAGE REIMBURSEMENT	$ 100	$ 100
413.28-09 POSTAGE & FREIGHT	$ 100	$ 100
413.28-11 PRINTING SERVICES	$ 2,500	$ 2,500
413.28-12 MEMBERSHIP DUES	$ 1,835	$ 1,835
413.28-14 SUBSCRIBE & PUBLICATIONS	$ 150	$ 150
413.29-02 EMPLOYEE RECOGNITION AWRD	$ 500	$ 500
413.29-04 OTHER SERVICES & CHARGES	$ 200	$ 200
413.30-01 OFFICE SUPPLIES	$ 1,500	$ 1,500
413.30-02 OPERATING SUPPLIES	$ 1,500	$ 1,500
513.20-06 PROFESSIONAL SERVICES	$ 340,000	
101-1910 GENERAL FUND FACILITIES MAINTENANCE	$ 297,164	$ 308,297
419.10-01 SALARIES FULL-TIME	$ 88,126	$ 90,625
419.10-02 SALARIES PART-TIME	$ 31,000	$ 31,000
419.10-03 OVERTIME	$ 900	$ 900
419.11-01 PERS-CITY PORTION	$ 12,775	$ 13,496
419.11-03 SECTION 125 CAFETERIA	$ 22,878	$ 22,878
419.11-04 LIFE INSURANCE	$ 272	$ 272
419.11-05 UNEMPLOYMENT INSURANCE	$ 890	$ 890
419.11-06 WORKER'S COMP INSURANCE	$ 1,250	$ 1,250
419.11-07 FICA	$ 8,475	$ 8,666
419.20-18 FIRE EXTINGUISHER SERVICE	$ 550	$ 550
419.20-22 PEST CONTROL SERVICE	$ 4,300	$ 4,300
419.20-23 SECURITY & ALARM	$ 5,460	$ 5,460
419.21-04 TECHNICAL SERVICES	$ 22,500	$ 21,500
419.25-02 RENT-EQUIPMENT	$ 500	$ 500
419.27-01 GAS & ELECTRIC (SDG&E)	$ 38,000	$ 39,990
419.27-02 UTILITIES-WATER	$ 9,200	$ 9,900
419.27-03 UTILITIES-SEWER	$ 8,568	$ 8,600
419.28-01 MAINTENANCE & REPAIR	$ 16,500	$ 24,500
419.28-13 FEES & LICENSES	$ 1,500	$ 1,500
419.30-02 OPERATING SUPPLIES	$ 21,520	$ 21,520
419.30-22 SMALL TOOLS/NON-CAPITAL	$ 2,000	
101-1920 GENERAL FUND NON DEPARTMENTAL	$ 920,956	$ 869,098
419.26-05 ABC-TECHNOLOGY SVC CHARGE	$ 358,554	$ 358,554
419.26-06 ABC-RISK MGMT SVC CHARGE	$ 194,443	$ 142,585
419.26-07 ABC-FMP EQUIPMENT CHARGE	$ 249,120	$ 249,120
419.26-08 ABC-FACILITIES CHARGES	$ 101,839	$ 101,839
419.90-03 TRANSFER OUT	$ 17,000	$ 17,000
101-3010 GENERAL FUND LAW ENFORCEMENT CONTRACT	$ 6,374,477	$ 6,577,843
421.10-01 SALARIES FULL-TIME	$ 43,249	$ 43,249
421.10-08 AUTO ALLOWANCE	$ 360	$ 360

Sum of Budget	2016	2017
421.10-09 CELL PHONE ALLOWANCE	$ 60	$ 60
421.11-01 PERS-CITY PORTION	$ 6,422	$ 7,488
421.11-03 SECTION 125 CAFETERIA	$ 4,116	$ 4,116
421.11-04 LIFE INSURANCE	$ 116	$ 116
421.11-05 UNEMPLOYMENT INSURANCE	$ 152	$ 152
421.11-06 WORKER'S COMP INSURANCE	$ 816	$ 816
421.11-07 FICA	$ 3,473	$ 3,473
421.11-08 MGT MEDICAL REIMBURSEMENT	$ 105	$ 105
421.20-06 PROFESSIONAL SERVICES	$ 6,224,608	$ 6,426,908
421.21-04 TECHNICAL SERVICES	$ 61,000	$ 61,000
421.21-25 RCS PROGRAM	$ 30,000	$ 30,000
101-3020 GENERAL FUND FIRE PROTECTION	$ 2,375,491	$ 2,092,806
422.10-01 SALARIES FULL-TIME	$ 1,295,768	$ 1,078,324
422.10-03 OVERTIME	$ 92,000	$ 92,000
422.10-06 FLSA WAGES	$ 27,528	$ 21,783
422.10-08 AUTO ALLOWANCE	$ 1,800	$ 1,800
422.10-09 CELL PHONE ALLOWANCE	$ 300	$ 300
422.11-01 PERS-CITY PORTION	$ 339,364	$ 348,337
422.11-03 SECTION 125 CAFETERIA	$ 219,292	$ 171,363
422.11-04 LIFE INSURANCE	$ 2,568	$ 2,038
422.11-05 UNEMPLOYMENT INSURANCE	$ 7,769	$ 6,033
422.11-06 WORKER'S COMP INSURANCE	$ 24,655	$ 24,655
422.11-07 FICA	$ 103,429	$ 85,155
422.11-08 MGT MEDICAL REIMBURSEMENT	$ 168	$ 168
422.20-06 PROFESSIONAL SERVICES	$ 41,750	$ 41,750
422.20-17 COPIER LEASES	$ 3,500	$ 3,500
422.21-04 TECHNICAL SERVICES	$ 82,300	$ 82,300
422.21-25 RCS PROGRAM	$ 6,500	$ 6,500
422.27-01 GAS & ELECTRIC (SDG&E)	$ 35,000	$ 35,000
422.27-02 UTILITIES-WATER	$ 1,000	$ 1,000
422.27-05 UTILITIES-CELL PHONES	$ 6,300	$ 6,300
422.28-01 MAINTENANCE & REPAIR	$ 5,000	$ 5,000
422.28-04 TRAVEL, TRAINING, MEETING	$ 3,500	$ 3,500
422.28-12 MEMBERSHIP DUES	$ 500	$ 500
422.28-14 SUBSCRIBE & PUBLICATIONS	$ 1,500	$ 1,500
422.29-01 TRAINING & EDUCATION-MOU	$ 5,000	$ 5,000
422.30-01 OFFICE SUPPLIES	$ 6,500	$ 6,500
422.30-02 OPERATING SUPPLIES	$ 50,000	$ 50,000
422.30-22 SMALL TOOLS/NON-CAPITAL	$ 5,000	$ 5,000
422.50-04 EQUIPMENT	$ 7,500	$ 7,500
101-3030 GENERAL FUND OCEAN/BEACH SAFETY	$ 1,181,233	$ 1,206,618
423.10-01 SALARIES FULL-TIME	$ 531,029	$ 546,538
423.10-02 SALARIES PART-TIME	$ 256,000	$ 256,000
423.10-03 OVERTIME	$ 24,000	$ 24,000
423.10-08 AUTO ALLOWANCE	$ 1,080	$ 1,080
423.10-09 CELL PHONE ALLOWANCE	$ 180	$ 180
423.11-01 PERS-CITY PORTION	$ 79,126	$ 87,815
423.11-03 SECTION 125 CAFETERIA	$ 117,479	$ 117,479
423.11-04 LIFE INSURANCE	$ 1,605	$ 1,605
423.11-05 UNEMPLOYMENT INSURANCE	$ 15,019	$ 15,019

Sum of Budget	2016	2017
423.11-06 WORKER'S COMP INSURANCE	$ 7,348	$ 7,348
423.11-07 FICA	$ 42,439	$ 43,626
423.11-08 MGT MEDICAL REIMBURSEMENT	$ 126	$ 126
423.11-09 PARS CITY CONTRIBUTION	$ 14,310	$ 14,310
423.20-06 PROFESSIONAL SERVICES	$ 10,000	$ 10,000
423.20-17 COPIER LEASES	$ 4,000	$ 4,000
423.21-04 TECHNICAL SERVICES	$ 500	$ 500
423.21-25 RCS PROGRAM	$ 12,000	$ 12,000
423.25-03 RENT-UNIFORMS	$ 10,612	$ 10,612
423.27-02 UTILITIES-WATER	$ 1,380	$ 1,380
423.27-05 UTILITIES-CELL PHONES	$ 3,000	$ 3,000
423.28-01 MAINTENANCE & REPAIR	$ 10,000	$ 10,000
423.28-04 TRAVEL, TRAINING, MEETING	$ 15,000	$ 15,000
423.30-02 OPERATING SUPPLIES	$ 25,000	$ 25,000
101-3035 GENERAL FUND JR LIFEGUARD PROGRAM	$ 45,344	$ 45,344
423.10-02 SALARIES PART-TIME	$ 22,000	$ 22,000
423.11-05 UNEMPLOYMENT INSURANCE	$ 1,000	$ 1,000
423.11-07 FICA	$ 319	$ 319
423.11-09 PARS CITY CONTRIBUTION	$ 825	$ 825
423.20-06 PROFESSIONAL SERVICES	$ 1,200	$ 1,200
423.25-03 RENT-UNIFORMS	$ 11,000	$ 11,000
423.28-04 TRAVEL, TRAINING, MEETING	$ 2,000	$ 2,000
423.28-12 MEMBERSHIP DUES	$ 2,000	$ 2,000
423.30-02 OPERATING SUPPLIES	$ 5,000	$ 5,000
101-3040 GENERAL FUND BUILDING AND HOUSING INSP	$ 270,285	$ 274,541
424.10-01 SALARIES FULL-TIME	$ 185,161	$ 187,994
424.10-02 SALARIES PART-TIME	$ 2,000	$ 2,000
424.10-08 AUTO ALLOWANCE	$ 4,455	$ 4,455
424.10-09 CELL PHONE ALLOWANCE	$ 870	$ 870
424.11-01 PERS-CITY PORTION	$ 14,816	$ 16,022
424.11-03 SECTION 125 CAFETERIA	$ 27,454	$ 27,454
424.11-04 LIFE INSURANCE	$ 631	$ 631
424.11-05 UNEMPLOYMENT INSURANCE	$ 933	$ 933
424.11-06 WORKER'S COMP INSURANCE	$ 2,041	$ 2,041
424.11-07 FICA	$ 14,411	$ 14,628
424.11-08 MGT MEDICAL REIMBURSEMENT	$ 63	$ 63
424.20-06 PROFESSIONAL SERVICES	$ 4,000	$ 4,000
424.20-16 PLAN CHECK SERVCIES	$ 6,000	$ 6,000
424.21-04 TECHNICAL SERVICES	$ 1,000	$ 1,000
424.27-05 UTILITIES-CELL PHONES	$ 600	$ 600
424.28-04 TRAVEL, TRAINING, MEETING	$ 2,750	$ 2,750
424.28-09 POSTAGE & FREIGHT	$ 100	$ 100
424.28-11 PRINTING SERVICES	$ 500	$ 500
424.28-12 MEMBERSHIP DUES	$ 1,000	$ 1,000
424.28-14 SUBSCRIBE & PUBLICATIONS	$ 500	$ 500
424.30-01 OFFICE SUPPLIES	$ 500	$ 500
424.30-02 OPERATING SUPPLIES	$ 500	$ 500
101-3050 GENERAL FUND ANIMAL CONTROL	$ 262,103	$ 267,996
425.10-01 SALARIES FULL-TIME	$ 15,986	$ 15,986
425.10-08 AUTO ALLOWANCE	$ 360	$ 360

Sum of Budget	2016	2017
425.10-09 CELL PHONE ALLOWANCE	$ 60	$ 60
425.11-01 PERS-CITY PORTION	$ 2,682	$ 2,928
425.11-03 SECTION 125 CAFETERIA	$ 1,764	$ 1,764
425.11-04 LIFE INSURANCE	$ 53	$ 53
425.11-05 UNEMPLOYMENT INSURANCE	$ 65	$ 65
425.11-07 FICA	$ 1,259	$ 1,259
425.11-08 MGT MEDICAL REIMBURSEMENT	$ 21	$ 21
425.20-06 PROFESSIONAL SERVICES	$ 239,853	$ 245,500
101-3070 GENERAL FUND CODE ENFORCEMENT	$ 117,639	$ 122,512
427.10-01 SALARIES FULL-TIME	$ 56,645	$ 59,056
427.10-02 SALARIES PART-TIME	$ 24,630	$ 25,865
427.10-08 AUTO ALLOWANCE	$ 285	$ 285
427.10-09 CELL PHONE ALLOWANCE	$ 90	$ 90
427.11-01 PERS-CITY PORTION	$ 12,327	$ 13,275
427.11-03 SECTION 125 CAFETERIA	$ 11,782	$ 11,782
427.11-04 LIFE INSURANCE	$ 159	$ 159
427.11-05 UNEMPLOYMENT INSURANCE	$ 890	$ 890
427.11-06 WORKER'S COMP INSURANCE	$ 741	$ 741
427.11-07 FICA	$ 5,869	$ 6,148
427.11-08 MGT MEDICAL REIMBURSEMENT	$ 21	$ 21
427.20-21 NUISANCE ABATEMENT CHARGE	$ 1,000	$ 1,000
427.21-04 TECHNICAL SERVICES	$ 1,500	$ 1,500
427.28-04 TRAVEL, TRAINING, MEETING	$ 1,000	$ 1,000
427.28-09 POSTAGE & FREIGHT	$ 100	$ 100
427.28-11 PRINTING SERVICES	$ 100	$ 100
427.30-01 OFFICE SUPPLIES	$ 500	$ 500
101-5000 GENERAL FUND NON-DEPARTMENT	$ 220,500	$ 650,000
532.20-06 PROFESSIONAL SERVICES	$ 220,500	$ 650,000
101-5010 GENERAL FUND STREET MAINTENANCE	$ 930,501	$ 919,245
431.10-01 SALARIES FULL-TIME	$ 358,304	$ 368,630
431.10-02 SALARIES PART-TIME	$ 1,000	$ 1,000
431.10-03 OVERTIME	$ 3,100	$ 3,100
431.10-08 AUTO ALLOWANCE	$ 450	$ 450
431.10-09 CELL PHONE ALLOWANCE	$ 150	$ 150
431.11-01 PERS-CITY PORTION	$ 66,644	$ 70,284
431.11-03 SECTION 125 CAFETERIA	$ 78,088	$ 78,088
431.11-04 LIFE INSURANCE	$ 975	$ 975
431.11-05 UNEMPLOYMENT INSURANCE	$ 2,713	$ 2,713
431.11-06 WORKER'S COMP INSURANCE	$ 6,732	$ 6,732
431.11-07 FICA	$ 26,995	$ 27,785
431.20-06 PROFESSIONAL SERVICES	$ 12,000	$ 12,000
431.21-04 TECHNICAL SERVICES	$ 111,200	$ 66,200
431.21-23 TRAFFIC CONTROL	$ 51,000	$ 50,700
431.25-02 RENT-EQUIPMENT	$ 2,000	$ 2,000
431.27-01 GAS & ELECTRIC (SDG&E)	$ 127,000	$ 143,400
431.27-02 UTILITIES-WATER	$ 29,000	$ 31,088
431.28-01 MAINTENANCE & REPAIR	$ 6,200	$ 6,200
431.28-13 FEES & LICENSES	$ 750	$ 750
431.29-04 OTHER SERVICES & CHARGES	$ 2,000	$ 3,000
431.30-02 OPERATING SUPPLIES	$ 43,200	$ 43,000

Sum of Budget	2016	2017
431.30-22 SMALL TOOLS/NON-CAPITAL	$ 1,000	$ 1,000
101-5020 GENERAL FUND ADMINISTRATION	$ 200,195	$ 196,641
432.10-01 SALARIES FULL-TIME	$ 118,701	$ 118,701
432.10-08 AUTO ALLOWANCE	$ 900	$ 900
432.10-09 CELL PHONE ALLOWANCE	$ 300	$ 300
432.11-01 PERS-CITY PORTION	$ 10,578	$ 11,524
432.11-03 SECTION 125 CAFETERIA	$ 17,164	$ 17,164
432.11-04 LIFE INSURANCE	$ 623	$ 623
432.11-05 UNEMPLOYMENT INSURANCE	$ 1,085	$ 1,085
432.11-06 WORKER'S COMP INSURANCE	$ 4,791	$ 4,791
432.11-07 FICA	$ 6,453	$ 6,453
432.25-03 RENT-UNIFORMS	$ 10,000	$ 10,000
432.27-05 UTILITIES-CELL PHONES	$ 8,400	$ 8,400
432.28-04 TRAVEL, TRAINING, MEETING	$ 9,250	$ 8,750
432.28-09 POSTAGE & FREIGHT	$ 100	$ 100
432.28-11 PRINTING SERVICES	$ 300	$ 300
432.28-12 MEMBERSHIP DUES	$ 200	$ 200
432.29-02 EMPLOYEE RECOGNITION AWRD	$ 500	$ 500
432.30-01 OFFICE SUPPLIES	$ 3,850	$ 3,850
432.30-02 OPERATING SUPPLIES	$ 3,000	$ 3,000
432.30-22 SMALL TOOLS/NON-CAPITAL	$ 4,000	
101-5040 GENERAL FUND SOLID WASTE MANAGEMENT	$ 55,807	$ 54,106
434.10-01 SALARIES FULL-TIME	$ 20,253	$ 20,527
434.10-08 AUTO ALLOWANCE	$ 360	$ 360
434.10-09 CELL PHONE ALLOWANCE	$ 60	$ 60
434.11-01 PERS-CITY PORTION	$ 2,374	$ 2,478
434.11-03 SECTION 125 CAFETERIA	$ 3,966	$ 3,966
434.11-04 LIFE INSURANCE	$ 66	$ 66
434.11-05 UNEMPLOYMENT INSURANCE	$ 307	$ 307
434.11-07 FICA	$ 1,621	$ 1,642
434.21-04 TECHNICAL SERVICES	$ 16,000	$ 16,000
434.28-11 PRINTING SERVICES	$ 2,200	
434.28-13 FEES & LICENSES	$ 300	$ 400
434.29-04 OTHER SERVICES & CHARGES	$ 7,500	$ 7,500
434.30-02 OPERATING SUPPLIES	$ 800	$ 800
101-5050 GENERAL FUND STORM WATER	$ 645,713	$ 283,000
435.10-01 SALARIES FULL-TIME	$ 109,843	$ 110,668
435.10-03 OVERTIME	$ 500	$ 500
435.10-08 AUTO ALLOWANCE	$ 3,240	$ 3,240
435.10-09 CELL PHONE ALLOWANCE	$ 540	$ 540
435.11-01 PERS-CITY PORTION	$ 16,473	$ 17,005
435.11-03 SECTION 125 CAFETERIA	$ 18,954	$ 18,954
435.11-04 LIFE INSURANCE	$ 399	$ 399
435.11-05 UNEMPLOYMENT INSURANCE	$ 716	$ 716
435.11-06 WORKER'S COMP INSURANCE	$ 2,449	$ 2,449
435.11-07 FICA	$ 8,665	$ 8,729
435.20-06 PROFESSIONAL SERVICES	$ 12,000	$ 10,000
435.21-04 TECHNICAL SERVICES	$ 6,000	$ 6,000
435.28-01 MAINTENANCE & REPAIR	$ 1,000	$ 1,000
435.28-13 FEES & LICENSES	$ 17,250	$ 20,300

Sum of Budget	2016	2017
435.29-04 OTHER SERVICES & CHARGES	$ 77,500	$ 74,000
435.30-02 OPERATING SUPPLIES	$ 8,500	$ 8,500
540.20-06 PROFESSIONAL SERVICES	$ 361,684	
101-6010 GENERAL FUND RECREATION	$ 60,000	$ 60,000
451.21-04 TECHNICAL SERVICES	$ 50,000	$ 50,000
451.28-08 COMMUNITY PROGRAMS	$ 10,000	$ 10,000
101-6020 GENERAL FUND PARK MAINTENANCE	$ 450,688	$ 453,669
452.10-01 SALARIES FULL-TIME	$ 79,192	$ 83,287
452.10-02 SALARIES PART-TIME	$ 47,500	$ 47,500
452.10-03 OVERTIME	$ 800	$ 800
452.11-01 PERS-CITY PORTION	$ 15,029	$ 16,182
452.11-03 SECTION 125 CAFETERIA	$ 16,182	$ 16,182
452.11-04 LIFE INSURANCE	$ 192	$ 192
452.11-05 UNEMPLOYMENT INSURANCE	$ 629	$ 629
452.11-06 WORKER'S COMP INSURANCE	$ 2,958	$ 2,958
452.11-07 FICA	$ 7,131	$ 7,444
452.20-06 PROFESSIONAL SERVICES	$ 1,000	$ 1,000
452.21-04 TECHNICAL SERVICES	$ 82,725	$ 73,445
452.25-02 RENT-EQUIPMENT	$ 400	$ 400
452.27-01 GAS & ELECTRIC (SDG&E)	$ 37,000	$ 38,200
452.27-02 UTILITIES-WATER	$ 102,000	$ 109,500
452.28-01 MAINTENANCE & REPAIR	$ 31,500	$ 29,500
452.30-02 OPERATING SUPPLIES	$ 23,700	$ 23,700
452.30-22 SMALL TOOLS/NON-CAPITAL	$ 2,750	$ 2,750
101-6030 GENERAL FUND SENIOR SERVICES	$ 35,936	$ 38,936
453.10-02 SALARIES PART-TIME	$ 30,946	$ 30,946
453.11-05 UNEMPLOYMENT INSURANCE	$ 868	$ 868
453.11-06 WORKER'S COMP INSURANCE	$ 816	$ 816
453.11-07 FICA	$ 446	$ 446
453.11-09 PARS CITY CONTRIBUTION	$ 1,160	$ 1,160
453.20-06 PROFESSIONAL SERVICES		$ 3,000
453.28-12 MEMBERSHIP DUES	$ 200	$ 200
453.30-01 OFFICE SUPPLIES	$ 500	$ 500
453.30-02 OPERATING SUPPLIES	$ 1,000	$ 1,000
101-6040 GENERAL FUND TIDELANDS MAINTENANCE	$ 916,972	$ 939,528
454.10-01 SALARIES FULL-TIME	$ 328,000	$ 340,079
454.10-02 SALARIES PART-TIME	$ 264,500	$ 264,500
454.10-03 OVERTIME	$ 1,500	$ 1,500
454.10-08 AUTO ALLOWANCE	$ 450	$ 450
454.10-09 CELL PHONE ALLOWANCE	$ 150	$ 150
454.11-01 PERS-CITY PORTION	$ 55,512	$ 59,140
454.11-03 SECTION 125 CAFETERIA	$ 66,660	$ 66,660
454.11-04 LIFE INSURANCE	$ 909	$ 909
454.11-05 UNEMPLOYMENT INSURANCE	$ 2,496	$ 2,496
454.11-06 WORKER'S COMP INSURANCE	$ 8,981	$ 8,981
454.11-07 FICA	$ 25,568	$ 26,492
454.11-09 PARS CITY CONTRIBUTION	$ 8,521	$ 8,521
454.20-06 PROFESSIONAL SERVICES	$ 1,000	$ 800
454.21-04 TECHNICAL SERVICES	$ 41,500	$ 42,200
454.25-02 RENT-EQUIPMENT	$ 500	$ 500

Sum of Budget	2016	2017
454.27-02 UTILITIES-WATER	$ 7,100	$ 7,650
454.30-02 OPERATING SUPPLIES	$ 96,625	$ 101,500
454.30-22 SMALL TOOLS/NON-CAPITAL	$ 7,000	$ 7,000

Sum of Budget	2016	2017
201 GAS TAX FUND		
Revenue	**$ (581,000)**	**$ (581,000)**
201-0000 GAS TAX FUND	$ (581,000)	$ (581,000)
331.40-01 GAS TAX SECTION 2105	$ (152,400)	$ (152,400)
331.40-02 GAS TAX SECTION 2106	$ (83,300)	$ (83,300)
331.40-03 GAS TAX SECTION 2107	$ (208,300)	$ (208,300)
331.40-04 GAS TAX SECTION 2107.5	$ (6,000)	$ (6,000)
331.40-06 GAS TAX SECTION 2103	$ (121,000)	$ (121,000)
361.80-01 ALLOCATED INTEREST	$ (10,000)	$ (10,000)
Expense	**$ 1,417,000**	**$ 1,312,180**
201-5000 GAS TAX FUND NON-DEPARTMENT	$ 628,000	$ 544,180
532.20-06 PROFESSIONAL SERVICES	$ 628,000	$ 544,180
201-5015 GAS TAX FUND STREET/GAS TAX FUNDING	$ 789,000	$ 768,000
431.90-01 TRANSFER OUT	$ 789,000	$ 768,000

Sum of Budget	2016	2017
202 PROP "A" (TRANSNET) FUND		
Revenue	**$ (918,000)**	**$ (550,000)**
202-0000 PROP "A" (TRANSNET) FUND	$ (918,000)	$ (550,000)
322.73-06 TRANSNET FEES	$ (20,000)	$ (20,000)
331.40-08 PROP "A" (TRANSNET) FUND	$ (897,000)	$ (529,000)
361.80-01 ALLOCATED INTEREST	$ (1,000)	$ (1,000)
Expense	**$ 1,409,100**	**$ 418,700**
202-5016 PROP "A" (TRANSNET) FUND STREET/PROP A FUNDING	$ 1,409,100	$ 418,700
431.90-01 TRANSFER OUT	$ 209,100	$ 218,700
531.20-06 PROFESSIONAL SERVICES	$ 1,200,000	$ 200,000

Sum of Budget	2016	2017
212 SLESF (COPS) FUND		
Revenue	**$ (100,000)**	**$ (100,000)**
212-0000 SLESF (COPS) FUND	$ (100,000)	$ (100,000)
336.40-02 SLESF "COPS" FUNDING	$ (100,000)	$ (100,000)
Expense	**$ 100,000**	**$ 100,000**
212-3036 SLESF (COPS) FUND SLESF COPS FUND	$ 100,000	$ 100,000
421.20-06 PROFESSIONAL SERVICES	$ 100,000	$ 100,000

Sum of Budget	2016	2017
215 LLMD-ASSMT DIST #67 FUND		
Revenue	**$ (29,000)**	**$ (29,000)**
215-0000 LLMD-ASSMT DIST #67 FUND	$ (29,000)	$ (29,000)
319.15-01 L&LMD #67	$ (12,000)	$ (12,000)
391.90-01 TRANSFER IN-GENERAL FUND	$ (17,000)	$ (17,000)
Expense	**$ 29,000**	**$ 29,000**
215-6026 LLMD-ASSMT DIST #67 FUND L&LMD #67 LIGHTING	$ 29,000	$ 29,000
452.20-06 PROFESSIONAL SERVICES	$ 2,000	$ 2,000
452.27-01 GAS & ELECTRIC (SDG&E)	$ 27,000	$ 27,000

Sum of Budget	2016	2017
216 HOUSING AUTHORITY		
Expense	**$ 62,984**	**$ 63,192**
216-1240 HOUSING AUTHORITY LOW/MOD HOUSING	$ 62,984	$ 63,192
413.10-02 SALARIES PART-TIME	$ 46,133	$ 46,133
413.11-01 PERS-CITY PORTION	$ 8,788	$ 8,996
413.11-05 UNEMPLOYMENT INSURANCE	$ 434	$ 434
413.11-07 FICA	$ 3,529	$ 3,529
413.20-06 PROFESSIONAL SERVICES	$ 4,100	$ 4,100

Sum of Budget	2016	2017
301 SA DEBT SERVICE FUND		
Revenue	**$ (2,059,793)**	**$ (2,207,364)**
301-0000 SA DEBT SERVICE FUND	$ (2,059,793)	$ (2,207,364)
391.90-06 TRANSFER IN-RDA FUNDS	$ (2,059,793)	$ (2,207,364)
Expense	**$ 2,059,793**	**$ 2,207,364**
301-1250 SA DEBT SERVICE FUND RDA	$ 2,059,793	$ 2,207,364
413.42-01 BOND PRINCIPAL (2010 TAB)	$ 245,000	$ 255,000
413.42-02 BOND INTEREST (2010 TAB)	$ 1,051,836	$ 1,044,407
413.43-01 PRINCIPAL BOND (2013 TAB)		$ 145,000
413.43-02 INTEREST BOND (2013 TAB)	$ 762,957	$ 762,957

Sum of Budget	2016	2017
303 REDEV OBLIG RETIRE FUND		
Revenue	**$ (2,608,793)**	**$ (2,756,364)**
303-0000 REDEV OBLIG RETIRE FUND	$ (2,608,793)	$ (2,756,364)
311.65-21 RPTTF	$ (2,608,793)	$ (2,756,364)
Expense	**$ 2,608,793**	**$ 2,756,364**
303-1250 REDEV OBLIG RETIRE FUND RDA	$ 2,608,793	$ 2,756,364
413.10-01 SALARIES FULL-TIME	$ 250,000	$ 250,000
413.20-01 ATTORNEY SERVICES	$ 90,000	$ 90,000
413.20-06 PROFESSIONAL SERVICES	$ 200,000	$ 200,000
413.29-04 OTHER SERVICES & CHARGES	$ 9,000	$ 9,000
413.90-01 TRANSFER OUT	$ 2,059,793	$ 2,207,364

Sum of Budget	2016	2017
401 CAPITAL IMPROVEMENT FUND		
Revenue	**$ (3,875,000)**	**$ (400,000)**
401-0000 CAPITAL IMPROVEMENT FUND	$ (3,875,000)	$ (400,000)
334.40-01 STATE OF CALIFORNIA GRANT	$ (3,209,000)	$ (400,000)
337.50-01 FEDERAL GRANTS	$ (466,000)	
371.83-03 MISCELLANEOUS REVENUE	$ (200,000)	
Expense	**$ 3,875,000**	**$ 400,000**
401-5020 CAPITAL IMPROVEMENT FUND ADMINISTRATION	$ 3,875,000	$ 400,000
532.20-06 PROFESSIONAL SERVICES	$ 3,875,000	$ 400,000

Sum of Budget	2016	2017
402 C.I.P. 2010 BOND		
Expense	**$ 4,389,452**	
402-5000 C.I.P. 2010 BOND NON-DEPARTMENT	$ 4,389,452	
532.20-06 PROFESSIONAL SERVICES	$ 4,389,452	

Sum of Budget	2016	2017
420 PARKS MAJOR MAINTENAN CIP		
Revenue	**$ (190,000)**	**$ (25,000)**
420-0000 PARKS MAJOR MAINTENAN CIP	$ (190,000)	$ (25,000)
322.73-05 RESIDENTIAL CONSTRUCTION	$ (190,000)	$ (25,000)
Expense	**$ 225,000**	**$ 225,000**
420-5000 PARKS MAJOR MAINTENAN CIP NON-DEPARTMENT	$ 225,000	$ 225,000
532.20-06 PROFESSIONAL SERVICES	$ 225,000	$ 225,000

Sum of Budget	2016	2017
501 VEHICLE REPLACEMENT/MAINT		
Revenue	**$ (484,829)**	**$ (484,829)**
501-0000 VEHICLE REPLACEMENT/MAINT	$ (484,829)	$ (484,829)
345.70-01 FMP VEH REPLACE/MAINT	$ (342,829)	$ (342,829)
361.80-01 ALLOCATED INTEREST	$ (7,000)	$ (7,000)
371.83-05 FUEL COST REIMBURSEMENTS	$ (135,000)	$ (135,000)
Expense	**$ 486,678**	**$ 532,759**
501-1921 VEHICLE REPLACEMENT/MAINT VEHICLE REPLACEMENT	$ 486,678	$ 532,759
419.10-01 SALARIES FULL-TIME	$ 124,734	$ 129,469
419.10-03 OVERTIME	$ 300	$ 300
419.11-01 PERS-CITY PORTION	$ 23,762	$ 25,246
419.11-03 SECTION 125 CAFETERIA	$ 25,760	$ 25,760
419.11-04 LIFE INSURANCE	$ 265	$ 265
419.11-05 UNEMPLOYMENT INSURANCE	$ 868	$ 868
419.11-06 WORKER'S COMP INSURANCE	$ 3,266	$ 3,266
419.11-07 FICA	$ 9,373	$ 9,735
419.20-18 FIRE EXTINGUISHER SERVICE	$ 400	$ 400
419.28-01 MAINTENANCE & REPAIR	$ 11,100	$ 11,100
419.28-13 FEES & LICENSES	$ 3,150	$ 3,150
419.28-15 VEHICLE OPERATE-FUEL/OIL	$ 240,200	$ 240,200
419.28-16 VEHICLE OPERATE-PARTS M&O	$ 25,000	$ 25,000
419.29-04 OTHER SERVICES & CHARGES	$ 2,400	$ 2,400
419.30-02 OPERATING SUPPLIES	$ 4,100	$ 4,100
419.30-22 SMALL TOOLS/NON-CAPITAL	$ 12,000	$ 1,500
419.50-04 EQUIPMENT		$ 50,000

Sum of Budget	2016	2017
502 RISK MANAGEMENT FUND		
Revenue	**$ (406,894)**	**$ (355,036)**
502-0000 RISK MANAGEMENT FUND	$ (406,894)	$ (355,036)
345.70-02 SELF-INSURANCE/RISK MGMT	$ (204,862)	$ (153,004)
345.70-05 WKRS COMP RETENTION	$ (82,032)	$ (82,032)
361.80-01 ALLOCATED INTEREST	$ (20,000)	$ (20,000)
371.83-03 MISCELLANEOUS REVENUE	$ (100,000)	$ (100,000)
Expense	**$ 569,177**	**$ 571,776**
502-1922 RISK MANAGEMENT FUND RISK MANAGEMENT	$ 569,177	$ 571,776
419.10-01 SALARIES FULL-TIME	$ 70,512	$ 72,403
419.10-08 AUTO ALLOWANCE	$ 1,764	$ 1,764
419.10-09 CELL PHONE ALLOWANCE	$ 240	$ 240
419.11-01 PERS-CITY PORTION	$ 9,080	$ 9,643
419.11-03 SECTION 125 CAFETERIA	$ 9,947	$ 9,947
419.11-04 LIFE INSURANCE	$ 269	$ 269
419.11-05 UNEMPLOYMENT INSURANCE	$ 347	$ 347
419.11-06 WORKER'S COMP INSURANCE	$ 1,025	$ 1,025
419.11-07 FICA	$ 5,867	$ 6,012
419.11-08 MGT MEDICAL REIMBURSEMENT	$ 126	$ 126
419.20-01 ATTORNEY SERVICES	$ 75,000	$ 75,000
419.20-07 THIRD PARTY ADMIN (W/C)	$ 28,500	$ 28,500
419.21-04 TECHNICAL SERVICES	$ 1,000	$ 1,000
419.28-02 INSURANCE PREMIUM/DEPOSIT	$ 114,500	$ 114,500
419.28-03 INSURANCE PREMIUM/WK COMP	$ 80,000	$ 80,000
419.28-17 PAYMENT OF CLAIMS	$ 50,000	$ 50,000
419.28-19 PYMT OF WORK COMP CLAIMS	$ 120,000	$ 120,000
419.30-02 OPERATING SUPPLIES	$ 1,000	$ 1,000

Sum of Budget	2016	2017
503 TECHNOLOGY/COMMUNICATIONS		
Revenue	**$ (387,144)**	**$ (387,144)**
503-0000 TECHNOLOGY/COMMUNICATIONS	$ (387,144)	$ (387,144)
345.70-03 TECHNOLOGY/COMM REPLACE	$ (384,144)	$ (384,144)
361.80-01 ALLOCATED INTEREST	$ (3,000)	$ (3,000)
Expense	**$ 419,147**	**$ 422,725**
503-1923 TECHNOLOGY/COMMUNICATIONS INFORMATION TECHNOLOGY	$ 419,147	$ 422,725
419.10-01 SALARIES FULL-TIME	$ 130,702	$ 132,865
419.10-02 SALARIES PART-TIME	$ 23,559	$ 23,559
419.10-08 AUTO ALLOWANCE	$ 4,656	$ 4,656
419.10-09 CELL PHONE ALLOWANCE	$ 720	$ 720
419.11-01 PERS-CITY PORTION	$ 19,271	$ 20,021
419.11-03 SECTION 125 CAFETERIA	$ 26,001	$ 26,001
419.11-04 LIFE INSURANCE	$ 571	$ 571
419.11-05 UNEMPLOYMENT INSURANCE	$ 1,389	$ 1,389
419.11-07 FICA	$ 13,487	$ 13,652
419.11-08 MGT MEDICAL REIMBURSEMENT	$ 84	$ 84
419.11-09 PARS CITY CONTRIBUTION	$ 883	$ 883
419.20-06 PROFESSIONAL SERVICES	$ 30,370	$ 30,370
419.20-25 H.T.E. MAINTENANCE	$ 37,500	$ 37,500
419.20-26 QUESYST	$ 8,000	$ 8,000
419.21-04 TECHNICAL SERVICES	$ 29,500	$ 29,500
419.27-04 UTILITIES-TELEPHONE	$ 12,000	$ 12,000
419.27-05 UTILITIES-CELL PHONES	$ 4,000	$ 4,000
419.28-01 MAINTENANCE & REPAIR	$ 1,400	$ 1,400
419.28-04 TRAVEL, TRAINING, MEETING	$ 4,950	$ 4,950
419.28-09 POSTAGE & FREIGHT	$ 200	$ 200
419.28-12 MEMBERSHIP DUES	$ 640	$ 640
419.28-13 FEES & LICENSES	$ 7,164	$ 7,164
419.30-01 OFFICE SUPPLIES	$ 500	$ 500
419.30-02 OPERATING SUPPLIES	$ 7,000	$ 7,500
419.30-22 SMALL TOOLS/NON-CAPITAL	$ 24,600	$ 24,600
419.50-04 EQUIPMENT	$ 30,000	$ 30,000

Sum of Budget	2016	2017
504 FACILITY MAINT/REPLACEMNT		
Revenue	**$ (110,922)**	**$ (110,922)**
504-0000 FACILITY MAINT/REPLACEMNT	$ (110,922)	$ (110,922)
345.70-04 FACILITIES REPLACE/REPAIR	$ (110,922)	$ (110,922)
Expense	**$ 158,600**	**$ 160,600**
504-1924 FACILITY MAINT/REPLACEMNT FACILITY REPLACE/MAINT	$ 158,600	$ 160,600
419.21-04 TECHNICAL SERVICES	$ 58,600	$ 60,600
519.20-06 PROFESSIONAL SERVICES	$ 100,000	$ 100,000

Sum of Budget	2016	2017
601 SEWER ENTERPRISE FUND		
Revenue	**$ (4,248,000)**	**$ (4,314,000)**
601-0000 SEWER ENTERPRISE FUND	$ (4,248,000)	$ (4,314,000)
346.70-03 COUNTY SEWER COLLECTIONS	$ (4,052,000)	$ (4,116,000)
346.70-04 SEWER FEES-SPECIAL BILLED	$ (136,000)	$ (138,000)
346.70-05 SEWER CAPACITY FEES	$ (30,000)	$ (30,000)
361.80-01 ALLOCATED INTEREST	$ (15,000)	$ (15,000)
371.83-03 MISCELLANEOUS REVENUE	$ (15,000)	$ (15,000)
Expense	**$ 6,098,692**	**$ 4,471,323**
601-5060 SEWER ENTERPRISE FUND FACILITIES - SEWER/STORM	$ 6,098,692	$ 4,471,323
436.10-01 SALARIES FULL-TIME	$ 252,693	$ 262,011
436.10-03 OVERTIME	$ 12,200	$ 12,200
436.10-07 STAND-BY PAY	$ 21,000	$ 21,000
436.11-01 PERS-CITY PORTION	$ 48,138	$ 51,092
436.11-03 SECTION 125 CAFETERIA	$ 57,094	$ 57,094
436.11-04 LIFE INSURANCE	$ 664	$ 664
436.11-05 UNEMPLOYMENT INSURANCE	$ 2,170	$ 2,170
436.11-06 WORKER'S COMP INSURANCE	$ 6,532	$ 6,532
436.11-07 FICA	$ 20,686	$ 21,399
436.20-06 PROFESSIONAL SERVICES	$ 10,000	$ 10,000
436.20-23 SECURITY & ALARM	$ 4,000	$ 4,000
436.21-01 TEMPORARY STAFFING	$ 30,000	$ 30,000
436.21-04 TECHNICAL SERVICES	$ 2,681,200	$ 2,739,350
436.25-02 RENT-EQUIPMENT	$ 1,000	$ 1,000
436.26-03 PUBLIC WORKS ADMIN	$ 348,882	$ 348,882
436.26-04 ABC-ADMIN SVC CHARGE	$ 146,527	$ 146,527
436.26-05 ABC-TECHNOLOGY SVC CHARGE	$ 25,590	$ 25,590
436.26-06 ABC-RISK MGMT SVC CHARGE	$ 10,419	$ 10,419
436.26-07 ABC-FMP EQUIPMENT CHARGE	$ 93,709	$ 93,709
436.26-08 ABC-FACILITIES CHARGES	$ 9,083	$ 9,083
436.27-01 GAS & ELECTRIC (SDG&E)	$ 68,000	$ 70,000
436.27-02 UTILITIES-WATER	$ 6,700	$ 7,200
436.27-04 UTILITIES-TELEPHONE	$ 2,500	$ 2,500
436.28-01 MAINTENANCE & REPAIR	$ 40,800	$ 38,800
436.28-04 TRAVEL, TRAINING, MEETING	$ 5,200	$ 5,700
436.28-12 MEMBERSHIP DUES	$ 900	$ 900
436.28-13 FEES & LICENSES	$ 2,950	$ 2,950
436.29-04 OTHER SERVICES & CHARGES	$ 8,400	$ 8,400
436.30-02 OPERATING SUPPLIES	$ 13,895	$ 13,960
436.30-22 SMALL TOOLS/NON-CAPITAL	$ 1,400	$ 1,400
436.50-04 EQUIPMENT	$ 42,000	$ 36,000
536.20-06 PROFESSIONAL SERVICES	$ 2,124,360	$ 430,791

City of Imperial Beach
GANN Limit (FY2016 and FY2017)

Total Appropriations	FY2016	FY2017
GENERAL FUND	$ 18,077,453	$ 17,769,459
HOUSING AUTHORITY	$ 62,984	$ 63,192
2010 BOND FUND	$ 4,389,452	$ -
OTHER GOVERNMENT FUNDS	$ 7,055,100	$ 2,484,880
SEWER FUND	$ 6,098,692	$ 4,471,323
INTERNAL SERVICES	$ 1,633,602	$ 1,687,860
	$ 37,317,283	$ 26,476,714
Exclude		
CIP	$ (13,463,996)	$ (2,549,971)
Fees	$ (10,121,539)	$ (10,205,181)
Fines	$ (306,500)	$ (306,500)
	$ (23,892,035)	$ (13,061,652)
Total Appropriations Subjet to Limit	$ 13,425,248	$ 13,415,062
Appropriations Limit (See below)	$ 21,356,173	$ 21,356,173
Under (Over) Limit	$ 7,930,925	$ 7,941,111
	59%	59%
Prior FY Appropriations Limit	$ 20,820,227	$ 21,356,173
Price Adjustment	1.0382	1.0000
Population Adjustment	0.9880	1.0000
Current FY Appropriations Limit	$ 21,356,173	$ 21,356,173

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AGENDA ITEM NO. 5.3

STAFF REPORT
CITY OF IMPERIAL BEACH

TO:	**HONORABLE MAYOR AND CITY COUNCIL**
FROM:	**ANDY HALL, CITY MANAGER** AH
MEETING DATE:	**JUNE 3, 2015**
ORIGINATING DEPT.:	**COMMUNITY DEVELOPMENT, BUILDING & CODE COMPLIANCE DIVISIONS** SW
SUBJECT:	**CODE COMPLIANCE PRESENTATION**

EXECUTIVE SUMMARY:

At the City Council meeting, staff will give a brief presentation on recent Code Compliance activities. Staff will also seek input from the City Council on these activities and how best to continue implementation of the City's Code Compliance program.

RECOMMENDATION:

That the City Council receives staff's Code Compliance presentation and provide comment, input and/or direction on the City's Code Compliance activities. Staff would further recommend that the City Council direct the City Manager to organize a workshop to discuss Code Compliance in greater detail.

RATIONALE:

An effective Code Compliance program is consistent with the Imperial Beach Mission Statement by providing a safe, small town, family atmosphere and with the City's Neighborhood Revitalization Strategy which was a grassroots, community effort aimed at improving the City's neighborhoods.

OPTIONS:

The City Council has the following options after receiving this report:

1. Receive and file the staff report;
2. Provide direction to the City Manager to take a specific action regarding Code Compliance; or
3. Request additional information and, if necessary, an additional report

BACKGROUND:

The City's Code Compliance program has been actively addressing violations of the City's Municipal Code since 1998. The division currently consists of one full-time Code Compliance Officer and one part-time (999 hours per year) Code Compliance Officer.

The Municipal Code charges the Code Compliance Division with ensuring that development regulations are adhered to and with overseeing the overall maintenance of properties within the City. Currently, the Code Compliance Division's policy is to respond to potential code violations only if a complaint is received by the Department. Proactive enforcement is generally limited to blatant or egregious violations observed by Code Compliance staff. Code Compliance activities focus on the enforcement of a variety of codes including zoning requirements, building code requirements, housing requirements, engineering requirements and other City ordinances related to development and property maintenance. The Code Compliance Division also enforces requirements for existing businesses and homes, illegal business uses, illegal use of trailers, illegal garage conversions, illegal shipping containers, etc. Property maintenance enforcement is a primary focus of the Division insuring the upkeep of properties and the elimination of blight through the enforcement of signs, illegal fences, abandoned/vacant houses (attractive nuisances), illegal use of trailers or garages as housing units, weed abatement, and abandoned vehicle abatement. In addition, the Division also handles a number of enforcement cases referred to it from other City Departments and Governmental agencies including Public Works, the Fire Department, and County Environmental Health.

Over the years, the City has carried out Code Compliance activities in a variety of ways with a fairly high degree of effectiveness. With the adoption of the Neighborhood Revitalization Strategy in January of 1999, a more concerted code compliance effort was initiated to improve the City's six identified neighborhoods. This effort, specifically targeted towards property maintenance conditions and absentee landlords, has had great success. However, by its nature, code compliance remains a challenging but necessary activity. Regardless, staff maintains a very high level of violation abatement (around 96% to 98%). When cases are not abated by the property owner after receiving a Notice of Violation, however, administrative citations are issued to obtain compliance. If compliance is not achieved in this fashion, the case must then be referred to the City Council for abatement action. This step, however, is always a last resort and taken only if the property owner refuses to comply.

ANALYSIS:

Although the City has relied primarily upon citizen complaints to initiate a code compliance action, there are also cases – such as life-safety violations and egregious substandard property conditions – that require staff to initiate a code compliance case. However, given staffing limitations and time constraints, some property maintenance conditions that are not reported by a complaint or do not obviously involve life-safety violations oftentimes go unabated without the issuance of a Notice of Violation. Conversely, as noted above, there are also property maintenance cases initiated by citizen complaints that, unfortunately, are not resolved by the issuance of notices or administrative citations. Such cases, though infrequent, are the most challenging, particularly when complaints continue to be received by neighbors who must live adjacent to the violations with no action taken by the property owners to eliminate what oftentimes are violations that could be easily remedied. In such cases, staff has no option but to bring them forward to the City Council for abatement action.

The presentation will provide an overview of some of the code compliance activities – successes and challenges – being undertaken by City staff. It is also intended to provide somewhat of an introduction to two impending cases that will be brought forward for City Council action as the property owners have been nonresponsive to all efforts to bring their properties into compliance with the City's property maintenance codes.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

Although code compliance action can and does result in the in the issuance of administrative citations and payment of fines, penalties and interest to the City, those fines are typically offset by the administrative and staff costs incurred to address and abate those violations.

Attachments: None

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AGENDA ITEM NO. 5.4

STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER AH

MEETING DATE: JUNE 3, 2015

ORIGINATING DEPT.: PUBLIC WORKS HAL

SUBJECT: ADOPTION OF RESOLUTION NUMBER 2015-7588 ACCEPTING THE IMPERIAL BEACH JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM AND RESCISSION OF 2008 JURISDICTIONAL URBAN RUNOFF MANAGEMENT PROGRAM, RESOLUTION 2015-7589 ACCEPTING THE SAN DIEGO BAY WATER QUALITY IMPROVEMENT PLAN, AND RESOLUTION 2015-7590 ACCEPTING THE TIJUANA RIVER WATER QUALITY IMPROVEMENT PLAN AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN AND FORWARD THESE DOCUMENTS TO THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE REGIONAL STORM WATER PERMIT R9-2013-0001

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. The new permit requires the City to develop and implement Water Quality Improvement Plans (WQIPs) for the Tijuana River and San Diego Bay watersheds in addition to updating the City's Jurisdictional Runoff Management Program (JRMP). The City of Imperial Beach and the San Diego Copermittees have successfully drafted these plans as required by the Storm Water Permit. The attached resolutions authorize the Public Works Director to certify the Imperial Beach JRMP, San Diego Bay WQIP, and Tijuana River WQIP for submittal to the San Diego RWQCB through Regional Clearinghouse website. The San Diego RWQCB will then issue a public notice and release a 30 day public review and comment period. The Copermittees will then have an additional 60 days to correct any deficiencies in the WQIPs or JRMPs as directed by the San Diego RWQCB.

RECOMMENDATION:

Adopt resolutions 2015-7588, 2015-7589, and 2015-7590 to accept the Imperial Beach Jurisdictional Runoff Management Program (JRMP), San Diego Bay Water Quality Improvement Plan (WQIP), and the Tijuana River WQIP respectively and authorize the Public Works Director to sign and forward these plans to the San Diego RWQCB in accordance with Storm Water Permit R9-2013-0001. Authorize minor amendments to these plans as directed by the San Diego RWQCB. Order the rescission of the 2008 Jurisdictional Urban Runoff Management Program adopted by Resolution 2008-6602 upon acceptance of the updated JRMP by the San Diego RWQCB.

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. These resolutions and associated plans meet that requirement.

OPTIONS:

- Adopt attached Resolutions; or
- Adopt attached Resolutions and provide direction to modify the JRMP, San Diego Bay WQIP, or Tijuana River WQIP before submitting to the San Diego RWQCB.

BACKGROUND:

The San Diego Regional Water Quality Control Board (RWQCB) adopted a new Municipal Storm Water Permit (Order R9-2013-0001) on May 8, 2013. The permit requires 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 is submitted 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 JRMP identifies the water quality improvement strategies that the City plans to implement to meet the requirements of the Storm Water Permit and the priorities established in each WQIP. This new JRMP will update and replace the City's previous Jurisdictional Urban Runoff Management Program (JURMP) that was adopted through Resolution 2008-6602 on March 19, 2008.

The Storm Water Permit requires Imperial Beach and the San Diego Copermittees to upload the WQIPs and JRMPs to an online Regional Clearinghouse by June 27th where the San Diego RWQCB will then issue a public notice and release a 30 day public review and comment period. The Regional Clearinghouse is hosted at (www.projectcleanwater.org). The Copermittees will then have an additional 60 days to correct any deficiencies in the WQIPs or JRMPs as directed by the San Diego RWQCB.

ANALYSIS:

The Storm Water Permit establishes a new approach by the San Diego RWQCB to focus storm water management planning and implementation at a watershed level through the development and implementation of WQIPs. The purpose of the WQIP is to guide jurisdictional runoff management programs towards achieving the outcome of improved water quality in receiving waters through an adaptive planning and management process. These identify the highest priority water quality conditions within a watershed and implement strategies on a jurisdictional basis to achieve improvements in the quality of discharges from storm water. The Storm Water Permit establishes the WQIP process as the framework for a 20-30 year strategy to improve

water quality through continued planning, monitoring, assessment, reporting, and program modifications.

San Diego Bay WQIP

The City of Imperial Beach collaborated with Chula Vista, Coronado, La Mesa, Lemon Grove, National City, San Diego, County of San Diego, Airport Authority, Port Authority, and Caltrans in the development of the San Diego Bay WQIP.

Stakeholder input on the development of this plan included:

- 1st Public Workshop: November 22, 2013
- 1st Consultation Panel Meeting: April 24, 2014
- Public Comment Period on First Interim Deliverable to San Diego RWQCB: Priority Conditions, Sources, and Potential Strategies: June 26, 2014
- 2nd Public Workshop: September 10, 2014
- 2nd Consultation Panel Meeting: October 21, 2014
- Public Comment Period on Second Interim Deliverable to San Diego RWQCB: Goals, Strategies, and Schedules: December 26, 2014
- Public Comment Period on Final WQIP Deliverable to San Diego RWQCB: June 27, 2015

The San Diego Bay WQIP proposes the following highest priority (focused priority) pollutants in the watershed:

HU	Condition	Pollutant/ Stressor	Geographic Extent (HU/HA)	Responsible Parties
Pueblo (908)	Water Quality	Bacteria; Dissolved copper, lead, and zinc	Chollas Creek (908.22)	City of La Mesa City of Lemon Grove City of San Diego County of San Diego Port of San Diego Caltrans
	Water Quality	Copper and zinc (Wet Weather)	Airport Authority jurisdiction within HA 908.21	Airport Authority
Sweetwater (909)	Riparian Area Quality	Various	Paradise Creek—lower Sweetwater, HA 909.1[2]	City of National City
	Physical Aesthetics	Trash	The western portion of the City of Chula Vista within HA 909.1	City of Chula Vista Port of San Diego
Otay (910)	Swimmable Waters (Beaches)	Bacteria	Applicable RP jurisdiction within HA 910.1	City of Coronado City of Imperial Beach Port of San Diego
	Physical Aesthetics	Trash	Applicable RP jurisdiction in HA 910.2	City of Chula Vista City of Imperial Beach Port of San Diego

Tijuana River WQIP

The City of Imperial Beach collaborated with the City of San Diego and County of San Diego in the development of the Tijuana River WQIP. The City of Imperial Beach also served as the lead agency for the watershed in the development of the Tijuana River WQIP.

Stakeholder input on the development of this plan included:

- 1st Public Workshop: January 28, 2014
- 1st Consultation Panel Meeting: May 12, 2014
- Public Comment Period on First Interim Deliverable to San Diego RWQCB: Priority Conditions, Sources, and Potential Strategies: June 26, 2014
- 2nd Public Workshop: August 19, 2014
- 2nd Consultation Panel Meeting: October 30, 2014
- Public Comment Period on Second Interim Deliverable to San Diego RWQCB: Goals, Strategies, and Schedules: December 25, 2014
- Public Comment Period on Final WQIP Deliverable to San Diego RWQCB: June 27, 2015

The Tijuana River WQIP proposes to address sedimentation in the Tijuana River and turbidity in the Tijuana Estuary as the highest priority pollutants in the watershed. The proposed goal in the watershed is a 20% reduction in total suspended solids (TSS) during wet weather as measured through the outfall monitoring program.

Imperial Beach JRMP

The City's JRMP must meet specific Permit requirements and be informed by the adaptive management process in each 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 WQIPs and in accordance to minimum standards established in the Storm Water Permit. These water quality improvement strategies are intended to be adaptive such that they can be modified and updated overtime as priorities, technology, and regulations change. The JRMP serves both as a work plan and a regulatory compliance document that identifies the City's policies and actions to manage storm water runoff through the following sections:

- 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

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). These estimated costs include the City's cost share portion for the San Diego Bay and Tijuana River WQIPs.

Attachments:

1. Resolution 2015-7588, Resolution 2015-7589, and Resolution 2015-7590

2. Imperial Beach JRMP, San Diego Bay WQIP, and Tijuana River WQIP available on the City's website at http://www.imperialbeachca.gov/environment

ATTACHMENT 1

RESOLUTION NO. 2015-7588

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ACCEPTING THE IMPERIAL BEACH JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM (JRMP), RESCISSION OF 2008 JURISDICTIONAL URBAN RUNOFF MANAGEMENT PROGRAM AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN AND FORWARD THE JRMP TO THE SAN DIEGO RWQCB IN ACCORDANCE WITH THE REGIONAL STORM WATER PERMIT R9-2013-0001

WHEREAS, the San Diego Regional Water Quality Control Board issued Order R9-2013-0001 establishing the requirement that Copermittees must update their jurisdictional runoff management programs concurrent with the submittal of the Water Quality Improvement Plans; and

WHEREAS, the City collaborated in the development of the San Diego Bay and Tijuana River Water Quality Improvement Plans with the responsible agencies in each watershed management area; and

WHEREAS, the updated JRMP contains a comprehensive description of all activities to be conducted by the City to meet the requirements in Order R9-2013-0001 and achieve the water quality improvement goals established by the Water Quality Improvement Plans.

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. Authorizes the Public Works Director to sign and forward the Imperial Beach JRMP to the San Diego Regional Water Quality Control Board (RWQCB) in accordance with Storm Water Permit R9-2013-0001.
3. Authorizes minor amendments to the Imperial Beach JRMP as directed by the San Diego RWQCB.
4. Authorizes the adoption of the Imperial Beach JRMP as approved by the San Diego RWQCB.
5. Orders the rescission of the 2008 Jurisdictional Urban Runoff Management Program adopted by Resolution 2008-6602 upon acceptance of the JRMP by the San Diego RWQCB.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 3rd day of June 2015, by the following vote:

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

_____
SERGE DEDINA, MAYOR

ATTEST:

_____
JACQUELINE M. HALD, MMC
CITY CLERK

ATTACHMENT 1

RESOLUTION NO. 2015-7589

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ACCEPTING THE SAN DIEGO BAY WATER QUALITY IMPROVEMENT PLAN (WQIP) AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN AND FORWARD THE WQIP TO THE SAN DIEGO RWQCB IN ACCORDANCE WITH THE REGIONAL STORM WATER PERMIT R9-2013-0001

WHEREAS, the San Diego Regional Water Quality Control Board issued Order R9-2013-0001 establishing the requirement that Copermittees must update their jurisdictional runoff management programs concurrent with the submittal of the Water Quality Improvement Plans; and

WHEREAS, the City collaborated in the development of the San Diego Bay Water Quality Improvement Plan with the responsible agencies in the watershed management area; and

WHEREAS, the San Diego Bay Water Quality Improvement Plan identifies the highest priority water quality conditions in the watershed and serves as a long term planning document to inform jurisdictional strategies to achieve water quality improvement goals from storm water discharges.

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. Authorizes the Public Works Director to sign and forward the San Diego Bay WQIP to the San Diego Regional Water Quality Control Board (RWQCB) in accordance with Storm Water Permit R9-2013-0001.
3. Authorizes minor amendments to the San Diego Bay WQIP as directed by the San Diego RWQCB.
4. Authorizes the adoption of the San Diego Bay WQIP as approved by the San Diego RWQCB.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 3rd day of June 2015, by the following vote:

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

_____
SERGE DEDINA, MAYOR

ATTEST:

_____
JACQUELINE M. HALD, MMC
CITY CLERK

ATTACHMENT 1

RESOLUTION NO. 2015-7590

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ACCEPTING THE TIJUANA RIVER WATER QUALITY IMPROVEMENT PLAN (WQIP) AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN AND FORWARD THE WQIP TO THE SAN DIEGO RWQCB IN ACCORDANCE WITH THE REGIONAL STORM WATER PERMIT R9-2013-0001

WHEREAS, the San Diego Regional Water Quality Control Board issued Order R9-2013-0001 establishing the requirement that Copermittees must update their jurisdictional runoff management programs concurrent with the submittal of the Water Quality Improvement Plans; and

WHEREAS, the City collaborated in the development of the Tijuana River Water Quality Improvement Plan with the responsible agencies in the watershed management area; and

WHEREAS, the Tijuana River Water Quality Improvement Plan identifies the highest priority water quality conditions in the watershed and serves as a long term planning document to inform jurisdictional strategies to achieve water quality improvement goals from storm water discharges.

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. Authorizes the Public Works Director to sign and forward the Tijuana River WQIP to the San Diego Regional Water Quality Control Board (RWQCB) in accordance with Storm Water Permit R9-2013-0001.
3. Authorizes minor amendments to the Tijuana River WQIP as directed by the San Diego RWQCB.
4. Authorizes the adoption of the Tijuana River WQIP as approved by the San Diego RWQCB.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 3rd day of June 2015, by the following vote:

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

_____
SERGE DEDINA, MAYOR

ATTEST:

_____
JACQUELINE M. HALD, MMC
CITY CLERK