



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

JULY 16, 2014

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

REGULAR MEETING – 6:00 P.M.

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

The City of Imperial Beach is endeavoring to be in total compliance with the Americans with Disabilities Act (ADA). If you require assistance or auxiliary aids in order to participate at City Council meetings, please contact the City Clerk's Office at (619) 423-8301, as far in advance of the meeting as possible.

REGULAR MEETING CALL TO ORDER

ROLL CALL BY CITY CLERK

PLEDGE OF ALLEGIANCE

AGENDA CHANGES

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

COMMUNICATIONS FROM CITY STAFF

PUBLIC COMMENT- *Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.*

PRESENTATIONS (1)

None.

CONSENT CALENDAR (2.1-2.6)-*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 and Special Meeting minutes of the June 18, 2014 City Council meetings.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Recommendation: Ratify the following registers: Accounts Payable Numbers 84747 through 84894 (84834 voided) with a subtotal amount of \$857,253.56 and Payroll Checks/Direct Deposits 45979 through 46036 for a subtotal amount of \$333,855.29 for a total amount of \$1,191,108.85.

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)

2.3 RESOLUTION NO. 2014-7503 APPROVING A TWENTY-FOUR (24) MONTH EXTENSION FOR TRAFFIC ENGINEER SERVICES PER THE AGREEMENT WITH KOA CORPORATION DATED 6 OCTOBER 2011. (0750-05)

Recommendation:

1. Receive report;
2. Adopt Resolution No. 2014-7503 authorizing the Public Works Director to provide a written notification to KOA Corporation of the twenty-four (24) month extension, with an Agreement as extended to expire on October 5, 2016 and directing staff to prepare and execute an addendum to the Contract between the City of Imperial Beach and KOA Corporation for the Traffic Engineering Services extending the Agreement for twenty-four (24) months.

2.4 RESOLUTION NO. 2014-7504 AWARDED A CONTRACT WITH NV5 TO UPDATE THE DESIGN AND CONSTRUCTION DOCUMENTS FOR FOURTEEN CITY ALLEY BLOCK IMPROVEMENTS. (0720-08)

Recommendation:

1. Receive report;
2. Approve the award of a contract with NV5 to update the plans and specifications for the 14 alley blocks as shown in the staff report;
3. Authorize the City Manager to sign a contract with NV5 for the scope of work necessary to update the plans and specifications for the 14 alley blocks as shown in the staff report; and
4. Authorize the City Manager to approve a purchase order with NV5 for the update of the plans and specifications for the 14 alley blocks as shown in the staff report.

2.5 ADOPTION OF RESOLUTION NO. 2014-7505 AUTHORIZING THE CITY MANAGER TO EXTEND THE AGREEMENT WITH AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC. TO PROVIDE AMBULANCE SERVICES IN THE CITY OF IMPERIAL BEACH IN CONJUNCTION WITH THE EXCLUSIVE OPERATING AREA THAT INCLUDES THE CITY OF CHULA VISTA, THE CITY OF IMPERIAL BEACH, AND THE BONITA/SUNNYSIDE FIRE PROTECTION DISTRICT. (0250-20)

Recommendation: Adopt resolution.

2.6 RESOLUTION NO. 2014-7506 AWARDED A PUBLIC WORKS CONTRACT; TO WIT: RTIP FY 11-12 (STREET IMPROVEMENTS) CIP # S12-104. (0250-20)

Recommendation:

1. Receive report;
2. Adopt resolution awarding a contract to the lowest responsive bidder; and
3. Authorize the City Manager to sign the construction contract with the lowest responsive bidder.

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

3.1 INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2014-1146: ZONING IMPLEMENTATION OF THE 2013-2021 IMPERIAL BEACH HOUSING ELEMENT (GPA 100060). MF 1060

Recommendation:

1. Open the public hearing;
2. Receive report and entertain testimony;
3. Mayor calls for the Introduction and First Reading of the title of Ordinance No. 2014-1146. Staff recommends that the City Council strike out the proposed amendment to §19.42.070 (lot combining restriction) during the First Reading if the City Council does not believe it is appropriate;
4. City Clerk to read Ordinance 2014-1146 by title only;
5. Close the public hearing; and
6. Mayor calls for motion to waive further reading in full of Ordinance No. 2014-1146 and set the matter for its Second Reading and adoption at the next regularly scheduled City Council meeting.

PUBLIC HEARINGS (4.1)

4.1 AT&T (APPLICANT); REGULAR COASTAL PERMIT (CP 140002), CONDITIONAL USE PERMIT (CUP 140003), DESIGN REVIEW CASE (DRC 140004), AND SITE PLAN REVIEW (SPR 140005) TO CONSTRUCT A NEW 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 2014-7502. (0600-20 & 0800-50)

Recommendation:

1. Declare the public hearing open;
2. Receive report and entertain public testimony;
3. Close the public hearing; and
4. Adopt Resolution No. 2014-7502, approving Regular Coastal Permit (ACP 140002), Conditional Use Permit (CUP 140003), Design Review Case (DRC 140004), and Site Plan Review (SPR 140005), which makes the necessary findings for a wireless telecommunications facility and equipment shelter concealed within the Pier South hotel and provides conditions of approval in compliance with local and state requirements.

REPORTS (5.1 - 5.4)

5.1 PROPOSED BSA EAGLE PROJECT PRESENTATION. (0920-40 & 0940-10)

Recommendation:

1. Receive report;
2. Receive a presentation from Eammon Garland regarding the proposed improvements;
3. Comment and direct staff and Eammon Garland regarding the design of the proposed project; and
4. Authorize the City Manager to sign the Eagle Project plan for Eammon Garland to continue the project development and construction as approved by City Council and City staff.

Continued on Next Page

REPORTS (Continued)

5.2 COUNTY OF SAN DIEGO (APPLICANT); PRELIMINARY ALTERNATIVE PARKING REVIEW FOR THE PROPOSED NEW PUBLIC LIBRARY AT 810 IMPERIAL BEACH BOULEVARD (APN 626-400-54-00). MF 1067. (0150-20)

Recommendation:

1. Receive report and entertain public testimony;
2. Provide comments on the parking alternative concept; and
3. Provide direction to Staff to negotiate a shared parking agreement between the City and the County to provide approximately twenty-one (21) parking spaces on the southern portion of the Boys and Girls Club, in the event a parking agreement cannot be reached between the County and the Church.

5.3 FISCAL YEAR 2014 FINANCIAL UPDATE. (0330-30)

Recommendation: That the City Council receives the Fiscal Year 2014 Financial Update.

5.4 AUTHORIZATION TO NEGOTIATE AN AGREEMENT TO PROVIDE CITY FINANCIAL ASSISTANCE TO FACILITATE POTENTIAL DEVELOPMENT AT 1046 SEACOAST DRIVE. (0660-43)

Recommendation: That the City Council authorize the City Manager and staff to negotiate an agreement between the City of Imperial Beach and Pacifica Enterprises and Eat, Drink and Sleep to provide City financial assistance to facilitate development on the property at the northwest corner of Imperial Beach Boulevard and Seacoast Drive (1046 Seacoast Drive).

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

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

ADJOURNMENT

The Imperial Beach City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.

FOR YOUR CONVENIENCE, A COPY OF THE AGENDA AND COUNCIL MEETING PACKET MAY BE VIEWED IN THE OFFICE OF THE CITY CLERK AT CITY HALL OR ON OUR WEBSITE AT

www.imperialbeachca.gov

/s/
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

JUNE 18, 2014

Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

CLOSED SESSION MEETING – 5:30 P.M.
REGULAR MEETING – 6:00 P.M.

CLOSED SESSION CALL TO ORDER

MAYOR JANNEY called the Closed Session meeting to order at 5:33 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present: Bilbray, Spriggs
Councilmembers absent: Bragg
Mayor Present: Janney
Mayor Pro Tem Present: Patton
Staff Present: City Manager Hall, City Attorney Lyon, City Clerk Hald

CLOSED SESSION

MOTION BY SPRIGGS, SECOND BY BILBRAY, TO ADJOURN TO CLOSED SESSION UNDER:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to Government Code §54956.8:
Property: 1075 8th Street, Imperial Beach, CA 91932, APN 626-400-71-00
Agency Negotiator: City Manager and City Attorney
Negotiating Parties: County of San Diego
Under Negotiation: Instruction to Negotiators will concern price and terms of payment

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: SPRIGGS, BILBRAY, PATTON, JANNEY
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: BRAGG

ADJOURN CLOSED SESSION

MAYOR JANNEY adjourned the meeting to Closed Session at 5:34 p.m. and he reconvened the meeting to Open Session at 6:01 p.m.

Reporting out of Closed Session, City Attorney Lyon announced City Council met in Closed Session, direction was given and no reportable action was taken.

REGULAR MEETING CALL TO ORDER

MAYOR JANNEY called the City Council Meeting to order at 6:02 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present: Bilbray, Spriggs
Councilmembers absent: Bragg
Mayor Present: Janney
Mayor Pro Tem Present: Patton
Staff Present: City Manager Hall, City Attorney Lyon, City Clerk Hald,
Public Safety Director Clark, Firefighter/Engineer Kahle,
Public Works Director Levien

PLEDGE OF ALLEGIANCE

MAYOR JANNEY led everyone in the pledge of allegiance.

AGENDA CHANGES

COUNCILMEMBER SPRIGGS requested a discussion on Consent Calendar Item No. 2.3.

**MOTION BY BILBRAY, SECOND BY SPRIGGS, TO TAKE ITEM NO. 2.3 OFF THE
CONSENT CALENDAR FOR DISCUSSION AT THE END OF THE AGENDA. MOTION
CARRIED BY THE FOLLOWING VOTE:**

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

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

MAYOR JANNEY spoke about the San Diego Coastkeeper Awards Ceremony where local residents, Chris Hilger and Patricia and Mike McCoy, were celebrated as Coastal Champion Awardees for their efforts in protecting the waters of San Diego County.

COMMUNICATIONS FROM CITY STAFF

CITY MANAGER HALL announced that the City Council will not hold a meeting on July 2, 2014.

PUBLIC WORKS DIRECTOR LEVIEN introduced Wbaldo Arellano, the City's new Environmental Program Specialist.

PUBLIC SAFETY DIRECTOR CLARK introduced Ehren Kahle, Firefighter/Engineer, the winner of this year's Burn Institute's Demolition Derby at the San Diego County Fair and he recognized Tom Santos, Assistant Fire Marshall, who was the Tech. Inspector for all of the cars.

EHREN KAHLE, Firefighter/Engineer, spoke about his participation in the Demolition Derby and receiving the Steve Brucker Memorial Trophy. He announced that over \$2,500 was raised locally and approximately \$60,000 was raised by the fire departments combined. The funds collected will go toward fire and burn prevention education programs and support for burn survivors, including Camp Beyond the Scars, for children ages 5-17.

PUBLIC COMMENT

None.

PRESENTATIONS (1)

None.

CONSENT CALENDAR (2.1, 2.2 & 2.4-2.7)

MOTION BY BILBRAY, SECOND BY SPRIGGS, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1, 2.2 & 2.4 THROUGH 2.7. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: SPRIGGS, BILBRAY, PATTON, JANNEY
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: BRAGG

Resolution No. 2014-7500 and a revised staff report were submitted as last minute agenda information for Item No. 2.7.

2.1 MINUTES.

Approved the minutes of the May 7, 2014 and May 21, 2014 Regular City Council meetings. Also approved the October 5, 2011 Housing Authority Special Meeting minutes.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Ratified the following registers: Accounts Payable Numbers 84688 through 84746 with a subtotal amount of \$1,225,805.97 and Payroll Checks/Direct Deposits 45947 through 45978 for a subtotal amount of \$159,224.10 for a total amount of \$1,385,030.07.

2.4 NOVEMBER 4, 2014 GENERAL MUNICIPAL ELECTION RESOLUTIONS. (0430-40)

City Council adopted the following resolutions:

1. Resolution No. 2014-7495 calling for the holding of a General Municipal Election to be held on Tuesday, November 4, 2014 for the election of certain officers as required by the provisions of the laws of the State of California relating to general law cities;
2. Resolution No. 2014-7496 requesting the Board of Supervisors of the County of San Diego to consolidate a General Municipal Election to be held on Tuesday, November 4, 2014, with the Statewide General Election to be held on the same date pursuant to §10403 of the Elections Code;
3. Resolution No. 2014-7497 adopting regulations for candidates for elective office pertaining to candidates statements submitted to the voters at an election to be held on Tuesday, November 4, 2014; and
4. Resolution No. 2014-7498 adopting a procedure to resolve tie votes by lot.

2.5 CONSIDERATION AND ADOPTION OF RESOLUTION NO. 2014-7499 TO SUPPLEMENT OR REPLACE SELECTED CITY CONSTRUCTION STANDARD REFERENCE DOCUMENTS, TO WIT: 2014 CUMULATIVE SUPPLEMENT TO "GREENBOOK", AND 2012 STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION. (0720-95)

1. Received report;
2. Approved the use of the following reference documents as the construction standard within the City when performing public works projects:
 - 2012 Edition of the Standard Specifications for Public Works Construction (Greenbook) per resolution 2012-7152;
 - "Revision" 2014 Supplement to the 2012 Edition of Standard Specifications for Public Works Construction "Greenbook" per resolution;
 - "Revision" 2012 Edition Standard Plans for Public Works Construction per attached resolution; and
 - 2012 San Diego Regional Standard Drawings with the following exceptions:
 - Trench Repair Design as adopted by Resolution 2004-5913
 - Regional Standard Drawing G4 "Curb and Gutters – Rolled"
 - Regional Standard Drawing G-14D "Concrete Driveway (confined Right-of-Way)"

2.6 RESOLUTION NO. 2014-7501 AUTHORIZATION TO RENEW THE PARTNERSHIPS WITH INDUSTRY (PWI) GROUP SERVICES AGREEMENT FOR FISCAL YEAR 2014/15. (0920-20)

1. Received report;
2. Authorized the Public Works Director to execute the agreement with PWI; and
3. Authorized the City Manager to approve a purchase order for the cost of the annual agreement with Partnerships with Industry.

2.7 ADOPTION OF RESOLUTION NUMBER 2014-7500 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE PORT OF SAN DIEGO THROUGH A RIGHT OF ENTRY PERMIT GRANTING ACCESS TO PYRO SPECTACULARS, INC. TO PRODUCE THE 4TH OF JULY FIREWORKS. (1040-10)

Adopted Resolution Number 2014-7500 authorizing the City Manager to enter into an agreement with the Port of San Diego through a Right of Entry Permit granting access to the Imperial Beach Pier for Pyro Spectaculars, Inc. to produce the 4th of July Fireworks Show.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

PUBLIC HEARINGS (4)

None.

REPORTS (5.1-5.2)

5.1 PROPOSED BSA EAGLE PROJECT PRESENTATION. (0940-10)

PUBLIC WORKS DIRECTOR LEVIEN introduced Landon Yates and displayed the location of the project.

LANDON YATES, BSA Eagle Scout Candidate, gave a PowerPoint presentation on the proposed project.

MAYOR JANNEY thanked Mr. Yates for offering to do the project.

COUNCILMEMBER PATTON thanked Mr. Yates for the work he will do for the City.

COUNCILMEMBER SPRIGGS recognized Mr. Yates for doing a good job at speaking beyond the words contained in the PowerPoint.

PUBLIC WORKS DIRECTOR LEVIEN announced that Mr. Yates will give a presentation to I.B. Beautiful to seek funding for the project (and not for design purposes).

MOTION BY BILBRAY, SECOND BY SPRIGGS, TO AUTHORIZE CITY MANAGER TO SIGN THE EAGLE PROJECT PLAN FOR LANDON YATES TO CONTINUE THE PROJECT DEVELOPMENT AND CONSTRUCTION AS APPROVED BY CITY COUNCIL AND CITY STAFF. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: SPRIGGS, BILBRAY, PATTON, JANNEY
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: BRAGG

5.2 CONSIDER REAPPOINTMENT OF THE CITY OF IMPERIAL BEACH'S REPRESENTATIVE ON THE BOARD OF PORT COMMISSIONERS OF THE SAN DIEGO UNIFIED PORT DISTRICT. (0150-70)

MAYOR JANNEY recommended reappointment of Dan Malcolm as the City of Imperial Beach's representative on the Board of Commissioners.

COUNCILMEMBER PATTON stated that there couldn't be a better person to represent the City of Imperial Beach.

COUNCILMEMBER SPRIGGS echoed the comments of Councilmember Patton. He stated that Mr. Malcolm has done a great job and that it is very significant that he will be the next Chairperson of the Board of Port Commissioners.

MOTION BY JANNEY, SECOND BY BILBRAY, TO APPROVE MAYOR'S REQUEST TO REAPPOINT MR. MALCOM TO SERVE AS IMPERIAL BEACH'S PORT COMMISSIONER FOR A TERM EXPIRING JANUARY 2, 2019. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: SPRIGGS, BILBRAY, PATTON, JANNEY
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: BRAGG

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

None.

ITEMS PULLED FROM THE CONSENT CALENDAR

2.3 CONSIDERATION AND POTENTIAL ADOPTION OF RESOLUTION NO. 2014-7493 UPDATING COUNCIL POLICY 114 REGARDING CITY COUNCILMEMBER ATTENDANCE AT CITY SPONSORED PUBLIC WORKSHOPS. (0410-95)

CITY MANAGER HALL introduced the item.

COUNCILMEMBER SPRIGGS stated that the reason he pulled the item for discussion is because there was a prior policy prohibiting Councilmembers from attending public workshops. The rationale for the policy was that the presence of Councilmembers may stifle public discussion at workshops. At a previous meeting, City Council asked staff to revise the policy to allow the attendance of Councilmembers at City sponsored workshops. Public input would still be provided freely because Councilmembers would be in attendance as observers only.

There was no response from the public when Councilmember Spriggs' asked if the public felt the attendance of Councilmembers at public workshops would have a chilling effect.

MAYOR JANNEY stated that the role of elected official at the public workshops is to observe and not participate.

COUNCILMEMBER PATTON stated that the general public is not shy about saying what is on their mind. He added that he would like to attend workshops.

MOTION BY BILBRAY, SECOND BY PATTON, TO ADOPT RESOLUTION NO. 2014-7493 UPDATING COUNCIL POLICY 114 REGARDING CITY COUNCILMEMBER ATTENDANCE AT CITY SPONSORED PUBLIC WORKSHOPS. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: SPRIGGS, BILBRAY, PATTON, JANNEY
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: BRAGG

MAYOR JANNEY asked staff to determine the number of community workshops held in the past 4 years.

ADJOURNMENT

MAYOR JANNEY adjourned the meeting at 6:36 p.m.

James C. Janney
Mayor

Jacqueline M. Hald, MMC
City Clerk

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

JUNE 18, 2014

Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

SPECIAL MEETING – 6:00 P.M.

SPECIALMEETING CALL TO ORDER

MAYOR JANNEY called the special meeting to order at 6:02 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present: Billbray, Spriggs
Councilmembers absent: Bragg
Mayor Present: Janney
Mayor Pro Tem Present: Patton
Staff Present: City Manager Hall, City Attorney Lyon, City Clerk Hald

PUBLIC COMMENT

See Regular Meeting Minutes of June 18, 2014.

REPORTS (1.1)

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

CITY MANAGER HALL reported on the item and stated that the County is looking for a commitment from the City to include the City’s property (upon which the Marina Vista Center is located) as part of the County’s library facility.

GREG MURPHY, speaking on behalf of County Supervisor Cox, gave an overview of the project and stated that County staff is available to answer questions. He noted that with the action of City Council tonight, the County will move forward in July with issuing the authorization to bid for the design-build contract. He announced that community meetings will be held in the fall and next year. He anticipated having a new library in the early part of 2016.

COUNCILMEMBER SPRIGGS stated that he was very pleased with the conceptual design of the library project and that he looked forward to the design-build schematics. He questioned the retention of the City’s ability to program community activities. He also questioned what assurances will be in place to allow the I.B. community to use the facility as it has up until now and to ensure that their opportunities will not be diminished with the transfer of the property to the County.

GREG MURPHY responded that the County wants the people of I.B. to use the library and the community room as much as possible. They understand that the Women’s Club has an ongoing set of meetings in the community room and expressed a desire to preserve that. The County would like to come up with an agreement such that any existing groups who currently use the community room would be able to use those same spaces at the same level into the future.

In response to Councilmember Spriggs' question about facility use fees, ROBIN ISAACSON, Regional Manager for the Southern Branches of the San Diego County Library, stated that the County Library policy is to allow 501(C)(3) organizations to use rooms by only requiring a reservation and for-profit entities can reserve rooms for a \$50 fee.

COUNCILMEMBER PATTON stressed that the Women's Club and other organizations that currently use the facility should have the same use as they do now. He also spoke about the importance of providing storage. He asked County staff to look at handicapped parking spaces and for all the buildings (including the Senior Center) to have a matching façade.

GREG MURPHY responded that Supervisor Cox is interested in working with the City on a seamless design.

MAYOR JANNEY thanked Supervisor Cox and staff for their efforts.

MOTION BY JANNEY, SECOND BY BILBRAY, TO COMMIT TO THE TRANSFER OF THE PROPERTY UPON WHICH THE MARINA VISTA CENTER IS LOCATED TO THE COUNTY IN EXCHANGE FOR A NEW OR SIGNIFICANTLY REMODELED COMMUNITY ROOM FACILITY THAT CAN BE USED AND PROGRAMMED CONSISTENT WITH THE PAST PRACTICES OF THE MARINA VISTA CENTER, BY MUTUAL AGREEMENT BETWEEN SAN DIEGO COUNTY AND THE CITY OF IMPERIAL BEACH. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: SPRIGGS, BILBRAY, PATTON, JANNEY
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: BRAGG

ADJOURNMENT

MAYOR JANNEY adjourned the meeting at 6:36 p.m.

JAMES C. JANNEY MAYOR

JACQUELINE M. HALD, MMC
CITY CLERK



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: JULY 16, 2014
ORIGINATING DEPT.: ADMINISTRATIVE SERVICES *ASB*
SUBJECT: RATIFICATION OF WARRANT REGISTER

EXECUTIVE SUMMARY:

Approval of the warrant register in the amount of \$ 857,253.56 and the payroll checks in the amount of \$333,855.29.

BACKGROUND:

None

ANALYSIS:

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

<u>Vendor:</u>	<u>Check:</u>	<u>Amount:</u>	<u>Description:</u>
San Diego Habitat	84747	\$ 211,804.25	10 th /Donax Habitat
Anthenx, Inc	84783	\$ 125,000.00	Sentinel Cameras/Installation

The following registers are submitted for Council ratification:

<u>WARRANT #</u>	<u>DATE</u>	<u>AMOUNT</u>
<u>Accounts Payable</u>		
84747	06/11/2014	\$ 211,804.25
84748-84781	06/12/2014	\$ 127,788.80
84782-84849	06/19/2014	\$ 414,082.17
84850-84872	06/26/2014	\$ 42,008.40
84873-84894	07/02/2014	\$ 66,590.94
*84834 voided	06/19/2014	\$ (5,021.00)
Sub-Total		\$ 857,253.56

<u>Payroll Checks/Direct Deposit</u>		
45979-46005	P.P.E. 6/12/14	\$ 169,966.97
46006-46036	P.P.E. 6/26/14	\$ 163,888.32
	Sub-Total	\$ 333,855.29
	TOTAL	\$ 1,191,108.85

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.

RECOMMENDATION:

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

Attachments:

1. Warrant Register Backup
2. Warrant Register

City of Imperial Beach

Warrant Register Back-up
June 11, 12, 19, 26 and July 02

	Actual	Notes
PROFESSIONAL SERVICES		
MISCELLANEOUS VENDOR	\$ 211,804	Approved 2010 bond project-Habitat for Humanity
URS CORPORATION	\$ 78,935	Water Quality Improvement Program TJ River
PROJECT DESIGN CONSULTANT	\$ 60,300	Palm Ave Master Plan
ATKINS NORTH AMERICA, INC.	\$ 29,217	May 2014 Invoice Elm Ave
MARR S. RYCZ	\$ 21,089	Clean and Green, 555 Calla Ave.
MILHOLLAND ELECTRIC, INC.	\$ 17,943	Clean and Green, 7th. St.
CITY OF CHULA VISTA	\$ 17,651	Animal Control May 2014 Invoice
PYRO SPECTACULARS, INC	\$ 12,500	2014 Firworks total invoice was \$25K.
KANE, BALLMER & BERKMAN	\$ 9,250	Attorney Services
KOA CORPORATION	\$ 7,091	13th ST Bikeway
MANAGED HEALTH NETWORK	\$ 4,998	New Hire health costs
FASTSIGNS	\$ 4,642	Facade Improvement El Tapatio
SOUTH COUNTY ECONOMIC	\$ 2,200	2014 Summit Sponsor
HINDERLITER, DELLAMAS & ASSOCIATES	\$ 2,025	HDL Property Tax Analysis - Q4 Invoice
THE TIN FISH RESTAURANT	\$ 2,000	2014 Firworks to close restaurant
NASLAND ENGINEERING	\$ 1,880	Boundary Survey
CALIFORNIA COMMERCIAL ASPHALT CO	\$ 792	
PARS	\$ 400	
D.A.R. CONTRACTORS	\$ 347	
EAGLE NEWSPAPER	\$ 270	
GOOGLE, INC.	\$ 211	
JACQUELINE SUE STENZEL	\$ 160	
U.S. BANK CORPORATE PAYMENT SYSTEM	\$ 99	
SHARP REES-STEALY MEDICAL CNTR	\$ 96	
PERLITA SHOUSE	\$ 4	
EQUIPMENT		
ATHENX, INC.	\$ 125,000	Lifeguard Camera System
CDW GOVERNMENT INC	\$ 6,609	7 Computers/Monitors/Supplies to upgrade older systems
TECHNICAL SERVICES		
CITY OF SAN DIEGO	\$ 20,848	Fire Dispatch - 4th Qtr Invoice
JANI-KING OF CALIFORNIA, INC.	\$ 3,471	Janitorial Services - June 2014 Invoice
NASLAND ENGINEERING	\$ 3,200	Boundary Survey
DANIEL ROJI ANAYA	\$ 2,450	LG Tower Cleaning - Tidelands
PARTNERSHIP WITH INDUSTRY	\$ 2,209	Contract for Maintenance workers
U.S. BANK CORPORATE PAYMENT SYSTEM	\$ 1,987	Misc Purchase Card purchases
AZTEC LANDSCAPING INC	\$ 1,540	May 2014 Invoice
WEST COAST ARBORISTS	\$ 1,400	Tree removal Sports Park
RAPIDSCALE, INC	\$ 839	Email Hosting - May 2014
MIKHAIL OGAWA ENGINEERING	\$ 461	
DEPARTMENT OF JUSTICE	\$ 441	
VORTEX INDUSTRIES, INC.	\$ 413	
SHARP REES-STEALY MEDICAL CNTR	\$ 284	
CLEAN HARBORS	\$ 259	
DATAQUICK	\$ 189	
COX COMMUNICATIONS	\$ 179	
SOUTH WEST SIGNAL	\$ 160	
CORODATA MEDIA STORAGE, INC.	\$ 128	
UNDERGROUND SERVICE ALERT OF	\$ 111	
BOB HOFFMAN VIDEO PRODUCTION	\$ 65	
AGRICULTURAL PEST CONTROL	\$ 35	
OPERATING SUPPLIES		
U.S. BANK CORPORATE PAYMENT SYSTEM	\$ 9,886	Misc Purchase Card purchases
DANIEL ROJI ANAYA	\$ 4,785	LG Tower Prep/Painting
DISCOUNT AUDIO	\$ 3,780	Lifeguard Sound System
TERRA BELLA NURSERY, INC.	\$ 1,998	Misc Plants
ZUMAR INDUSTRIES INC.	\$ 1,845	Beach Signs - Tidelands
JOHN DEERE LANDSCAPES	\$ 1,420	Rotor stainless steel riser

City of Imperial Beach

Warrant Register Back-up

June 11, 12, 19, 26 and July 02

	Actual	Notes
PADRE JANITORIAL SUPPLIES	\$ 1,244	Janitorial Supplies
WAXIE SANITARY SUPPLY	\$ 1,011	Janitorial Supplies
BOUND TREE MEDICAL, LLC	\$ 864	
OFFICE DEPOT, INE	\$ 855	
GRAINGER	\$ 723	
ATEL COMMUNICATIONS, INC.	\$ 300	
SHARP REES-STEALY MEDICAL CNTR	\$ 201	
EAGLE NEWSPAPER	\$ 149	
MISCELLANEOUS VENDOR	\$ 92	
EDMUND VEA	\$ 63	
AGRICULTURAL PEST CONTROL	\$ 60	
VULCAN MATERIALS, CO	\$ 44	
ROBERTA OTERO-PETTY CASH	\$ 22	
RANCHO AUTO & TRUCK PARTS	\$ 10	
FASTENAL	\$ 3	
PAYROLL EXPENSE	\$ 26,075	
GAS & ELECTRIC (SDG&E)	\$ 24,841	Electric bill citywide
VEHICLE OPERATE-FUEL/OIL	\$ 15,069	SKS, Inc. Fuel Cost
TEMPORARY STAFFING	\$ 12,835	6 Temporary Staff
MAINTENANCE & REPAIR		
VORTEX INDUSTRIES, INC.	\$ 3,550	Bay Door 2 Repair - Fire Department
MEASUREMENT SPECIALTIES, INC.	\$ 2,427	Pressure Transducers - Sewer Department
MASON'S SAW & LAWNMOWER	\$ 2,200	Mower repairs
U.S. BANK CORPORATE PAYMENT SYSTEM	\$ 1,611	Misc Repairs
WEST COAST ARBORISTS	\$ 600	
GRAINGER	\$ 424	
MASON'S ALIGNMENT, BRAKES	\$ 267	
GRAY & SONS FLEET INSPECTIONS	\$ 250	
ONE SOURCE DISTRIBUTORS	\$ 189	
STANDARD ELECTRONICS	\$ 143	
AFFORDABLE PRINTER CARE	\$ 85	
G & G BACKFLOW AND PLUMBING	\$ 65	
PRO LINE PAINT COMPANY	\$ 56	
ATTORNEY SERVICES		
KANE, BALLMER & BERKMAN	\$ 7,281	Attorney Services
MCDUGAL LOVE ECKIS &	\$ 2,722	Attorney Services
ROBERTA OTERO-PETTY CASH	\$ 6	
ATTORNEY SERVICES-OTHER	\$ 8,227	
OTHER SERVICES & CHARGES		
SAN DIEGO ASSOCIATION OF GOVERNEM	\$ 3,479	Shoreline Monitoring - SANDAG
EYE/COMM	\$ 1,980	Mailing Fee for Sewer Rate - Sewer Department
U.S. BANK CORPORATE PAYMENT SYSTEM	\$ 363	
URBAN LAND INSTITUTE	\$ 175	
COX COMMUNICATIONS	\$ 157	
WAGeworks INC.	\$ 108	
EAGLE NEWSPAPER	\$ 85	
LIABILITIES-DEPOSITS DEPOSITS-G/L INSUR/	\$ 5,891	
TRAVEL, TRAINING, MEETING	\$ 4,796	Misc Travel
VEHICLE OPERATE-PARTS M&O	\$ 4,508	
LIABILITIES-DEPOSITS BUILDING DEPOSITS/I	\$ 4,282	
LIABILITIES-DEPOSITS DEVELOPER DEPOSIT!	\$ 3,988	
RCS PROGRAM	\$ 3,639	May 2014 Invoice San Diego County Regional Comm System
COPIER LEASES	\$ 2,908	June 2014 Ricoh Lease
POSTAGE & FREIGHT	\$ 2,520	
PAYROLL LIABILITIES P/R COMPUTER LOAN	\$ 2,482	
RENT-UNIFORMS	\$ 1,939	
UTILITIES-CELL PHONES	\$ 1,390	
TRAFFIC CONTROL	\$ 1,372	Traffic Paint and Glass Beads

City of Imperial Beach

Warrant Register Back-up
June 11, 12, 19, 26 and July 02

	Actual	Notes
UTILITIES-WATER	\$ 1,311	
SMALL TOOLS/NON-CAPITAL	\$ 1,289	
PLAN CHECK SERVCIES	\$ 1,165	
OFFICE SUPPLIES	\$ 615	
EMPLOYEE RECOGNITION AWRD	\$ 573	
LIABILITIES-DEPOSITS MISCELLANOUS DEPC	\$ 500	
MEMBERSHIP DUES	\$ 498	
PEST CONTROL SERVICE	\$ 433	
SECURITY & ALARM	\$ 294	
SALARIES FULL-TIME	\$ 224	
ACCOUNT RECEIVABLES	\$ 214	
PRINTING SERVICES	\$ 163	
SUBSCRIBE & PUBLICATIONS	\$ 159	
BUSINESS LICENSE	\$ 124	
BANKING/FIN SRVCS CHARGES	\$ 123	
CONTRACTS-ELECTIONS	\$ 68	
Grand Total	\$ 850,270	
Sun N Sea Sponsorsip	\$ 5,021	
Misc Adj.	\$ 362	
FY14/15 Facility Permit	\$ 1,600	
	<u>\$ 857,254</u>	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	INVOICE	PO #	PER/YEAR	CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION					TRN AMOUNT
06/11/2014	84747	SAN DIEGO HABITAT FOR HUMANITY	1				211,804.25
217-5000-532.20-06	06/11/2014	10TH/DONAX HABITAT FOR		06-11-2014		12/2014	211,804.25
06/12/2014	84748	AGRICULTURAL PEST CONTROL	123				95.00
101-6020-452.21-04	05/27/2014	MAY 2014		333142	140106	11/2014	35.00
101-6020-452.30-02	05/27/2014	MAY 2014		333142	140106	11/2014	60.00
06/12/2014	84749	ASHLIE SARNA	2				103.00
101-0000-121.00-00	06/10/2014	PARKING TICKET #61064		5069		12/2014	103.00
06/12/2014	84750	AT&T TELECONFERENCE SERVICES	1827				32.25
101-1230-413.28-04	05/01/2014	042814 TELECONFERENCE W/		05-01-2014	F14070	11/2014	32.25
06/12/2014	84751	CALIFORNIA AMERICAN WATER	612				1,310.54
101-3030-423.27-02	06/04/2014	1015-210019276868 MAY 14		06-26-2014		11/2014	137.57
101-5010-431.27-02	06/04/2014	1015-210019278895 MAY 14		06-26-2014		11/2014	22.23
101-5010-431.27-02	06/04/2014	1015-210019279782 MAY 14		06-26-2014		11/2014	22.23
101-5010-431.27-02	06/04/2014	1015-210019357057 MAY 14		06-26-2014		11/2014	22.23
101-5010-431.27-02	06/04/2014	1015-210019481684 MAY 14		06-26-2014		11/2014	22.23
101-5010-431.27-02	06/04/2014	1015-210019278093 MAY 14		06-26-2014		11/2014	33.86
101-5010-431.27-02	06/04/2014	1015-210019482014 MAY 14		06-26-2014		11/2014	250.33
101-5010-431.27-02	06/04/2014	1015-210019600799 MAY 14		06-26-2014		11/2014	761.23
101-5010-431.27-02	06/04/2014	1015-210019359015 MAY 14		06-26-2014		11/2014	22.23
101-5010-431.27-02	06/05/2014	1015-210019360534 MAY 14		06-27-2014		11/2014	16.40
06/12/2014	84752	CDW GOVERNMENT INC	725				7,158.41
503-1923-419.30-22	05/13/2014	CISCO PORT SWITCH		LT95924	140578	11/2014	269.09
503-1923-419.30-22	05/14/2014	CABLE TIES		LV51755	140578	11/2014	61.21
503-1923-419.30-22	05/14/2014	KEYBOARD/MOUSE		LV51813	140578	11/2014	65.56
503-1923-419.30-22	05/12/2014	2 PIECE DESKTOP SPK		LT14354	140578	11/2014	24.36
503-1923-419.30-22	05/15/2014	COMPUTER HOLDER/EXT CABLE		LW20794	140578	11/2014	128.98
503-1923-419.50-04	05/12/2014	DESKTOP COMP MXL41224FG		LT46411	F14069	11/2014	589.00
503-1923-419.50-04	05/12/2014	DESKTOP COMP MXL41224J6		LT46411	F14069	11/2014	589.00
503-1923-419.50-04	05/12/2014	DESKTOP COMP MXL41224KK		LT46411	F14069	11/2014	589.00
503-1923-419.50-04	05/12/2014	DESKTOP COMP MXL41224MK		LT46411	F14069	11/2014	589.00
503-1923-419.50-04	05/12/2014	DESKTOP COMP MXL41224NJ		LT46411	F14069	11/2014	589.00
503-1923-419.50-04	05/12/2014	LAPTOP 1S23427YUBPNP02N		LT46411	F14069	11/2014	835.00
503-1923-419.50-04	05/12/2014	LAPTOP 1S23427YUPBNP43T		LT46411	F14069	11/2014	835.00
503-1923-419.50-04	05/12/2014	MONITOR TSP141301633		LT46411	F14069	11/2014	125.00
503-1923-419.50-04	05/12/2014	MONITOR TSP141301646		LT46411	F14069	11/2014	125.00
503-1923-419.50-04	05/12/2014	MONITOR TSP141301657		LT46411	F14069	11/2014	125.00
503-1923-419.50-04	05/12/2014	MONITOR TSP141301660		LT46411	F14069	11/2014	125.00
503-1923-419.50-04	05/12/2014	COMPUTER MEMORY AND SUPPL		LT46411	F14069	11/2014	1,494.21
06/12/2014	84753	CHRIS FOX	2				500.00
101-0000-221.01-03	04/08/2014	REFUND MARINA VISTA DEP		5729		11/2014	500.00
06/12/2014	84754	CITY OF SAN DIEGO	896				16,737.00
101-3020-422.21-04	05/14/2014	APR-JUN 2014 FIRE		1000105589		11/2014	16,737.00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
06/12/2014 601-5060-436.21-04	84755 03/26/2014	CITY OF SAN DIEGO	896				1,772.00
		FY 11/12 PRETREATMENT	1000100634		09/2014		1,772.00
06/12/2014 101-3050-425.20-06	84756 06/01/2014	D.A.R. CONTRACTORS	1122				347.00
		MAY 2014	051401229	140103	11/2014		347.00
06/12/2014 101-1020-411.21-06	84757 06/05/2014	DFM ASSOCIATES	1166				68.26
		CA ELECTION CODE AND BIND	38546	F14063	12/2014		68.26
06/12/2014 101-3030-423.30-02	84758 06/05/2014	DISCOUNT AUDIO, INC	1175				3,780.00
		MEGA-VOX SOUND SYSTEM	0141910-IN	140905	12/2014		3,780.00
06/12/2014 101-5010-431.30-02	84759 05/10/2014	GERALD SENNETT	1				92.04
		VIBRATORY PLATE RENTAL	270193		11/2014		92.04
06/12/2014 601-5060-436.21-01	84760 05/27/2014	GO-STAFF, INC.	2031				4,811.73
		W/E 05/25/14 GONZALEZ, S	124749	140681	11/2014		702.33
		101-1210-413.21-01 06/03/2014	125101	140089	12/2014		600.21
		503-1923-419.21-01 05/27/2014	124751	140840	11/2014		672.00
		601-5060-436.21-01 06/03/2014	125100	140681	12/2014		462.51
		101-3020-422.21-01 05/13/2014	124044	140164	11/2014		323.36
		101-3020-422.21-01 05/13/2014	124044	140164	11/2014		767.98
		101-3020-422.21-01 05/20/2014	124394-A	140164	11/2014		697.25
		101-3020-422.21-01 05/27/2014	124748-A	140164	11/2014		586.09
06/12/2014 101-0000-209.01-08	84761 06/05/2014	I B FIREFIGHTERS ASSOCIATION	214				450.00
		PAYROLL AP PPE 5/29/14	20140605		12/2014		450.00
06/12/2014 101-0000-209.01-10	84762 06/05/2014	ICMA RETIREMENT TRUST 457	242				5,250.23
		PAYROLL AP PPE 5/29/14	101799459		12/2014		5,250.23
06/12/2014 101-6030-453.20-06	84763 05/20/2014	JACQUELINE SUE STENZEL	2491				160.00
		04/18/14-05/16/14 SR YOGA	11	140906	11/2014		160.00
06/12/2014 217-5000-532.20-06	84764 04/10/2014	KANE, BALLMER & BERKMAN	1828				16,531.06
		MAR 2014	20099	140909	10/2014		6,587.50
		402-5000-532.20-06 04/10/2014	20097	140910	10/2014		242.50
		303-1250-413.20-01 04/10/2014	20126	140907	09/2014		902.05
		303-1250-413.20-01 04/10/2014	20127	140908	09/2014		3,378.49
		303-1250-413.20-01 04/10/2014	20095	140911	09/2014		742.50
		303-1250-413.20-01 04/10/2014	20101	140912	09/2014		2,258.14
		303-1250-413.20-06 04/10/2014	20100	140913	09/2014		2,419.88
06/12/2014 101-5010-531.20-06	84765 04/30/2014	KOA CORPORATION	611				2,091.35
		APR 2014 13TH ST BIKEWAY	JB32017X9	130874	10/2014		1,882.22
		201-5000-532.20-06 04/30/2014	APR 2014 13TH ST BIKEWAY	JB32017X9	130874	10/2014	209.13
06/12/2014 217-1240-413.20-06	84766 05/08/2014	MSR CONSTRUCTION CO	2586				21,089.00
		C&G-555 CALLA AVE-WH	05-08-2014	140836	11/2014		1,318.82

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
217-1240-413.20-06	05/08/2014	C&G-555 CALLA AVE-WINDOWS	05-08-2014	140837	11/2014	10,225.18	
217-1240-413.20-06	04/28/2014	C&G-555 CALLA AVE -ROOF	04-28-2014	140838	10/2014	9,545.00	
06/12/2014	84767	MASON'S SAW & LAWNMOWER	923			310.74	
501-1921-419.28-16	06/02/2014	AIR FILTERS/BAR ST	348116	140027	12/2014	106.90	
501-1921-419.28-16	06/02/2014	FD CUT-OFF SAW REPAIR	348115	140027	12/2014	203.84	
06/12/2014	84768	OFFICETEAM	1266			2,146.75	
101-1020-411.21-01	05/19/2014	W/E 05/16/14 CARBALLO,S	40412810	140421	11/2014	1,108.00	
101-1020-411.21-01	05/23/2014	W/E 05/23/14 CARBALLO,S	40471133	140421	11/2014	1,038.75	
06/12/2014	84769	ONE SOURCE DISTRIBUTORS	1071			189.12	
101-1910-419.28-01	05/22/2014	BALLAST/FLOUR LAMPS	S4347598.001	140011	11/2014	189.12	
06/12/2014	84770	PARTNERSHIP WITH INDUSTRY	1302			2,209.05	
101-6040-454.21-04	05/15/2014	P/E 05/15/2014	GS05426	140516	11/2014	329.59	
101-6040-454.21-04	05/15/2014	P/E 05/15/2014	GS05426	140516	11/2014	329.59	
101-6040-454.21-04	05/15/2014	P/E 05/15/2014	GS05426	140516	11/2014	439.45	
101-6040-454.21-04	05/31/2014	P/E 05/31/2014	GS05460	140516	11/2014	333.13	
101-6040-454.21-04	05/31/2014	P/E 05/31/2014	GS05460	140516	11/2014	333.13	
101-6040-454.21-04	05/31/2014	P/E 05/31/2014	GS05460	140516	11/2014	444.16	
06/12/2014	84771	PROTECTION ONE ALARM MONITORIN	69			293.50	
601-5060-436.20-23	05/20/2014	JUN 2014	98264288	140073	12/2014	293.50	
06/12/2014	84772	RICOH USA, INC.	2392			2,908.18	
101-1110-412.20-17	06/04/2014	JUN 2014	92557960	140182	12/2014	199.79	
101-1210-413.20-17	06/04/2014	JUN 2014	92557960	140182	12/2014	914.29	
101-1230-413.20-17	06/04/2014	JUN 2014	92557960	140182	12/2014	447.61	
101-3020-422.20-17	06/04/2014	JUN 2014	92557960	140182	12/2014	322.05	
101-3030-423.20-17	06/04/2014	JUN 2014	92557960	140182	12/2014	327.83	
101-5020-432.20-17	06/04/2014	JUN 2014	92557960	140182	12/2014	387.87	
101-6010-451.20-17	06/04/2014	JUN 2014	92557960	140182	12/2014	308.74	
06/12/2014	84773	SAN DIEGO GAS & ELECTRIC	1399			20,777.70	
101-3020-422.27-01	06/06/2014	1008 786 9371 04/29-05/29	06-24-2014		11/2014	46.28	
101-1910-419.27-01	06/06/2014	1008 786 9371 04/29-05/29	06-24-2014		11/2014	160.13	
101-5010-431.27-01	06/06/2014	1008 860 4389 04/25-05/27	06-24-2014		11/2014	195.18	
101-3020-422.27-01	06/06/2014	1980 769 7764 04/28-05/28	06-24-2014		11/2014	4,619.59	
601-5060-436.27-01	06/06/2014	5263 521 9238 04/25-05/27	06-24-2014		11/2014	10.00	
101-6020-452.27-01	06/06/2014	5649 771 4749 04/30-05/30	06-24-2014		11/2014	7.76	
101-5010-431.27-01	06/06/2014	5649 771 4749 04/01-04/30	06-24-2014		11/2014	7,591.59	
101-5010-431.27-01	06/06/2014	8507 517 8464 04/30-05/30	06-24-2014		11/2014	126.64	
601-5060-436.27-01	06/06/2014	8507 517 8464 04/30-05/30	06-24-2014		11/2014	85.69	
101-6020-452.27-01	06/06/2014	8507 517 8464 04/30-05/30	06-24-2014		11/2014	1,020.96	
601-5060-436.27-01	06/06/2014	8541 770 1270 04/30-05/30	06-24-2014		11/2014	5,349.16	
101-5020-432.27-01	06/06/2014	9169 299 2261 04/24-05/26	06-24-2014		11/2014	1,564.72	
06/12/2014	84774	SDGE	289			4,063.17	
101-6020-452.27-01	06/03/2014	0175 275 3776 04/30-05/30	06-18-2014		11/2014	439.53	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO # PER/YEAR TRN AMOUNT
101-5010-431.27-01	06/03/2014	0824 329 2041 04/30-05/30	06-18-2014	11/2014 241.56
101-6020-452.27-01	06/03/2014	2081 689 1273 04/30-05/30	06-18-2014	11/2014 239.04
101-6010-451.27-01	06/03/2014	2081 692 3399 04/30-05/30	06-18-2014	11/2014 12.79
101-6020-452.27-01	06/03/2014	2083 847 9032 04/30-05/30	06-18-2014	11/2014 81.70
101-6010-451.27-01	06/03/2014	3206 700 9265 04/30-05/30	06-18-2014	11/2014 124.66
101-6020-452.27-01	06/03/2014	5456 692 8951 04/30-05/30	06-18-2014	11/2014 33.73
101-6020-452.27-01	06/03/2014	6921 003 2109 04/30-05/30	06-18-2014	11/2014 404.48
101-5010-431.27-01	06/03/2014	7706 795 7872 04/30-05/30	06-18-2014	11/2014 8.49
101-6020-452.27-01	06/03/2014	9327 898 1346 04/30-05/30	06-18-2014	11/2014 257.86
101-6010-451.27-01	06/03/2014	9956 693 6272 04/30-05/30	06-18-2014	11/2014 58.47
101-5010-431.27-01	06/03/2014	2741 969 9359 04/30-05/30	06-18-2014	11/2014 158.79
215-6026-452.27-01	06/03/2014	2819 871 6315 04/30-05/30	06-18-2014	11/2014 2,002.07
06/12/2014	84775	SEIU LOCAL 221	1821	
101-0000-209.01-08	06/05/2014	PAYROLL AP PPE 5/29/14	20140605	12/2014 1,500.75
06/12/2014	84776	SKS INC.	412	
501-1921-419.28-15	06/05/2014	1120 GAL REG FUEL	1262555-IN	140046 12/2014 8,486.38
501-1921-419.28-15	05/29/2014	1096.2 GAL REG FUEL	1262394-IN	140046 11/2014 4,221.03
06/12/2014	84777	SOUTH WEST SIGNAL	488	
101-5010-431.21-04	05/31/2014	MAY 2014	51558	140035 11/2014 160.00
101-5010-431.21-23	05/31/2014	MAY 2014 SERVICE TECH/TRK	51567	140035 11/2014 170.00
06/12/2014	84778	SPARKLETTS	2341	
101-1210-413.30-01	05/31/2014	MAY 2014	10552239 053114	140199 11/2014 36.14
06/12/2014	84779	UNDERGROUND SERVICE ALERT OF	731	
601-5060-436.21-04	06/01/2014	MAY 2014	520140325	140074 12/2014 45.00
06/12/2014	84780	US BANK	2458	
101-0000-209.01-20	06/05/2014	PAYROLL AP PPE 5/29/14	20140605	12/2014 2,069.26
06/12/2014	84781	VULCAN MATERIALS, CO	2570	
101-5010-431.30-02	05/14/2014	CLASS 2 BASE	70358109	140689 11/2014 44.19
06/19/2014	84782	ATEL COMMUNICATIONS, INC.	2355	
101-1920-419.30-02	06/04/2014	06/13/14-07/12/14	37327	140638 12/2014 300.00
06/19/2014	84783	ATHENX, INC.	2568	
101-3030-423.50-04	06/06/2014	SILENT SENTINEL CAMERAS	14-1431	140643 12/2014 125,000.00
101-3030-423.50-04	06/06/2014	SURVEILLANCE SYSTEM INSTA	14-1432	140680 12/2014 76,523.67
06/19/2014	84784	ATKINS NORTH AMERICA, INC.	2455	
101-0000-221.01-02	05/22/2014	09- MF 1121 1163 GEORGIA	1194583	11/2014 70.00
101-0000-221.01-02	05/22/2014	10- MF 1086-776 10TH ST	1194583	11/2014 1,120.00
101-0000-221.01-02	05/22/2014	11- MF 1129 559 12TH ST	1194583	11/2014 70.00
101-0000-221.01-02	05/22/2014	17- MF 1141 142 & 144 IM	1194583	11/2014 228.75
101-0000-221.01-02	05/22/2014	18- MF 1145 1214 & 1224	1194583	11/2014 910.00
101-0000-221.01-02	05/22/2014	19- MF 1147 640 FLORIDA	1194583	11/2014 1,103.75

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06/19/2014 84785	AZTEC LANDSCAPING INC	310				1,540.00	
101-5010-431.21-04	05/31/2014	MAY 2014	0026266-IN	140099	11/2014	1,540.00	
06/19/2014 84786	BOB HOFFMAN VIDEO PRODUCTION	457				65.00	
101-1920-419.21-04	06/10/2014	TECH CONSULTING	SQ795082	130879	12/2014	65.00	
06/19/2014 84787	BOUND TREE MEDICAL, LLC	485				863.98	
101-6040-454.30-02	06/06/2014	PROTECTIVE GLOVES	81450002	140195	12/2014	863.98	
06/19/2014 84788	CALIFORNIA COMMERCIAL ASPHALT	590				792.18	
202-5016-531.20-06	06/02/2014	15 GAL EMULSION	139814	140034	12/2014	68.04	
202-5016-531.20-06	06/02/2014	ASPHALT	139815	140034	12/2014	481.14	
202-5016-531.20-06	06/03/2014	ASPHALT	139856	140034	12/2014	243.00	
06/19/2014 84789	CITY OF CHULA VISTA	823				17,650.75	
101-3050-425.20-06	06/05/2014	MAY 2014 A/C	AR135406	140249	11/2014	17,650.75	
06/19/2014 84790	CLEAN HARBORS	913				258.50	
101-5040-434.21-04	06/04/2014	MAY 2014	1000479512	140026	12/2014	258.50	
06/19/2014 84791	COUNTY OF SAN DIEGO	1046				1,600.00	
501-1921-419.28-13	06/03/2014	FY 14/15 FACILITY PERMIT	DEH2002-HUPFP-1		01/2015	1,600.00	
06/19/2014 84792	COUNTY OF SAN DIEGO RCS	1065				3,639.40	
101-3010-421.21-25	06/01/2014	MAY 2014	14CTOIBN11	140165	11/2014	2,272.50	
101-3020-422.21-25	06/01/2014	MAY 2014	14CTOIBN11	140165	11/2014	439.40	
101-3030-423.21-25	06/01/2014	MAY 2014	14CTOIBN11	140165	11/2014	927.50	
06/19/2014 84793	COUNTY RECORDER	1818				50.00	
101-0000-221.01-02	05/23/2014	NOE- 400 7TH STREET	MF 962		11/2014	50.00	
06/19/2014 84794	COX COMMUNICATIONS	1073				179.00	
101-5050-435.21-04	06/04/2014	06/04-07/03 3110091187001	06-25-2014	140162	12/2014	179.00	
06/19/2014 84795	DRA PAINTING SERVICE	2583				7,235.00	
101-3030-423.30-02	06/09/2014	LG TOWER PREP/PRIME/PAINT	200-02	140826	12/2014	4,785.00	
101-6040-454.21-04	06/06/2014	LG TOWER BUF/CLEAN/POLISH	200-12	140826	12/2014	2,450.00	
06/19/2014 84796	DATAQUICK	1134				188.50	
101-1210-413.21-04	06/02/2014	MAY 2014	B1-2292814	140197	11/2014	7.50	
101-3020-422.21-04	06/02/2014	MAY 2014	B1-2292814	140197	11/2014	4.00	
101-3040-424.21-04	06/02/2014	MAY 2014	B1-2292814	140197	11/2014	175.00	
101-3070-427.21-04	06/02/2014	MAY 2014	B1-2292814	140197	11/2014	2.00	
06/19/2014 84797	DEPARTMENT OF JUSTICE	1154				441.00	
101-1130-412.21-04	06/04/2014	MAY 2014 FINGERPRINT APPS	037328	140080	12/2014	441.00	
06/19/2014 84798	EAGLE NEWSPAPER	1204				355.00	
601-5060-536.20-06	05/01/2014	MAY 2014 LEGAL ADVERTISIN	82535	140019	11/2014	90.00	

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601-5060-536.20-06	05/14/2014	MAY 2014 LEGAL ADVERTISIN	82704	140019	11/2014	90.00	
101-1230-413.29-04	05/21/2014	MAY 2014 LEGAL ADVERTISIN	82796	140920	11/2014	85.00	
06/19/2014	84799	EYE/COMM	1891			1,979.99	
601-5060-436.29-04	05/29/2014	MAILING FEE/SEWER RATE	46432		11/2014	1,979.99	
06/19/2014	84800	FASTENAL	909			17.88	
501-1921-419.28-16	06/11/2014	BEARINGS	CACHU36583	140007	12/2014	14.64	
101-6040-454.30-02	04/30/2014	HEX HEAD BOLT	CACUH35918	140007	10/2014	3.24	
06/19/2014	84801	FASTSIGNS	1847			4,642.27	
402-5000-532.20-06	06/11/2014	FACADE IMPRVMT-EL TAPATI	237-26307	140925	12/2014	4,642.27	
06/19/2014	84802	G & G BACKFLOW AND PLUMBING	1486			64.50	
101-6020-452.28-01	06/16/2014	BACKFLOW TESTING FEE	7316	140637	12/2014	64.50	
06/19/2014	84803	GO-STAFF, INC.	2031			3,075.21	
503-1923-419.21-01	06/03/2014	W/E 06/01/14 PIEDRA,M	125102	140840	12/2014	224.00	
101-1210-413.21-01	06/10/2014	W/E 06/08/14 GERGUSON,N	125478	140089	12/2014	978.12	
101-3020-422.21-01	06/03/2014	W/E 06/01/14 MEDLEY,A	125099	140164	12/2014	586.09	
101-1230-413.10-02	06/10/2014	W/E 06/08/14 LOPEZ,L	125476	140890	12/2014	1,287.00	
06/19/2014	84804	GOOGLE, INC.	2009			211.40	
503-1923-419.20-06	06/05/2014	MAY/JUN 2014	10263671	140190	12/2014	211.40	
06/19/2014	84805	GRAINGER	1051			1,467.18	
101-6020-452.30-02	05/19/2014	PAINT/BATTERIES/GLOVES	9444577630	140008	11/2014	94.42	
101-1910-419.30-02	05/22/2014	LATCHLOCK	9447935876	140008	11/2014	49.77	
101-3030-423.30-02	06/02/2014	CAP SCREW	9455623331	140008	12/2014	24.71	
601-5060-436.30-02	06/06/2014	PAIN STOPPER	9459746443	140008	12/2014	62.30	
101-1910-419.28-01	05/07/2014	WALL FIXTURE	9435377248	140008	11/2014	424.12	
101-6020-452.30-02	06/09/2014	LAMPS/BALLASTS	9461928732	140008	12/2014	491.68	
101-6020-452.30-22	06/09/2014	DRIVER KIT/LAMPS	9461928740	140008	12/2014	320.18	
06/19/2014	84806	GRAY & SONS FLEET INSPECTIONS	1054			250.00	
501-1921-419.28-01	06/10/2014	SMOG INSPECTIONS	456696		12/2014	250.00	
06/19/2014	84807	HINDERLITER DELLAMAS & ASSOCIA	111			2,025.00	
101-1920-419.20-06	05/23/2014	APR-JUN 2014 PROPERTY TAX	0020283-IN	140155	11/2014	2,025.00	
06/19/2014	84808	HUDSON SAFE-T LITE RENTALS	2382			1,202.27	
101-5010-431.21-23	04/22/2014	TRAFFIC PAINT/GLASS BEADS	00022716	140069	10/2014	1,202.27	
06/19/2014	84809	INTERSTATE BATTERY OF SAN DIEG	388			112.47	
501-1921-419.28-16	06/11/2014	MTP-78	930010258	140009	12/2014	112.47	
06/19/2014	84810	JANI-KING OF CALIFORNIA, INC.	2042			3,470.64	
101-1910-419.21-04	06/01/2014	JUN 2014	SDO06140543	140104	12/2014	3,470.64	
06/19/2014	84811	JOHN DEERE LANDSCAPES	1986			47.43	
101-6040-454.30-02	05/28/2014	2 CYCLE OIL	68305427	140028	11/2014	47.43	

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101-1910-419.20-22	06/12/2014	JUN 2014 -CITY HALL	4292939	140088	12/2014		36.00
101-1910-419.20-22	06/12/2014	JUN 2014 -FIRE DEPT	4292941	140088	12/2014		36.00
101-1910-419.20-22	06/12/2014	JUN 2014-SHERIFF DEPT	4293180	140088	12/2014		36.00
101-1910-419.20-22	05/09/2014	MAY 2014 SENIOR CTR	4254759	140088	11/2014		53.00
101-1910-419.20-22	05/21/2014	MAY 2014 -SPORTS PARK	4239930	140088	11/2014		51.00
101-1910-419.20-22	05/29/2014	MAY 2014 PW DEPT	4241666	140088	11/2014		53.00
06/19/2014	84813	LLOYD PEST CONTROL	814				108.00
101-1910-419.20-22	05/08/2014	MAY 2014 CITY HALL	4254532	140088	11/2014		36.00
101-1910-419.20-22	05/08/2014	MAY 2014	4254533	140088	11/2014		36.00
101-1910-419.20-22	05/08/2014	MAY 2014 SHERIFF DEPT	4254698	140088	11/2014		36.00
06/19/2014	84814	MANAGED HEALTH NETWORK	2432				397.60
101-1130-412.20-06	03/17/2014	APR 2014	3200056382	140916	09/2014		397.60
06/19/2014	84815	MASON'S SAW & LAWNMOWER	923				1,392.38
101-6020-452.28-01	06/11/2014	DAMPER/WASHERS/CAP/KNOBS	349011	140027	12/2014		142.75
501-1921-419.28-16	06/11/2014	FILTERS	349012	140027	12/2014		63.72
101-6020-452.28-01	06/11/2014	POLE PRUNER/BLOWER	349015	140027	12/2014		1,040.28
501-1921-419.28-16	06/11/2014	FILTERS/WASHERS/18"BAR	349016	140027	12/2014		145.63
06/19/2014	84816	PRESSURE SYSTEMS, INC.	43				2,426.60
601-5060-436.28-01	06/05/2014	PRESSURE TRANSDUCERS	494912	140064	12/2014		2,426.60
06/19/2014	84817	MIKHAIL OGAWA ENGINEERING	2593				460.57
101-5050-435.21-04	06/15/2014	JRMP ANALYSIS MAY 2014	001530	140915	12/2014		460.57
06/19/2014	84818	MILHOLLAND ELECTRIC, INC.	2327				17,943.23
217-1240-413.20-06	03/28/2014	C&G-757 7TH STREET	10771	140769	09/2014		17,943.23
06/19/2014	84819	NASLAND ENGINEERING	1656				6,245.00
201-5015-531.20-06	05/15/2014	PE 05/15/14 BOUNDARY SRVY	94598	140751	11/2014		630.00
201-5015-531.20-06	05/31/2014	PE 05/31/14 BOUNDARY SRVY	94640	140751	11/2014		1,250.00
101-1910-419.21-04	05/15/2014	PE 05/15/14 BOUNDARY SRVY	94598	140921	11/2014		1,695.00
101-1910-419.21-04	04/30/2014	PE 04/30/14 BOUNDARY SRVY	94518	140921	10/2014		1,505.00
101-1230-413.20-16	05/31/2014	DATE ST PARKING LOT EXHIB	94629	140924	11/2014		1,165.00
06/19/2014	84820	OFFICE DEPOT, INC	1262				496.88
101-1910-419.30-02	05/28/2014	FILE CABINET	712362853001	140001	11/2014		251.41
101-3040-424.30-01	06/03/2014	HOLDEN, JACK-BUSINESS CRDS	714797693001	140001	12/2014		44.09
101-1010-411.30-01	06/04/2014	CORTEZ, E BUSINESS CRDS	712641330001	140001	12/2014		44.09
101-1130-412.30-02	06/04/2014	PORTFOLIO/LABELS	715449708001	140001	12/2014		27.53
101-1230-413.30-01	06/05/2014	POST-ITS/TISSUE/MISC	715708003001	140001	12/2014		37.11
101-3070-427.30-02	06/06/2014	FLASH MEMORY	715710459001	140001	12/2014		32.27
101-1210-413.30-01	06/06/2014	CR PAPER/POST ITS/STORAGE	715831913001	140001	12/2014		60.38
06/19/2014	84821	OFFICETEAM	1266				1,939.00
101-1020-411.21-01	06/03/2014	W/E 05/30/14 CARBALLO,S	40538114	140421	12/2014		831.00

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06/19/2014	84822	PADRE JANITORIAL SUPPLIES	1430			1,243.73	
101-1910-419.30-02	06/06/2014	JANITORIAL SUPPLIES	358124	140022	12/2014	373.80	
101-6040-454.30-02	06/09/2014	JANITORIAL SUPPLIES	358127	140022	12/2014	225.29	
101-1910-419.30-02	06/11/2014	JANITORIAL SUPPLIES	358255	140022	12/2014	298.40	
101-6040-454.30-02	05/27/2014	JANITORIAL SUPPLIES	357492	140022	11/2014	346.24	
06/19/2014	84823	PARKHOUSE TIRE INC	1295			1,747.05	
501-1921-419.28-16	06/10/2014	R250ED TIRES	3010188168	140071	12/2014	1,747.05	
06/19/2014	84824	PARS	2425			400.00	
101-1920-419.20-06	06/09/2014	APR 2014	28963	140271	10/2014	400.00	
06/19/2014	84825	PITNEY BOWES	1369			2,519.99	
101-1920-419.28-09	06/06/2014	POSTAGE MACHINE REFILL	06-06-2014	140253	12/2014	2,519.99	
06/19/2014	84826	PRO LINE PAINT COMPANY	52			55.50	
101-6020-452.28-01	05/21/2014	HAZE GRY PAINT	3610-0	140018	11/2014	55.50	
06/19/2014	84827	PROJECT DESIGN CONSULTANT	65			60,299.76	
401-1230-413.20-06	05/14/2014	APR 2014 PALM AVE MASTER	84493	140823	11/2014	43,328.66	
401-1230-413.20-06	06/04/2014	04/28-05/25/14 PALM AVE M	84583	140823	12/2014	16,971.10	
06/19/2014	84828	RANCHO AUTO & TRUCK PARTS	1685			216.48	
501-1921-419.28-16	05/28/2014	MOTOR OIL/FILTERS/ANTIFRZ	7693-195822	140016	11/2014	177.53	
501-1921-419.28-16	05/29/2014	OIL FILTER	7693-195854	140016	11/2014	5.19	
501-1921-419.28-16	06/04/2014	OIL/AIR FILTERS	7693-196508	140016	12/2014	18.36	
501-1921-419.30-02	06/11/2014	AIR CHUCK/COUPLER PLUG	7693-197200	140016	12/2014	9.78	
501-1921-419.28-16	06/11/2014	OIL FILTER	7693-197242	140016	12/2014	5.62	
06/19/2014	84829	RAPID SCALE, INC	2591			838.95	
503-1923-419.21-04	05/31/2014	CLOUD MAIL EXCHANGE	2662	140897	11/2014	838.95	
06/19/2014	84830	SAN DIEGO ASSOCIATION OF GOVER	254			3,479.00	
101-1920-419.29-04	05/23/2014	FY 14 SHORELINE MONITORNG	AR168507	140914	11/2014	3,479.00	
06/19/2014	84831	SHARP REES-STEALY MEDICAL CNTR	390			581.00	
101-1130-412.30-02	05/10/2014	APR 2014 PRE- EMP SCREEN	272	140076	11/2014	201.00	
101-3030-423.20-06	05/10/2014	APR 2014 PRE- EMP SCREEN	272	140076	11/2014	96.00	
101-6040-454.21-04	05/10/2014	APR 2014 PRE- EMP SCREEN	272	140076	11/2014	94.00	
601-5060-436.21-04	05/10/2014	APR 2014 PRE- EMP SCREEN	272	140076	11/2014	190.00	
06/19/2014	84832	SKS INC.	412			6,582.55	
501-1921-419.28-15	06/11/2014	BULK MOBILE OIL	N746828-IN	140046	12/2014	842.97	
501-1921-419.28-15	06/12/2014	400.3 GAL DIESEL FUEL	1262716-IN	140046	12/2014	1,465.88	
501-1921-419.28-15	06/12/2014	1146.6 GAL REG FUEL	1262717-IN	140046	12/2014	4,273.70	
06/19/2014	84833	STANDARD ELECTRONICS	504			142.50	
101-1910-419.28-01	06/03/2014	ALARM REPAIR	20230	F14071	12/2014	142.50	

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101-1120-412.20-06	06/23/2014	2014 SPONSORSHIP	07-19-2014		12/2014	5,021.00	-
06/19/2014	84835	TERRA BELLA NURSERY, INC.	1946				1,997.50
101-6020-452.30-02	06/03/2014	PLANTS	120951	140031	12/2014	64.67	
101-6020-452.30-02	06/04/2014	MULCH	121022	140031	12/2014	323.89	
101-6020-452.30-02	06/04/2014	MULCH	121044	140031	12/2014	323.89	
101-6020-452.30-02	06/16/2014	LOPHOSTEMON CONFERTUS	121977	140031	12/2014	1,285.05	
06/19/2014	84836	URS CORPORATION	2550				78,935.19
101-5050-540.20-06	05/22/2014	PE 5/9/14-WQIP TJ RIVER W	5890145	140761	11/2014	78,935.19	
06/19/2014	84837	VORTEX INDUSTRIES, INC.	786				3,963.00
101-1910-419.28-01	05/31/2014	BAY DOOR 2 REPAIRS	11-832657-1	140919	11/2014	3,550.00	
101-1910-419.21-04	11/06/2013	GLASS ALUMINUM REPAIRS	11-783981-1	140111	05/2014	413.00	
06/19/2014	84838	WAGE WORKS INC.	2210				107.75
101-1920-419.29-04	06/16/2014	JUN 2014	125AIO325187	140161	12/2014	107.75	
06/19/2014	84839	WAXIE SANITARY SUPPLY	802				1,011.46
101-6040-454.30-02	06/06/2014	JANITORIAL SUPPLIES	74637337	140013	12/2014	1,011.46	
06/19/2014	84840	WEST COAST ARBORISTS	820				2,000.00
101-6020-452.21-04	06/07/2014	TREE REMOVAL-SPORTS PK	97099	140107	12/2014	1,400.00	
101-6020-452.28-01	06/07/2014	TREE REMOVAL-SPORTS PK	97099	140107	12/2014	600.00	
06/19/2014	84841	WEST GROUP CTR	826				128.52
101-1020-411.28-14	06/01/2014	MAY 2014	829650564	140187	11/2014	128.52	
06/19/2014	84842	WHITE CAP CONSTRUCTION SUPPLY	1434				189.01
101-5010-431.30-22	06/04/2014	HANDLE/AXE/PICK	10001834725	140015	12/2014	189.01	
06/19/2014	84843	ZUMAR INDUSTRIES INC.	875				1,844.76
101-6040-454.30-02	05/16/2014	BEACH SIGNS	0152478	140014	11/2014	1,844.76	
06/19/2014	84849	U.S. BANK	1873				26,381.16
101-5010-431.30-02	04/22/2014	SUNSCREEN	3209	140883	11/2014	38.20	
101-5010-431.30-02	04/30/2014	PROPANE TANK EXCHANGE	093485/9291249	140884	11/2014	43.14	
101-6010-451.30-01	05/12/2014	MEMORY CARD	2358	140868	11/2014	29.14	
101-6010-451.29-04	05/20/2014	YOUTH FAREWELL BBQ-SP	014490	140868	11/2014	228.63	
101-5020-432.28-04	05/01/2014	LEVIEN, SANDAG-TRANSPORTA	11602	140875	11/2014	1.25	
101-5020-432.28-04	05/01/2014	LEVIEN, SANDAG-TRANSPORTA	12801	140875	11/2014	1.25	
601-5060-436.30-22	05/08/2014	TOOLS SOCKET SET	002635/1573089	140876	11/2014	43.14	
101-5010-431.30-02	05/01/2014	PROPANE TANK EXCHANGE	053058/8595796	140883	11/2014	43.14	
101-5010-431.30-02	05/05/2014	SCOUT PROJ LUMBER	00200749-001	140883	11/2014	135.42	
101-5010-431.30-02	05/13/2014	BLACK SPRAY PAINT	045524/6580407	140883	11/2014	25.08	
101-5010-431.30-02	05/14/2014	CONCRETE SACKS	026244/5015986	140883	11/2014	50.54	
101-5010-431.30-02	05/05/2014	PROPANE TANK EXCHANGE	083764/4202906	140884	11/2014	43.14	

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-5010-431.30-02	05/16/2014	MORENO,M SAFETY BOOTS	004164	140884	11/2014	147.14
101-6030-453.30-02	04/22/2014	SR CTR COFFEE SUPPLIES	030897	140855	11/2014	48.48
101-6040-454.30-02	04/23/2014	PAINT/ACETONE/TAPE	054261/6560917	140877	11/2014	21.63
101-1910-419.30-02	04/24/2014	SPLIT RINGS	064664	140877	11/2014	24.25
101-6040-454.30-02	04/28/2014	HOSE NOZZLES	036085/1595444	140877	11/2014	25.79
101-6040-454.30-02	04/29/2014	FLOURESENT LAMP HOLDERS	49129	140877	11/2014	35.64
101-6040-454.30-02	04/30/2014	PAINT/PRIMER/BRUSHES	025892/9561654	140877	11/2014	22.15
601-5060-436.30-02	04/21/2014	LEATHER GLOVES	081644/8570676	140882	11/2014	38.32
501-1921-419.28-01	04/29/2014	#117 THROTTLE CONTROL	SW09556	140885	11/2014	677.33
101-6040-454.30-02	05/08/2014	EAR MUFFS/CHIPPING HAMMER	022294	140877	11/2014	14.54
101-6040-454.30-02	05/12/2014	FIBERGLASS DOOR	016951/7042758	140877	11/2014	238.85
101-6040-454.30-02	05/13/2014	PLEXIGLASS/POLYCARBONATE	13030	140877	11/2014	74.70
101-6040-454.30-02	05/13/2014	PLEXIGLASS/POLYCARBONATE	13030	140877	11/2014	110.70
101-6040-454.30-02	05/14/2014	ALUMINUM PLATE	0095346	140877	11/2014	41.42
101-6040-454.30-02	05/15/2014	DRILL BITS/SAW BLADES/	057208/4563580	140877	11/2014	64.67
501-1921-419.28-01	05/04/2014	#602 TIDELANDS TRK TOWING	1119	140885	11/2014	75.00
601-5060-436.28-12	04/18/2014	RAMOS,J-CWEA MEMBERSHIP	89759	140867	11/2014	148.00
601-5060-436.21-04	04/21/2014	PS#8 DRIVESHAFT REBUILD	31262	140867	11/2014	724.44
501-1921-419.30-02	04/29/2014	SHOP SUPPLIES	022281/0583930	140886	11/2014	25.63
501-1921-419.28-01	04/30/2014	VEH #A1 TOWING	1576713	140886	11/2014	80.00
601-5060-436.30-22	05/09/2014	TOOLS RESTOCK	007730/0023933	140867	11/2014	161.33
101-1910-419.30-02	05/01/2014	STOCKING BULBS	071630/8021936	140874	11/2014	10.09
101-1910-419.30-02	05/06/2014	ELECTRICAL SUPPLIES	030446/3562464	140874	11/2014	51.47
101-1910-419.30-02	05/07/2014	GATE HARDWARE	084105/2562543	140874	11/2014	31.64
101-1910-419.30-02	05/08/2014	ELECTRICAL SUPPLIES	070778/1023649	140874	11/2014	13.71
101-1910-419.30-02	05/13/2014	SANDING BELT/WIRE CNNCTR	033145/6591062	140874	11/2014	8.58
101-1910-419.30-02	05/14/2014	PAINT/PRIVACY FILM	004096/5580563	140874	11/2014	60.05
101-1910-419.30-02	05/20/2014	WIRE WHEEL-GENERATOR MAIN	054256/9026647	140874	11/2014	30.18
501-1921-419.30-02	05/05/2014	#600 SPARE KEYS	083889	140886	11/2014	11.31
501-1921-419.28-16	05/09/2014	LAWN MOWER PARTS	210362	140886	11/2014	317.27
503-1923-419.30-01	04/23/2014	LAPTOP COOLING PAD	110-2669307-811	140865	11/2014	48.19
503-1923-419.30-01	04/25/2014	MICROSOFT SURFACE PRO PEN	110-6636335-224	140865	11/2014	38.48
101-5040-434.29-04	04/23/2014	BUNGEE STRAPS	041829/6583109	140872	11/2014	9.70
101-1010-411.28-04	05/19/2014	JANNEY,J-LODGING ICSC CON	10128	140853	11/2014	96.32
503-1923-419.20-06	05/05/2014	MAY 2014-MAY 2015 DROPBOX	INV69906915	140865	11/2014	99.00
503-1923-419.30-01	05/05/2014	USB CABLE	110-4674628-299	140865	11/2014	38.43
503-1923-419.30-01	05/05/2014	POWER ADAPTER	110-5719885-985	140865	11/2014	8.45
503-1923-419.30-01	05/14/2014	KIOWARE LITE LICENSE/SUPP	375971389	140865	11/2014	84.00
101-5010-431.30-02	05/09/2014	CONCRETE MIX-EAGEL PROJ	090611/0014548	140870	11/2014	30.33
101-5050-435.30-02	05/12/2014	COFFEE-CONSULT PANEL	661588	140872	11/2014	13.95
101-1130-412.21-04	04/23/2014	LIVESCAN FEES	6379-12557	140851	11/2014	25.00
101-1130-412.29-02	04/23/2014	MORENO,N-IAAP LUNCHEON	7CT27798XT83998	140851	11/2014	55.00
601-5060-436.30-02	04/29/2014	SAFETY VESTS	089464-00	140881	11/2014	110.75
101-1130-412.21-04	05/12/2014	LIVESCAN FEES	096554	140851	11/2014	152.00
101-1130-412.29-02	05/13/2014	SP STAFF FAREWELL CARDS	2353 01 0570 40	140851	11/2014	14.44
101-1130-412.29-02	05/18/2014	ACRYLIC WAVE AWARDS	5694	140851	11/2014	310.02
101-1130-412.29-02	05/19/2014	SPORTS PARK FAREWELL CAKE	2338 21 0014 91	140851	11/2014	56.99
601-5060-436.30-02	05/08/2014	COMPRESSOR MOUNT PARTS	031249/1573091	140881	11/2014	8.79
101-6020-452.30-02	05/20/2014	PAINT SUPPLIES	026615/9017938	140889	11/2014	63.26
101-0000-209.01-03	04/29/2014	EMP COMP LOAN-	157909009		11/2014	1,657.69

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
101-0000-209.01-03	04/29/2014	EMP COMP LOAN-	BBY01-648040058		11/2014	431.99	
101-0000-209.01-03	05/01/2014	EMP COMP LOAN-	204568004		11/2014	391.83	
101-1230-413.29-02	04/23/2014	EMPLOYEE RECOGNITION	7539	140843	11/2014	136.90	
101-1230-413.30-02	04/25/2014	CELL PHONE NETWRK EXTENDR	1786089	140843	11/2014	215.99	
101-3020-422.30-02	04/11/2014	SANTOS,T-T19 PUBLIC SAFET	639787	140859	11/2014	145.00	
101-1010-411.28-04	05/07/2014	05/07/14 COUNCIL DINNER	025472	140850	11/2014	76.67	
101-1010-411.29-04	05/08/2014	SADDLE SEAT STOOLS	104-2159272-754	140850	11/2014	125.16	
101-1010-411.28-14	05/12/2014	MAY 2014 NEWSLETTER	1399879397284	140850	11/2014	30.00	
402-5000-532.10-01	05/20/2014	ATP GRANT PROCESSING	046391	140850	11/2014	10.00	
402-5000-532.10-01	05/20/2014	ATP GRANT PROCESSING	094556	140850	11/2014	214.13	
101-3020-422.30-02	05/16/2014	LINER	849922	140857	11/2014	95.15	
101-3020-422.30-02	05/12/2014	STATION SUPPLIES	073337	140859	11/2014	168.96	
101-3020-422.30-02	05/13/2014	ROTARY SAW BLADES	298579	140859	11/2014	32.37	
101-3020-422.30-02	05/15/2014	MEDICAL SUPPLIES	107-0709635-866	140859	11/2014	216.98	
101-6040-454.30-02	04/26/2014	LIGHT CONDUIT/MATERIALS	083065/3595208	140878	11/2014	37.47	
101-6040-454.30-02	04/26/2014	LANYARD-PLAZA PHONE	41305126	140878	11/2014	16.48	
101-6040-454.30-02	04/27/2014	ELECTRICAL CONDUIT COVERS	072883/2561352	140878	11/2014	6.43	
101-6040-454.30-02	04/27/2014	SCREWS/SCREW DRIVERS	074125/2595309	140878	11/2014	18.90	
101-6040-454.30-02	04/28/2014	PAINT & SUPPLIES	077560/1021342	140878	11/2014	157.22	
101-6040-454.30-02	05/03/2014	SANDPAPER/PLUMBING FITING	065336/6590062	140878	11/2014	34.78	
101-6040-454.30-02	05/06/2014	WHEEL BARROW	083854/3291944	140878	11/2014	91.77	
101-1910-419.30-02	05/09/2014	WOOD VARNISH	025493	140878	11/2014	150.09	
101-1910-419.30-02	05/09/2014	DISINFECTING WIPES	073540/0562876	140878	11/2014	10.32	
101-6040-454.30-02	05/10/2014	TIDELANDS PAINT SUPPLIES	033240/9563001	140878	11/2014	80.55	
101-6040-454.30-02	05/11/2014	VINYL TILE -PIER TOWER	059197/8564251	140878	11/2014	18.95	
101-1910-419.30-02	05/12/2014	SUPER GLUE/BRUSH	005502/7563267	140878	11/2014	10.74	
101-6040-454.30-02	05/13/2014	PRESSURE WASHER O-RINGS	009676/6591157	140878	11/2014	9.81	
101-6040-454.30-02	05/18/2014	EPOXY PALM AVE BOLLARD	003174/1574582	140878	11/2014	43.76	
101-6040-454.30-02	04/21/2014	SCREEN SPLINE/SILICONE	015229/8560625	140879	11/2014	17.37	
101-6040-454.30-02	04/24/2014	BEVELED WASHERS	005826/5561101	140879	11/2014	1.80	
101-6040-454.30-02	05/09/2014	PLAZA/GAS KEYS	022679	140879	11/2014	26.46	
101-6040-454.30-02	05/13/2014	BROOMS/DUST PAN	073987/6580409	140879	11/2014	80.81	
101-6040-454.30-02	05/16/2014	PATCH & PAINT/SUPPLY LINE	043376/3580936	140879	11/2014	21.39	
101-5010-431.30-02	05/01/2014	SMALL TOOLS-STREETS	039412/8572068	140887	11/2014	46.61	
101-5010-431.30-02	05/07/2014	RAISED WOOD LETTERS	020231	140887	11/2014	122.70	
101-5010-431.30-02	05/07/2014	SMALL TOOLS-STREETS	024749/2572934	140887	11/2014	12.92	
101-5010-431.30-02	05/07/2014	RAISED WOOD LETTERS	060936	140887	11/2014	74.26	
101-5020-432.28-04	05/12/2014	MERCER,R/LAU,P APWA MEMBR	51284	140887	11/2014	790.00	
101-5010-431.30-02	05/17/2014	TIE-DOWN STRAPS	074736/2070676	140887	11/2014	25.30	
101-5020-432.30-02	05/20/2014	CIP GREEN BOOKS	N-00179441	140887	11/2014	226.67	
501-1921-419.28-16	05/20/2014	#119 BRAKE PARTS	13036849	140887	11/2014	1,515.58	
101-5010-431.30-02	04/24/2014	CONCRETE ANCHORS	020246/5571080	140887	10/2014	5.07	
101-1020-411.28-04	04/25/2014	HALD,J-LODGING	3109447402	140842	11/2014	536.85	
101-1920-419.21-04	04/30/2014	EXTRON REPAIR	04-30-2014	140842	11/2014	100.00	
101-1110-412.28-04	04/26/2014	HALL,A-TRANSIT PASS ATL	061870	140847	11/2014	24.75	
101-1110-412.28-04	05/01/2014	HALL,A-APA CONF LODGING	80596128	140847	11/2014	1,302.32	
101-1110-412.28-04	05/02/2014	HALL,A-APA CONF TRANSPRTN	ATL-289887	140847	11/2014	306.58	
101-1110-412.28-04	05/02/2014	HALL,A-PARKING APA CONF	047232	140847	11/2014	120.00	
101-1110-412.28-04	05/06/2014	HALL, A-SANDAG PRKNG FEE	30672	140847	11/2014	2.00	
101-1110-412.28-04	05/13/2014	HALL,A-LUNCH W R POWELL	50011	140847	11/2014	45.74	

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ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-1110-412.28-04	05/15/2014	HALL,A-WORKSHOP REG	295631059	140847	11/2014	35.00
101-1010-411.28-04	05/18/2014	HALL/JANNEY CONF LUNCH	222	140847	11/2014	39.73
101-1110-412.28-04	05/18/2014	HALL,A APA CONF LODGING	701382848	140847	11/2014	73.92
101-1010-411.28-04	05/19/2014	HALL,A-ICSC CONF TRANSPRT	RR152885213	140847	11/2014	108.62
101-1010-411.28-04	05/19/2014	REFUEL RENTAL CAR-HALL	064009	140847	11/2014	13.90
101-1010-411.28-04	05/19/2014	HALL/JANNEY ICSC CONF LUN	1734	140847	11/2014	23.13
101-1110-412.28-04	05/19/2014	HALL,A APA CONF LODGING	701382848	140847	11/2014	22.40
101-3030-423.30-02	03/24/2014	STAINLESS STEEL HARDWARE	7825	140862	11/2014	117.29
101-3030-423.30-02	03/25/2014	SUNSCREEN	302514IBL	140862	11/2014	209.48
101-3040-424.28-11	04/21/2014	OVERSIZE PRINTING	37829	140846	11/2014	14.58
101-1230-413.30-01	04/24/2014	PENS/FILE FOLDERS	710716078-001	140846	11/2014	70.06
101-3020-422.30-02	04/15/2014	TWIN BED	541849684	140858	11/2014	734.39
101-3020-422.30-02	04/28/2014	ESSENTIALS BASIC BOOK	35510-00	140858	11/2014	436.01
101-1230-413.30-01	05/05/2014	SHEET PROTECTORS/LABELS	708148138-001	140846	11/2014	37.24
101-1230-413.30-01	05/05/2014	FLASH DRIVES	708148295-001	140846	11/2014	39.14
101-3020-422.30-02	05/12/2014	L-5500 W/ANTENNAS	20140414-01	140858	11/2014	1,638.80
101-3030-423.30-02	05/05/2014	MEDICAL SUPPLIES	674233	140862	11/2014	64.79
101-3030-423.30-02	05/07/2014	WET/DRY VACUUM	1399490338	140862	11/2014	285.99
101-3030-423.25-03	05/08/2014	LG WETSUIT	6220542	140862	11/2014	253.02
101-3030-423.30-02	05/12/2014	MEDICAL SUPPLIES	675057	140862	11/2014	137.17
101-3030-423.28-04	02/26/2014	CPR CARD PROCESSING	CCAC022414	140863	11/2014	21.00
101-3030-423.28-04	04/11/2014	CPR CARD PROCESSING	CCAC040714	140863	11/2014	49.00
101-3030-423.28-04	04/29/2014	CPR CARD PROCESSING	CCAC	140863	11/2014	7.00
101-3030-423.28-01	04/30/2014	PIPE INSULATION/TAPE	067718/9561733	140863	11/2014	34.55
101-3030-423.28-01	04/30/2014	COMMAND VEHICLE CAR WASH	091125	140863	11/2014	6.99
101-3030-423.25-03	04/30/2014	LG UNIFORM SHOES/SWIM TRN	7967	140863	11/2014	80.98
101-3030-423.28-04	05/01/2014	CPR CARD PROCESSING	CCAC041214	140863	11/2014	76.00
101-3030-423.28-04	05/01/2014	CPR CARD PROCESSING	CCAC042814	140863	11/2014	42.00
101-3030-423.30-02	05/01/2014	SEAT BELT EXTENDER	5040907	140863	11/2014	108.39
101-3030-423.28-01	05/06/2014	DOOR STOPS/TIE DOWNS	035252/3124010	140863	11/2014	79.73
101-3030-423.30-02	05/06/2014	LAPTOP COMPUTER SPEAKERS	065571	140863	11/2014	26.87
101-3030-423.30-02	05/06/2014	RACK PADS/STRAPS LG TRK	86371	140863	11/2014	132.84
101-3030-423.30-02	05/07/2014	BACK-UP CAMERA/BLUETOOTH	INV0009749	140863	11/2014	1,021.98
101-3030-423.30-02	05/12/2014	OFFICE SUPPLIES	2452	140863	11/2014	115.66
101-3030-423.30-02	05/21/2014	HOSE COUPLER	00723031	140863	11/2014	18.64
101-3030-423.25-03	04/23/2014	UNIFORM SHOES	137332929	140860	11/2014	129.55
101-3030-423.25-03	04/23/2014	GONZALEZ, UNIFORM SHOES	3378402915	140860	11/2014	86.39
101-3030-423.30-02	04/28/2014	MEDICAL SUPPLIES	CO 149043	140860	11/2014	186.80
101-3030-423.30-02	04/28/2014	MEDICAL SUPPLIES	673572	140860	11/2014	65.00
101-3030-423.28-01	04/25/2014	VEHICLE RACK/LIGHT BAR	0067635	140861	11/2014	82.11
101-3030-423.25-03	05/07/2014	LG UNIFORM SHOES	022662	140861	11/2014	82.39
101-3030-423.25-03	05/07/2014	UNIFORM SHOES	1123	140861	11/2014	73.42
101-3030-423.25-03	05/07/2014	LG II UNIFORMS	211794	140861	11/2014	876.72
101-3030-423.25-03	05/15/2014	LG UNIFORMS	2014-0515-IB	140861	11/2014	356.40
101-1910-419.30-02	04/23/2014	SCRES BRACKETS 2X2 TILES	011619/6560902	140871	11/2014	34.87
101-1010-411.28-04	05/09/2014	SPRIGGS,E-TRAVEL ATKINS	MP6AM7	140849	11/2014	264.00
101-1010-411.28-04	05/09/2014	SPRIGGS,E-TRAVEL	MYBA7Y	140849	11/2014	264.00
101-1010-411.28-04	05/12/2014	SPRIGGS,E-RENTAL CAR	RA 730038505	140849	11/2014	182.54
101-1010-411.28-04	05/12/2014	SPRIGGS,E-PRKNG FEE-SACRA	05-12-2014	140849	11/2014	10.50
101-1010-411.28-04	05/13/2014	SPRIGGS,E-TRAVEL MEAL	05-13-2014	140849	11/2014	29.83

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ACCOUNT #	TRN DATE	DESCRIPTION					TRN AMOUNT
101-1010-411.28-04	05/13/2014	SPRIGGS, E-PARKING TRAVEL		05-13-2014	140849	11/2014	28.00
101-6040-454.30-02	04/24/2014	FROSTED GLASS TILE		A110578	140871	11/2014	72.11
101-1910-419.28-01	04/25/2014	REMOVAL/INSTALLATION LEVR		11050	140871	11/2014	196.24
101-1910-419.21-04	04/28/2014	HVAC 26 VENTS-SHERIFF STA		S-512910	140871	11/2014	986.00
101-1910-419.30-02	05/05/2014	LUNCHROOM DIVIDER		6589464791012	140871	11/2014	233.22
101-5010-431.30-02	05/08/2014	NAILS/PAINT/BRUSHES/		080136/1562752	140871	11/2014	55.74
101-6040-454.30-02	05/08/2014	NUMBER/LETTER STICKERS		20735	140871	11/2014	121.70
101-6020-452.30-02	05/13/2014	PAINT/BRUSHES/WIPES		061894/6591058	140871	11/2014	88.03
101-6020-452.28-01	05/16/2014	MISSION COBBLE		1050064-IN	140871	11/2014	378.56
06/26/2014	84850	AFFORDABLE PRINTER CARE	116				85.00
503-1923-419.28-01	05/20/2014	PRINTER SERVICE CALL		80621	F14080	11/2014	85.00
06/26/2014	84851	AT&T TELECONFERENCE SERVICES	1827				27.48
101-1230-413.28-04	04/01/2014	032414 BRANDING/WAYFINDIN		04-01-2014	F14077	10/2014	27.48
06/26/2014	84852	CORODATA MEDIA STORAGE, INC.	2334				127.71
503-1923-419.21-04	05/31/2014	MAY 2014		DS1263058	140096	11/2014	127.71
06/26/2014	84853	COX COMMUNICATIONS	1073				156.86
101-6010-451.29-04	05/14/2014	05/13-06/12 3110015531401		06-03-2014	140162	11/2014	156.86
06/26/2014	84854	DEBRA BRACKETT	4				1,026.00
101-0000-221.01-05	04/10/2014	BOND REFUND 1069 9TH ST		TEP 14-08		10/2014	1,026.00
06/26/2014	84855	EDMUND VEA	2576				62.72
101-1920-419.30-02	06/24/2014	MILEAGE REIMBURSEMENT		06-24-2014		12/2014	62.72
06/26/2014	84856	FRANCHISE TAX BOARD	956				122.60
101-1210-413.20-27	06/10/2014	SS# SEARCH FTB INTERCEPT		13-232	F14078	12/2014	122.60
06/26/2014	84857	GO-STAFF, INC.	2031				2,939.07
101-1230-413.10-02	06/03/2014	WE 5/29 LOPEZ, L		125098	140890	12/2014	789.75
101-3020-422.21-01	06/10/2014	W/E 06/08/14 MEDLEY, A		125477	140164	12/2014	677.04
503-1923-419.21-01	06/10/2014	W/E 06/08/14 PIEDRA, M		125479	140840	12/2014	672.00
101-1210-413.21-01	06/17/2014	W/E 06/15/14 FERGUSON, N		125825	140089	12/2014	800.28
06/26/2014	84858	I B FIREFIGHTERS ASSOCIATION	214				450.00
101-0000-209.01-08	06/19/2014	PAYROLL AP PPE 6/12/14		20140619		12/2014	450.00
06/26/2014	84859	ICMA RETIREMENT TRUST 457	242				5,551.31
101-0000-209.01-10	06/19/2014	PAYROLL AP PPE 6/12/14		101806936		12/2014	5,551.31
06/26/2014	84860	JENNIFER L WALTHER	2				35.00
101-0000-121.00-00	06/23/2014	PAID TWICE-INVOICE 5324		MR Refund-#5324		12/2014	35.00
06/26/2014	84861	MANAGED HEALTH NETWORK	2432				4,600.00
101-1110-412.20-06	05/31/2014	OD/INTERVIEWS-TRAVEL		3200058536	140927	11/2014	4,600.00
06/26/2014	84862	MCDUGAL LOVE ECKIS &	962				8,227.00
101-1220-413.20-02	05/31/2014	MAY 2014		86089	140198	11/2014	8,227.00

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06/26/2014	84863	PERLITA SHOUSE	1296				14.00
101-3070-427.20-06	04/23/2014	REAL ESTATE COPY FEES	317275320140423		12/2014	4.00	
101-1210-413.28-04	06/05/2014	FORTIN,S-PARKING FEES AT	5204599		12/2014	10.00	
06/26/2014	84864	PRINCIPAL FINANCIAL GROUP	2414				4,006.50
101-0000-209.01-21	02/13/2014	PAYROLL AP PPE 2/06/14	20140213		08/2014	672.04	
101-0000-209.01-14	02/27/2014	PAYROLL AP PPE 2/20/14	20140227		08/2014	541.94	
101-0000-209.01-16	02/27/2014	PAYROLL AP PPE 2/20/14	20140227		08/2014	511.76	
101-0000-209.01-14	06/19/2014	PAYROLL AP PPE 6/12/14	20140619		12/2014	612.40	
101-0000-209.01-16	06/19/2014	PAYROLL AP PPE 6/12/14	20140619		12/2014	611.84	
101-0000-209.01-21	06/19/2014	PAYROLL AP PPE 6/12/14	20140619		12/2014	759.86	
101-0000-209.01-14	06/24/2014	JUNE 2014 LIFE/AD&D/DEPEN	JUN 2014		12/2014	82.62	
101-0000-209.01-16	06/24/2014	JUNE 2014 LIFE/AD&D/DEPEN	JUN 2014		12/2014	111.14	
101-0000-209.01-21	06/24/2014	JUNE 2014 LIFE/AD&D/DEPEN	JUN 2014		12/2014	102.90	
06/26/2014	84865	ROBERTA OTERO-PETTY CASH	2229				104.30
101-5020-432.28-04	03/12/2014	COFFEE FOR PW TRAINING	723295		12/2014	27.90	
101-5020-432.20-01	04/30/2014	PW DOOR ALARM	3841		12/2014	6.47	
101-6020-452.30-02	05/01/2014	METAL FOR RR DOOR	63325		12/2014	18.36	
101-5020-432.28-04	05/01/2014	KING, LUNCH AT TRAINING	05-01-2014		12/2014	5.95	
101-1910-419.30-02	06/05/2014	SPORTS PARK KEYS	06-05-2014		12/2014	4.05	
101-5020-432.28-04	06/08/2014	REFRESHMENTS PW TRAINING	06-08-2014		12/2014	15.93	
101-5020-432.28-04	06/17/2014	REFRESHMENTS PW TRAINING	06-17-2014		12/2014	25.64	
06/26/2014	84866	SEIU LOCAL 221	1821				1,401.88
101-0000-209.01-08	06/19/2014	PAYROLL AP PPE 6/12/14	20140619		12/2014	1,401.88	
06/26/2014	84867	SOUTH COUNTY ECONOMIC	484				2,200.00
101-1120-412.20-06	04/02/2014	2014 SUMMIT SPONSOR	107-14	140928	10/2014	2,200.00	
06/26/2014	84868	SUN & SEA FESTIVAL LLC	1				5,021.00
101-1120-412.20-06	06/23/2014	2014 SPONSORSHIP	06-23-2014		12/2014	5,021.00	
06/26/2014	84869	THE TIN FISH RESTAURANT	2594				2,000.00
101-1120-412.20-06	06/04/2014	LOST EARNINGS COMP-PIER	2014-7490		12/2014	2,000.00	
06/26/2014	84870	URBAN SURF 4 KIDS	2				123.75
101-0000-321.72-10	06/19/2014	OL REFUNDS	0011211		12/2014	123.75	
06/26/2014	84871	US BANK	2458				2,336.12
101-0000-209.01-20	06/19/2014	PAYROLL AP PPE 6/12/14	20140619		12/2014	2,336.12	
06/26/2014	84872	VERIZON WIRELESS	2317				1,390.10
101-5020-432.27-05	06/08/2014	05/09/2014-06/08/2014	9726573924		11/2014	621.56	
101-3040-424.27-05	06/08/2014	05/09/2014-06/08/2014	9726573924		11/2014	48.85	
101-3020-422.27-05	06/08/2014	05/09/2014-06/08/2014	9726573924		11/2014	132.50	
101-3030-423.27-05	06/08/2014	05/09/2014-06/08/2014	9726573924		11/2014	191.89	
101-3070-427.27-05	06/08/2014	05/09/2014-06/08/2014	9726573924		11/2014	51.79	
101-1230-413.27-05	06/08/2014	05/09/2014-06/08/2014	9726573924		11/2014	38.01	

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503-1923-419.27-05	06/08/2014			9726573924		11/2014	293.18
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07/02/2014	84873	ALLIANT INSURANCE SERVICES, IN	1194				5,891.00
101-0000-221.01-04	06/30/2014	APR - JUN 2014 INSURANCE		06-30-2014		12/2014	5,891.00
07/02/2014	84874	ATKINS NORTH AMERICA, INC.	2455				29,217.22
202-5016-531.20-06	06/16/2014	MAY 2014 ELM AVE GRT DEVE		1195946	140893	11/2014	29,217.22
07/02/2014	84875	CALIFORNIA DENTAL	2480				773.20
101-0000-209.01-12	05/08/2014	PAYROLL AP PPE 5/01/14		20140508		11/2014	372.16
101-0000-209.01-12	05/22/2014	PAYROLL AP PPE 5/15/14		20140522		11/2014	372.16
101-0000-209.01-12	06/23/2014	JUL 2014 DENTAL COVERAGE		JUL 2014		01/2015	14.44
101-0000-209.01-12	06/23/2014	JUL 2014 DENTAL COVERAGE		JUL 2014		01/2015	14.44
07/02/2014	84876	CDW GOVERNMENT INC	725				25.78
503-1923-419.30-22	06/06/2014	USB EXTENSION CBL		MJ25320	140578	12/2014	25.78
07/02/2014	84877	CITY OF SAN DIEGO	896				2,339.12
601-5060-436.21-04	05/22/2014	FY 13/14 Q1,2,3 SEWER TRA		1000106387	F14067	11/2014	2,339.12
07/02/2014	84878	EAGLE NEWSPAPER	1204				149.00
101-3030-423.30-02	05/01/2014	MAY 2014 JR GUARD AD		82535	140019	11/2014	149.00
07/02/2014	84879	FIDELITY SECURITY LIFE INSURAN	2476				246.35
101-0000-209.01-18	05/08/2014	PAYROLL AP PPE 5/01/14		20140508		11/2014	118.85
101-0000-209.01-18	05/22/2014	PAYROLL AP PPE 5/15/14		20140522		11/2014	119.05
101-0000-209.01-18	06/24/2014	JUL 2014 VISION COVERAGE		JUL 2014		01/2015	8.41
101-0000-209.01-18	06/24/2014	JUL 2014 VISION COVERAGE		JUL 2014		01/2015	.04
07/02/2014	84880	JAMES C COOPER	1896				200.00
101-3020-422.30-02	07/01/2014	REIMBURSE PARAMEDIC LIC		P23814		01/2015	200.00
07/02/2014	84881	JOHN DEERE LANDSCAPES	1986				1,372.64
101-6020-452.30-02	06/16/2014	ROTOR STAINLESS RISER/SPR		68568317	140028	12/2014	1,372.64
07/02/2014	84882	JOSE A BRISENO	2				76.00
101-0000-121.00-00	06/26/2014	OVERPYMT TICKET #64036		PT #64036		12/2014	76.00
07/02/2014	84883	KOA CORPORATION	611				5,000.00
201-5015-531.20-06	05/31/2014	MAR 2014		JB42036X1	140759	09/2014	5,000.00
07/02/2014	84884	MASON'S ALIGNMENT, BRAKES	921				266.57
501-1921-419.28-01	06/19/2014	TEMP CONTROL ASSEMBLY		24446	140041	12/2014	266.57
07/02/2014	84885	MASON'S SAW & LAWNMOWER	923				1,017.17
101-6020-452.28-01	06/17/2014	#697 CASTER/KNOB PRONG		349509	140027	12/2014	122.07
101-6020-452.28-01	06/17/2014	#697SEAT PAN/SEATBELT KIT		349510	140027	12/2014	385.55
101-6020-452.28-01	06/17/2014	#697 FUEL CAP/ROPS		349511	140027	12/2014	36.70
101-6020-452.28-01	06/17/2014	#697 BACKPACK BLOWER		349512	140027	12/2014	472.85

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07/02/2014	84886	MCDUGAL LOVE ECKIS &	962				2,722.33
101-1220-413.20-01	05/31/2014						207.99
502-1922-419.20-01	05/31/2014		86088		11/2014		700.85
101-1220-413.20-01	05/31/2014		86090		11/2014		1,452.23
101-1220-413.20-01	05/31/2014		86130		11/2014		158.96
601-5050-436.20-01	05/31/2014		86091		11/2014		202.30
07/02/2014	84887	OFFICE DEPOT, INC	1262				692.48
101-3070-427.30-02	06/06/2014	DIGITAL CAMERA	715516870001	140001	12/2014		194.38
101-1130-412.30-02	06/07/2014	WINDOW ENVELOPES	715449732001	140001	12/2014		94.61
101-1210-413.28-11	06/11/2014	ENVELOPES	715850645001	140001	12/2014		148.88
101-5020-432.30-02	06/13/2014	U SHAPED DESK	713132793001	140001	12/2014		254.61
07/02/2014	84888	PERLITA SHOUSE	1545				56.21
101-1210-413.28-04	02/27/2014	MILEAGE REIMBURSEMENT	02-27-2014		08/2014		56.21
07/02/2014	84889	PYRO SPECTACULARS, INC	2592				12,500.00
101-1120-412.20-06	06/30/2014	2014 FIREWORKS	6352		12/2014		12,500.00
07/02/2014	84890	RANCHO AUTO & TRUCK PARTS	1685				73.87
501-1921-419.28-16	06/16/2014	#601 BRAKE LINE/TRAN LINE	7693-197622	140016	12/2014		60.46
501-1921-419.28-16	06/18/2014	FUEL FILTER/BEARING	7693-197827	140016	12/2014		13.41
07/02/2014	84891	THOMAS LINDLEY	651				125.00
101-3020-422.20-06	07/01/2014	PARKING LOT USE 07/04/14	07-01-2014		01/2015		125.00
07/02/2014	84892	TIMOTHY ALEXANDER	4				3,256.00
101-0000-221.01-05	06/30/2014	BOND REFUND-1277 12TH ST	TEP 14-28		12/2014		3,256.00
07/02/2014	84893	UNDERGROUND SERVICE ALERT OF	731				66.00
601-5060-436.21-04	07/01/2014	JUN 2014	620140327		12/2014		66.00
07/02/2014	84894	URBAN LAND INSTITUTE	1778				525.00
101-1010-411.29-04	12/13/2013	JANNEY, J-ULI MEMBERSHIP	1651442	140932	07/2014		175.00
101-1110-412.28-12	12/13/2013	JANNEY, J-ULI MEMBERSHIP	1651442	140932	07/2014		175.00
101-1230-413.28-12	12/13/2013	JANNEY, J-ULI MEMBERSHIP	1651442	140932	07/2014		175.00

DATE RANGE TOTAL * 857,253.56 *



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: JULY 16, 2014
ORIGINATING DEPT.: PUBLIC WORKS *AH*
SUBJECT: RESOLUTION 2014-7503 APPROVING A TWENTY-FOUR (24) MONTH EXTENSION FOR TRAFFIC ENGINEER SERVICES PER THE AGREEMENT WITH KOA CORPORATION DATED 6 OCTOBER 2011

EXECUTIVE SUMMARY:

Resolution 2014-7503 if approved would authorize the City Manager to extend the existing contract for Traffic Engineering Services with KOA Corporation an additional 24 months effective October 6, 2014. Resolution 2011-7092 adopted October 5, 2011 authorized a three (3) year contact with KOA Corporation for Traffic Engineering services plus up to a 24 months extension upon City Councils approval.

BACKGROUND:

Resolution 2011-7092 of October 5, 2011 approved a contract for traffic engineering services with KOA Corporation consisting of the following scope of work:

- Traffic striping plans
- Signal design, modifications and timing
- Traffic impact studies
- Traffic operations analysis
- Worksite traffic control and operations
- Speed surveys
- Review recent and historical speed studies
- Research and review accident reports and calculate accident rates
- Attend meetings at City Hall or in field
- Presentations at City Council meetings and Public Safety meetings
- Lead neighborhood traffic management meetings
- Circulation Element updates
- Congestion management
- Traffic calming and bicycle facility design
- Traffic Engineering Peer Review
- Miscellaneous traffic safety and / or engineering consulting services as necessary

The original request for proposals stated "The City anticipates an initial 3-year agreement... with an option to renew the agreement annually for an additional twenty-four (24) months, for a maximum total of five (5) years."

ANALYSIS:

The performance of KOA Corporation under this Agreement has been very acceptable from the outset of their contract period. Staff has contacted KOA Corporation and confirmed that they support the existing Agreement being extended beyond the original 3-year period. Staff recommends that a 24-month extension be executed rather than two 12-month sequential extensions.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

All expenses to be incurred for Traffic Engineer Services will be included as part of the individual Department O&M budgets approved by City Council, as part of an approved Capital Improvement Program (CIP) budget or as further approved by City Council with an adopted or approved budget. Without a task or project assigned to the Traffic Engineer for services, there would be no expenses. This is an "on call" agreement.

RECOMMENDATION:

1. Receive this report and
2. Adopt Resolution No. 2014-7503 authorizing the Public Works Director to provide a written notification to KOA Corporation of the twenty-four (24) month extension, with an Agreement as extended to expire on October 5, 2016 and directing staff to prepare and execute an addendum to the Contract between the City of Imperial Beach and KOA Corporation for the Traffic Engineering Services extending the Agreement for twenty-four (24) months.

Attachments:

1. Resolution No. 2014-7503

RESOLUTION NO. 2014-7503**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING A TWENTY-FOUR (24) MONTH EXTENSION FOR TRAFFIC ENGINEER SERVICES PER THE AGREEMENT WITH KOA CORPORATION DATED 6 OCTOBER 2011**

WHEREAS, Resolution 2011-7092 of October 5, 2011 approved a contract for traffic engineering services with KOA Corporation consisting of the following scope of work:

- Traffic striping plans
- Signal design, modifications and timing
- Traffic impact studies
- Traffic operations analysis
- Worksite traffic control and operations
- Speed surveys
- Review recent and historical speed studies
- Research and review accident reports and calculate accident rates
- Attend meetings at City Hall or in field
- Presentations at City Council meetings and Public Safety meetings
- Lead neighborhood traffic management meetings
- Circulation Element updates
- Congestion management
- Traffic calming and bicycle facility design
- Traffic Engineering Peer Review
- Miscellaneous traffic safety and / or engineering consulting services as necessary; and

WHEREAS, the original request for proposals stated "The City anticipates an initial 3-year agreement... with an option to renew the agreement annually for an additional twenty-four (24) months, for a maximum total of five (5) years; and

WHEREAS, the performance of KOA Corporation under this Agreement has been very acceptable from the outset of their contract period; and

WHEREAS, staff has contacted KOA Corporation and confirmed that they support the existing Agreement being extended beyond the original 3-year period; and

WHEREAS, staff recommends that a 24-month extension be executed rather than two 12-month sequential extension; and

WHEREAS, all expenses to be incurred for Traffic Engineer Services will be included as part of the individual Department O&M budgets approved by City Council, as part of an approved Capital Improvement Program (CIP) budget or as further approved by City Council with an adopted or approved budget; and

WHEREAS, without a task or project assigned to the Traffic Engineer for services, there would be no expenses incurred; and

WHEREAS, this is an "on call" agreement.

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

1. The above recitals are true and correct.

2. The 24-month extension of the KOA Corporation and City of Imperial Beach Traffic Engineer Services agreement is approved.
3. The City Manager is authorized to sign the extension agreement with KOA Corporation for Traffic Engineer Services.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 16th day of July 2014, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER AH
MEETING DATE: JULY 16, 2014
ORIGINATING DEPT.: PUBLIC WORKS HAL
SUBJECT: RESOLUTION 2014-7504 AWARDED A CONTRACT WITH NV5 TO UPDATE THE DESIGN AND CONSTRUCTION DOCUMENTS FOR FOURTEEN CITY ALLEY BLOCK IMPROVEMENTS

EXECUTIVE SUMMARY:

Approval of Resolution No. 2014-7504 will authorize the award of a consultant contract with NV5 to refresh the alley improvement drawings of 2006. The award of this contract is the follow on step to the June 4, 2014, City Council / Redevelopment Successor Agency adopted Resolutions 2014-7492 and SA-14-42 respectively directing staff to proceed with updating the drawings and specifications for the Alley Improvement Project consisting of 14 alley blocks within the City.

BACKGROUND:

On June 4, 2014, City Council approved the improvement of 14 alley blocks to City standards as follows:

1. Alley # 12 – access from Elm & Elder Avenues between 10th & 11th Streets
2. Alley # 13 – access from Elder & Ebony Avenues between Emory & 9th Streets
3. Alley # 14 – access from Ebony & Imperial Beach Blvd. between 9th & Emory Streets
4. Alley # 15 – access from Ebony & Imperial Beach Blvd. between Emory & 10th Streets
5. Alley # 16 – access from Ebony & Imperial Beach Blvd. between 10th & 11th Streets
6. Alley # 18 – access from Ebony & Imperial Beach Blvd. between 11th & Florida Streets
7. Alley # 19 – access from Ebony & Imperial Beach Blvd. between Florida & 12th Streets
8. Alley # 32 – access from 11th & Florida Streets between Imperial Beach Blvd & Fern Ave.
9. Alley # 33 – access from Fern Avenue between 11th & Florida Streets
10. Alley # 34 – access from Fern Avenue between Florida & 12th Streets
11. Alley # 35 – access from Imperial Beach Blvd. & Fern Avenue between 12th & Florence Street
12. Alley # 36 – access from Fern & Grove Avenues between 12th and Florence Streets
13. Alley # 49 – access from Elm & Elder Avenues between 12th & Florence Streets
14. Alley # 50 – access from Elder & Ebony Avenues between 12th & 13th Streets

Following this approval, City staff worked with the City Engineer, Carmen Kasner, to request a proposal for the scope of work and cost to update the drawings and specification for these 14 alley blocks. Since Carmen Kasner has left Atkins North America, the contracted consulting

firm the City has for Civil Engineering services, it was necessary to have City Council award a contract for the alley improvement project drawing and specification update to Carmen Kasner's new firm, NV5.

ANALYSIS:

In Resolution 2014-7492, City Council appropriated \$200,000 to update these plans. The NV5 proposal to update these plans is \$163,862. The proposed scope of work is provided as Attachment 2.

The plans and specifications update must include a review and revision (if necessary) of the project's Storm Water Runoff BMP design to ensure the updated drawings and specification are compliant with the Regional Water Quality Control Board, San Diego Region Municipal Permit R9-2013-0001.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

The overall budget for this project is:

- \$1,274,584 2010 Bond (if approved by the State)
- \$ 50,000 Gas Tax
- **TOTAL BUDGET \$1,324,584**

Appropriated Plans and Specifications update budget \$200,000

Expenditures:

- \$163,862 Project Design Consultant
- \$ 5,000 Estimated Staff administration cost for design update
- **TOTAL PLANS AND SPECIFICATIONS UPDATE \$168,862**

RECOMMENDATION:

1. Receive this report.
2. Approve the award of a contract with NV5 to update the plans and specifications for the 14 alley blocks shown above.
3. Authorize the City Manager to sign a contract with NV5 for the scope of work necessary to update the plans and specifications for the 14 alley blocks shown above.
4. Authorize the City Manager to approve a purchase order with NV5 for the update of the plans and specifications for the 14 alley blocks shown above

Attachments:

1. Resolution 2014-7504
2. NV5 Alley Improvement Project Proposal S14-104

RESOLUTION NO. 2014-7504

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AWARDED A CONTRACT WITH NV5 TO UPDATE THE DESIGN AND CONSTRUCTION DOCUMENTS FOR FOURTEEN CITY ALLEY BLOCK IMPROVEMENTS

WHEREAS, on June 4, 2014, City Council approved Resolution 2014-7492 authorizing the improvement of 14 alley blocks to City standards as follows:

1. Alley # 12 – access from Elm & Elder Avenues between 10th & 11th Streets
 2. Alley # 13 – access from Elder & Ebony Avenues between Emory & 9th Streets
 3. Alley # 14 – access from Ebony & Imperial Beach Blvd. between 9th & Emory Streets
 4. Alley # 15 – access from Ebony & Imperial Beach Blvd. between Emory & 10th Streets
 5. Alley # 16 – access from Ebony & Imperial Beach Blvd. between 10th & 11th Streets
 6. Alley # 18 – access from Ebony & Imperial Beach Blvd. between 11th & Florida Streets
 7. Alley # 19 – access from Ebony & Imperial Beach Blvd. between Florida & 12th Streets
 8. Alley # 32 – access from 11th & Florida Streets between Imperial Beach Blvd & Fern Ave.
 9. Alley # 33 – access from Fern Avenue between 11th & Florida Streets
 10. Alley # 34 – access from Fern Avenue between Florida & 12th Streets
 11. Alley # 35 – access from Imperial Beach Blvd. & Fern Avenue between 12th & Florence Street
 12. Alley # 36 – access from Fern & Grove Avenues between 12th and Florence Streets
 13. Alley # 49 – access from Elm & Elder Avenues between 12th & Florence Streets
 14. Alley # 50 – access from Elder & Ebony Avenues between 12th & 13th Streets;
- and

WHEREAS, Resolution 2014-7492 appropriated \$200,000 (\$150,000 from General Fund Reserve and \$50,000 from Gas Tax) to update the 14 alley improvement plans and specifications; and

WHEREAS, city staff worked with the contract City Engineer, Carmen Kasner, to request a proposal for the scope of work and cost to update the drawings and specification for these 14 alley blocks; and

WHEREAS, since Carmen Kasner has left Atkins North America, the City's contracted consulting firm for Civil Engineering services, staff recommends that City Council award a contract for the alley improvement project drawing and specification update to Carmen Kasner's new firm, NV5; and

WHEREAS, Council finds that hiring Kasner in this manner is in the best interests of the City because of her past history on the project; and

WHEREAS, the NV5 proposal to update these plans is \$163,862.

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

1. The above recitals are true and correct.
2. The award of the contract to NV5 for the updating the construction plans and specifications for the above listed fourteen (14) alley blocks.
3. The City Manager is authorized to sign a contract between NV5 and the City of Imperial Beach for updating the construction plans and specifications for the above listed fourteen (14) alley blocks.
4. The City Manager is authorized to sign a purchase order for a contract between NV5 and the City of Imperial Beach for updating the construction plans and specifications for the above listed fourteen (14) alley blocks.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 16th day of July 2014, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



July 8, 2014

Mr. Hank Levien
Public Works Director
City of Imperial Beach,
Public Works Department
495 10th Street
Imperial Beach, CA 91932

Subject: Alley Improvement Project Proposal (S14-104)

Dear Mr. Levien:

In response to your request, Nolte Associates, Inc. (NV5) is pleased to submit this proposal to the City of Imperial Beach to provide design services for the Alley Improvement Project (CIP S14-104) for alleys 12,13,14,15,16,18,19,32,33,34,35,36,49 & 50. The project will improve the alleys with a concrete surface that is low maintenance and meets current NPDES / environmental requirements. The design is to be 100% complete by December 20, 2014 so that it is ready to be funded for construction with 2010 Tax Allocation Bond Proceeds. Work will begin within 7 days of the council approving a contract.

I. SCOPE OF SERVICES

A. Research

The City has provided the base files with a completed design by BDS. This initial effort will include reviewing those files and drawings and updating the base information with current conditions. We will complete a field investigation to compare the base mapping information with current information. Based on our review of the base data, we will complete additional surveying to verify tie in elevations of adjoining properties to address drainage limitations.

B. Survey

We will make survey ties to the horizontal and vertical control points as noted on the plan sheets so all design support survey field work is useable in pre-existing CAD files.

We will confirm and/or establish horizontal and vertical positions on existing alley conditions such as driveways, sidewalks, finish floors, walls, fences, manholes, handholes, telephone poles, meter boxes, and other tie points at the direction of the project engineer. A csv file will be delivered after field work is complete in a suitable format for import into CAD.

OFFICES NATIONWIDE

15070 AVENUE OF SCIENCE, STE 100 | SAN DIEGO, CA 92128 | WWW.NV5.COM | OFFICE 858.385.0500 | FAX 858.385.0400

CONSTRUCTION QUALITY ASSURANCE - INFRASTRUCTURE - ENERGY - PROGRAM MANAGEMENT - ENVIRONMENTAL

The proposed survey scope of work does not include the research or establishment of alley or street rights-of-way, gravity utility invert elevations, markout location, alley cross-section surveys, and existing utility research. Field work is based on an assumed prevailing wage rate.

C. Geotechnical Analysis

Geotechnical work will be performed by Geocon under their separate contract with the City. They will be performing percolation tests in the selected alleys to verify the consistency of the soils as compared to other area of the City. It is anticipated that these alleys will have similar percolation issues to other areas of the City and thus percolation rates will be very low and not appropriate for porous concrete or asphalt without additional design considerations noted below.

D. Alley Improvement Plans

NV5 will revise the improvement package previously prepared by others to present the current biddable package based upon the priority alleys noted above. Additionally the plans will be revised to address potentially low permeability of the subgrade as well as updating the plans for current conditions and to address drainage concerns with the current design.

Upon initial discussions and verification of adjacent storm drain systems, pavement section options will be presented to the City for consideration. The goal is to have alleys that comply with the EPA Green Streets Manual, are low maintenance and have long durability utilizing concrete. There are several options that will be considered and evaluated.

If any of the alleys subgrades, have good permeability, then the existing concept of porous concrete center swale will be preserved. Centerline profiles will be confirmed with adjacent elevations and improvements verified for current conditions.

For alleys with poor permeability, the design will need to be revised and underdrains will be installed to address infiltration and or other design components will be incorporated with approval by the City's storm water manager and concurrence with the Regional Water Quality Control Board staff in compliance with the Green Streets Design manual.

Plans will also be confirmed for necessary adjacent ADA improvements if any. Hydrology and hydraulic analysis will be completed to support geotechnical analysis and address storm water quality documentation.

After an acceptable option is agreed to by the city, the plans will be revised and a 90% submittal will be made to the City for review.

Plans will also be submitted to the utility companies for conflict checks with both aerial and underground facilities. NV5 will coordinate with the utility companies if there are conflicts identified and work to resolve the conflicts during the design phase.

Additional submittals will be made at 100% and final to the City as well as utility companies. Each submittal will include 4 copies of plans & specifications to the City and a digital copy of the plans in Pdf will be provided. The final plans will be provided in both AutoCADD format as well as Pdf version.

Some minor curbs may be required at select locations to address drainage issues. Regional standard drawings shall be used for any minor improvements.

E. Specifications

NV5 will prepare project specifications as special provisions to the Greenbook. Specifications will be provided at the 90% submittal and 100%. The specifications will include technical specifications, as well as a bid item list that includes measurement and payment details. Specifications will be provided in MS Word and pdf format.

F. Engineer's Opinion of Probable Construction Cost (OPC)

NV5 will prepare an engineer's opinion of probable construction cost. The estimate will delineate line item costs for each significant item of work. Unit prices will be developed based on recently bid similar capital improvement projects.

G. Construction Administration

NV5 shall provide miscellaneous support services to answer questions and/or requests for clarification during bidding and construction. This task includes reviewing construction for conformance to plans and aiding the Contractor if minor adjustments are required to support construction. This task also includes the preparation for final record drawings from as-built mark-ups provided by the Contractor. This task assumes that the as-built mark-ups are complete and thorough, and therefore, does not include field verification by the Consultant. An allowance of 80 hours has been included for this task.

H. Project Management

NV5 will manage our scope, schedule and budget to assure timely submittals for the project and responsiveness to issues. This task includes quality control and quality assurance of the design packages before they are submitted to the City.

I. QSD/QSP Services

QSD Services

SWPPP Preparation

NV5 will prepare a SWPPP for the project based on State Water Quality Control Board (SWRCB) Order No. 2009-0009-DWQ (including amendments 2010-0014-DWQ and 2012-0006-DWQ). The SWPPP will be prepared by a Qualified SWPPP Developer (QSD) and for purposes of this proposal we have assumed that the project will be a Risk Level 2 project. The risk level

is based on the project's geographic location, project end date (when site reaches final stabilization), potential for soil erosivity at the site, the pre-construction slope across the site, and proximity to any impaired receiving waters. A detailed risk assessment will be performed during SWPPP preparation.

NV5 will use the California Storm Water Quality Association (CASQA) SWPPP template and BMP fact sheets as a basis for preparing the SWPPP. The SWPPP text will include information on potential pollutants from the site as well as any necessary sampling and monitoring requirements during construction. The SWPPP will also contain BMP maps that show recommended sediment, erosion control best management practices to be installed for the project. Our fee includes time to prepare the SWPPP document and NOI and upload all information the Water Board's website (SMARTS). Our fee does not include the NOI fee paid to the State Water Board for processing the permit as this is typically submitted by the Developer/Owner. Deliverables include one hard copy of the Final SWPPP document and electronic files provided on a CD/DVD, if requested.

Annual Reporting

An annual report is required at the end of each year for all active construction sites under the CGP that have a construction duration of 3 months or greater. This report is prepared on the SMARTS website. NV5 will prepare this report and notify you when the report has been completed and is ready to be certified on SMARTS. The report is due by September 1st of each year and covers the construction period of July 1st through June 30th. The report contains information on:

- Sampling and Analysis Results (if taken)
- Documentation of any non-stormwater discharges (i.e. water line breaks, etc)
- Summary of all corrective actions taken during the year
- Information on any compliance activities not implemented
- Summary of any violations (if any)
- Summary of all inspections performed for the site including who they were performed by
- Training records of all individuals trained to comply with the SWPPP
- Documentation for those individuals responsible for installing/maintaining BMPs on site and their credentials

Based on the estimated construction period of 3-months we have budgeted for preparation of one annual report.

Notice of Termination (NOT)

A Notice of Termination (NOT) can be filed when the project is completed, all disturbed areas have been stabilized, and all BMPs have been removed from the construction site. NV5 will complete the necessary information required for the NOT on SMARTS as the data submitter and will notify the City when this information is completed. The City's LRP or Approved Signatory will then be able to certify the information and file the NOT to terminate permit coverage. The NOT will include photo documentation of all stabilized sites.

QSP Services

Weekly and Rain Event Inspections

The CGP requires weekly inspections of the site that are documented with photos for traditional projects. These inspections must be performed by a Qualified SWPPP Practitioner (QSP) or someone who is working under a QSP's direction. For this project NV5 will provide a QSP to perform weekly inspections and our QSP will coordinate closely with the on-site superintendent to perform the daily visual inspections that are required by the permit. Our fee for this task assumes that 12 weekly inspections will be performed (based on a 3-month construction schedule) and that each inspection (including writing of the report) can be done assuming 2 hours of field time (including travel to and from the site) and 2 hours of writing the report and doing any associated follow-up. During each inspection the NV5 QSP will take photos and coordinate any follow-up/action items with the site superintendent. The QSP will also email a copy of each SWPPP inspection report with photos, if desired. All inspections include time to review the on-site SWPPP for completeness and to train any necessary individuals, coordination with the site superintendent on action items, taking pH and/or turbidity samples (if needed), preparing weekly inspection report with photos, and project management. NV5's QSP will also assist the on-site superintendent in preparing the necessary Rain Event Action Plans (REAPs) as required by the Construction General Permit (CGP) when rain is predicted. REAPs are required for all Risk Level 2 projects. We have included time to perform up to 6 additional inspections to cover rain events during the 3 month period. Weekly and rain inspection reports (as-needed) that will be included as a hard copy in the SWPPP binder on site and emailed to the site superintendent, if requested.

II. ADDITIONAL SERVICES

If requested by the City, NV5 will provide the following Additional Services, beyond the services included in Section I, Scope of Services, on a time and material basis:

- A. Attendance to additional meetings beyond those specifically identified in Section I, Scope of Services.
- B. Assistance with public participation and communications, including planning and participation in public outreach programs, attendance of board meetings, public meetings and workshops, and beyond those specifically identified in Section I, Scope of Services.
- C. Any additional project related services not specifically included in Section I, Scope of Services.
- D. Traffic Control Plans

III. CLIENT FURNISHED SERVICES

The City will provide the following services or information:

- A. Copies of all relevant reports, studies, drawings, correspondences, and or relevant project information or data. Including but not limited to GIS data and/or design drawings in AutoCAD formats.

B. Assign one person to serve as the City's project manager who has the authority to represent the City and will serve as the point of interface for all project issues and communications.

IV. FEES AND CONDITIONS

The services described in Section I, Scope of Services will be provided on a lump sum basis, with the total cost amounting to \$163,862 in accordance with our fee estimate attached as Exhibit A.

We appreciate the opportunity to offer this proposal. If you have any questions, please contact myself at 858.385.2131. Thank you for the opportunity to provide these services.

Very truly yours,

Signature on file



Carmen C. Kasner P. E.
Regional Executive



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER *mh*

MEETING DATE: JULY 16, 2014

ORIGINATING DEPT.: PUBLIC SAFETY *je*

SUBJECT: ADOPTION OF RESOLUTION NUMBER 2014-7505 AUTHORIZING THE CITY MANAGER TO EXTEND THE AGREEMENT WITH AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC. TO PROVIDE AMBULANCE SERVICES IN THE CITY OF IMPERIAL BEACH IN CONJUNCTION WITH THE EXCLUSIVE OPERATING AREA THAT INCLUDES THE CITY OF CHULA VISTA, THE CITY OF IMPERIAL BEACH, AND THE BONITA/SUNNYSIDE FIRE PROTECTION DISTRICT.

EXECUTIVE SUMMARY:

The City of Imperial Beach, along with the City of Chula Vista and the Bonita/Sunnyside Fire Protection District are members in an Exclusive Operating Area (EOA), and have an agreement with AMR for provision of ambulance services. The current agreement with AMR expires September 30, 2014, and provides for the option of one (1) extension of three (3) years. This action will exercise that option, extending the agreement until September 30, 2017. All of the existing terms and conditions of the current agreement will remain in full force.

BACKGROUND:

On September 27, 2011, the City Council of the City of Chula Vista, as the lead agency for the EOA on behalf of the participating cities, including the City of Chula Vista, the City of Imperial Beach and the Bonita/Sunnyside Fire Protection District, approved a Revised and Restated Agreement with AMR for ambulance services for the EOA with a new term of three years, ending September 30, 2014. Authorization for the City of Imperial Beach to participate in this agreement was approved by City Council on October 19, 2011. This agreement included a provision for one (1) option to extend the 2011 agreement for a period of three (3) additional years. Such an extension requires approval by all three of the participating agencies.

ANALYSIS:

The three participating agencies have consulted, and they have collectively agreed to exercise the option to extend the 2011 Agreement with AMR. The current agreement with AMR for ambulance services expires on September 30, 2014. The lead agency, the City of Chula Vista, notified AMR that the participating agencies had decided to extend the 2011 agreement on February 4, 2014, and on February 18, 2014, AMR accepted the extension. All of the terms and conditions of the new amendment will be in full force for the duration of the extension, which shall be from the time the current agreement expires on September 30, 2014 until September 30, 2017.

A side letter agreement with AMR containing provisions for services and standards unique to the City of Imperial Beach will be presented to the City Council as a separate action in August, 2014.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

There is no fiscal impact associated with this action.

RECOMMENDATION:

That the City Council adopt Resolution Number 2014-7505 authorizing the City Manager to extend the agreement with AMR to provide ambulance services in the City of Imperial Beach in conjunction with the Exclusive Operating Area that includes the City of Chula Vista, the City of Imperial Beach, and the Bonita/Sunnyside Fire Protection District.

Attachments:

1. Resolution No. 2014-7505
2. First Amendment to the Agreement with AMR for Ambulance Services

RESOLUTION NO. 2014-7505

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXTEND THE AGREEMENT WITH AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC. TO PROVIDE AMBULANCE SERVICES IN THE CITY OF IMPERIAL BEACH IN CONJUNCTION WITH THE EXCLUSIVE OPERATING AREA THAT INCLUDES THE CITY OF CHULA VISTA, THE CITY OF IMPERIAL BEACH, AND THE BONITA/SUNNYSIDE FIRE PROTECTION DISTRICT.

WHEREAS, the City of Imperial Beach recognizes the importance of high quality and cost efficient ambulance services for emergency medical care and treatment of the citizens and visitors to Imperial Beach; and

WHEREAS, American Medical Response ("AMR") has been the long-term exclusive provider of ambulance services in the Exclusive Operating Area (EOA) consisting of the geographical areas of the City of Imperial Beach, the City of Chula Vista, and the Bonita/Sunnyside Fire Protection District, pursuant to a regional ambulance services agreement; and

WHEREAS, AMR has demonstrated through its past performance the ability to provide high quality ambulance services to the participating agencies in the EOA, and to provide its services at competitive prices; and

WHEREAS, the prior Amended and Restated Agreement between AMR and the participating agencies in the EOA commenced on October 16, 2011 and expires on September 30, 2014; and

WHEREAS, on February 4, 2014, the City of Chula Vista, which is the lead agency for the EOA, notified AMR of the intent of the participating agencies to extend the EOA for a three year term commencing October 1, 2014 and ending on September 30, 2017; and

WHEREAS, the City of Imperial Beach wishes to continue its contractual relationship with AMR according to the terms and conditions of the Revised and Restated Agreement with AMR approved by the City of Chula Vista on September 27, 2011; and

WHEREAS, because AMR and/or its predecessor agencies have been the exclusive provider of ambulance services to the EOA since 1981, the Revised and Restated Agreement with AMR for ambulance services is exempt from competitive contracting requirements pursuant to Health & Safety Code Section 1797.224.

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

1. That the City finds and determines that the foregoing recitals are true and correct.
2. That the City Manager or his designee be authorized to execute the three (3) year extension to the Revised and Restated Agreement for Basic and Advanced Life Support Service with American Medical Response Ambulance Service, Inc., for a term commencing October 1, 2014 and ending September 30, 2017.
3. This Resolution shall take effect immediately upon adoption.
4. This action is not a project as defined by CEQA.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 16th day of July 2014, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

**FIRST AMENDMENT TO THE REVISED AND RESTATED AGREEMENT
BY AND BETWEEN
THE CITY OF CHULA VISTA, IMPERIAL BEACH FIRE DEPARTMENT,
BONITA SUNNYSIDE FIRE PROTECTION DISTRICT
AND
AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC.**

This First Amendment to the Revised and Restate Agreement for Basic and Advanced Life Support Ambulance Service ("First Amendment") is entered into effective as of October 1, 2014, by and between the City of Chula Vista ("City"), a municipal corporation, together with Imperial Beach Fire Department and Bonita/Sunnyside Fire Protection District (collectively "Participating Agencies") and American Medical Response Ambulance Service, Inc. f/k/a Laidlaw Medical Transportation, Inc., a Delaware corporation, dba American Medical Response ("AMR").

- A. On July 1, 2011, City, AMR, and Participating Agencies entered into an Amended and Restated Agreement for Basic and Advanced Life Support Ambulance Service ("Agreement") with an initial term commencing on October 2, 2011 and expiring on September 30, 2014 (the "Term") .
- B. Section 17 of this Agreement provided the Participating Agencies with one (1) three (3) year option to extend the Term of the Agreement at the City's sole discretion, on the same terms and conditions provided therein ("Option").
- C. City has consulted with the Participating Agencies and they collectively agreed to exercise the Option.
- D. On February 4, 2014, City notified AMR of the Participating Agencies' decision to extend the Agreement by exercising the Option.
- E. On February 18, 2014, AMR acknowledged and accepted the Participating Agencies' election.

NOW, THEREFORE, in consideration of the mutual benefit to be derived therefrom, City, the Participating Agencies and AMR agree as follows:

- 1. The term of the Agreement is extended for an additional three (3) years from the time the current Agreement expires on September 30, 2014 until September 30, 2017.
- 2. All other terms and conditions of the Agreement shall remain in full force and effect.

3. Nothing herein shall modify or affect the Participating Agencies' rights to modify their respective side letter agreements with AMR, as contemplated by Section 23 of the Agreement, pursuant to the terms thereof.
4. Each party represents that it has full right, power and authority to execute this First Amendment and to perform its obligations hereunder, without the need for any further action under its governing instruments, and the parties executing this First Amendment on the behalf of such party are duly authorized agents with authority to do so.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be effective the day and year first herein set forth.

CITY OF CHULA VISTA

AMERICAN MEDICAL RESPONSE
AMBULANCE SERVICE, INC.

Gary Halbert,
City Manager

Mike Murphy
General Manager

CITY OF IMPERIAL BEACH

BONITA/SUNNYSIDE FIRE PROTECTION
DISTRICT

Andy Hall
City Manager

Tim Isbell
Fire Chief

Approved as to form

Glen R. Googins,
Chula Vista City Attorney

Jennifer Lyon
Imperial Beach City Attorney



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: JULY 16, 2014
ORIGINATING DEPT.: PUBLIC WORKS *HW*
SUBJECT: RESOLUTION NO. 2014-7506 AWARDING A PUBLIC WORKS CONTRACT; TO WIT: RTIP FY 11-12 (STREET IMPROVEMENTS) CIP # S12-104

EXECUTIVE SUMMARY:

This resolution will award a contract for a new street overlay and adjacent improvements on selected streets within the City of Imperial Beach that have deteriorated infrastructure. Those streets are: 1) 12th Street (Holly to Oneonta); 2) Granger (Grove to I.B. Blvd.); 3) Oneonta (10th to Adelfa Court); and 4) Grove Avenue (California to 5th). Additionally this resolution provides for the contractor to perform storm water interface hardening where the sewer main passes through the storm drain on the 400 & 500 blocks Grove Avenue.

BACKGROUND:

The Five-Year Capital Improvement Program (CIP) Projects Budget for Fiscal Years 2009-2010 through 2013-2014 included annual Street Improvements funded through the TransNet program. The project size was dependent upon the estimated revenue earned through TransNet. The estimated average annual allocation that can be used for CIP projects was approximately \$500,000. Council Resolution No. 2013-7407 adopted October 16, 2013 reaffirmed the funding for this project and gave staff direction to proceed with the work. The construction project included street overlay and adjacent improvements on the following streets:

- 1) 12th Street (Holly to Oneonta);
- 2) Granger (Grove to I.B. Blvd.);
- 3) Oneonta (10th to Adelfa Court); and
- 4) Grove Avenue (California to 5th)
- 5) Storm water interface hardening where the sewer main passes through the storm drain on the 400 & 500 blocks Grove Avenue

This project was previously bid with a contract awarded in December 2013. However the contractor awarded the project elected to terminate the contract in May 2014 without ever starting the work. Upon receipt of the notice of termination from the contractor, staff initiated a new Request for Bids (RFB) for this work on June 5, 2014 with an advertisement in the Eagle & Times Newspaper and on Construction Bidboard. The bid opening was scheduled for Tuesday, July 8, 2014.

ANALYSIS:

The project bids were opened and evaluated Tuesday, July 8, 2014 in an advertised public meeting at 2:00 p.m. The lowest responsive and qualified bidder for the RTIP FY 11-12 (Street Improvements) Project S12-104 was Just Construction at a bid price of \$688,890.00 (\$648,460 for street work & \$30,430 for sewer work).

The seven (7) contractors who submitted proposals are listed below along with their proposal amounts:

1. Just Construction	\$688,890.00
2. Portillo Concrete	\$699,528.50
3. Blue Pacific Engineering & Construction	\$733,085.20
4. TC Construction	\$737,536.20
5. PAL General Engineering	\$742,447.50
6. Ramona Paving and Construction	\$931,015.10
7. Hazard Construction	\$934,503.50

The engineer's estimate for this construction was \$ 935,979.00 (\$838,979 for street work & \$97,000 for sewer work).

ENVIRONMENTAL DETERMINATION:

Project is exempt from CEQA pursuant to CEQA Guidelines Section 15302(c): Replace or Reconstruction of Existing Utility Systems and Facilities.

FISCAL IMPACT:

Revenue (per resolution 2013-7407)	
TransNet	\$600,000
Gas Tax	\$400,000
Sewer Enterprise Fund	\$140,000
TOTAL REVENUE	\$1,140,000

Expenditures/Encumbrances	
Project Design	\$ 82,875
Soils Technical Support	\$ 4,600
Construction Engineering Support	\$ 7,475
Contract Administration	\$ 10,000
Project Construction	\$688,890
TOTAL EXPENDITURE	\$793,840

There are sufficient appropriated funds to cover the cost of this project construction. Remaining funds will be used in a subsequent TRANSNET funded project and sewer improvement project.

RECOMMENDATION:

1. Receive this report.
2. Adopt the attached resolution awarding a contract to the lowest responsive bidder.
3. Authorize the City Manager to sign the construction contract with the lowest responsive bidder.

4. Authorize the City Manager to approve a purchase order for the amount of the bid price.

Attachments:

1. Resolution No. 2014-7506

RESOLUTION NO. 2014-7506**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AWARDING A PUBLIC WORKS CONTRACT; TO WIT: RTIP FY 11-12 (STREET IMPROVEMENTS) CIP # S12-104**

WHEREAS, the Five-Year Capital Improvement Program (CIP) Projects Budget for Fiscal Years 2009-2010 through 2013-2014 included annual Street Improvements funded through the TransNet program; and

WHEREAS, Council Resolution No. 2013-7407 adopted October 16, 2013 reaffirmed the funding for this project and gave staff direction to proceed with the work as shown in Exhibit A to Resolution No. 2013-7407 (RTIP FY 11-12 (Street Improvements) and Storm Water / Sewer Interface hardening work CIP # S12-104); and

WHEREAS, the construction project included street overlay and adjacent improvements on the following streets:

- 1) 12th Street (Holly to Oneonta);
- 2) Granger (Grove to I.B. Blvd.);
- 3) Oneonta (10th to Adelfa Court); and
- 4) Grove Avenue (California to 5th)
- 5) Storm water interface hardening where the sewer main passes through the storm drain on the 400 & 500 blocks Grove Avenue; and

WHEREAS, staff advertised for requests for bids (RFB) for this work on June 5, 2014 in the Eagle & Times Newspaper and on Construction Bidboard; and

WHEREAS, the project bids were be opened and evaluated Tuesday, July 8, 2014 in an advertised public meeting at 2:00 p.m.; and

WHEREAS, the lowest responsive and qualified bidder for the RTIP FY 11-12 (Street Improvements) Project S12-104 was Just Construction at a bid price of \$688,890 (\$648,460 for street work & \$30,430 for sewer work); and

WHEREAS, the total revenue appropriated for this project is \$1,140,000 (\$1,000,000 for street work & \$140,000 for sewer work); and

WHEREAS, the engineer's estimate for this construction was \$ 935,979.00 (\$838,979 for street work & \$97,000 for sewer work); and

WHEREAS, there is sufficient appropriated revenue (Council Resolution No. 2013-7407) to cover the cost of this project construction.

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

1. The above recitals are true and correct.
2. The legislative body hereby rejects all proposals for bids except that identified as the lowest responsible bid. The bid of the lowest, responsible qualified bidder will be on file with the transcript of these proceedings and open for public inspection in the City Clerk Department on file as Contract No. xxxx.
3. The contractor shall not commence construction or order equipment until he/she has received a Notice to Proceed.
4. The works of improvement shall be constructed in the manner and form and in

compliance with the requirements as set forth in the plans and specifications for the project.

5. The City Manager is authorized to sign a purchase order with the lowest responsible qualified bidder.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 16th day of July 2014, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER *AH*

MEETING DATE: JULY 16, 2014

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, ASSISTANT CITY MANAGER/ COMMUNITY DEVELOPMENT DIRECTOR *GW*
JIM NAKAGAWA, AICP, CITY PLANNER

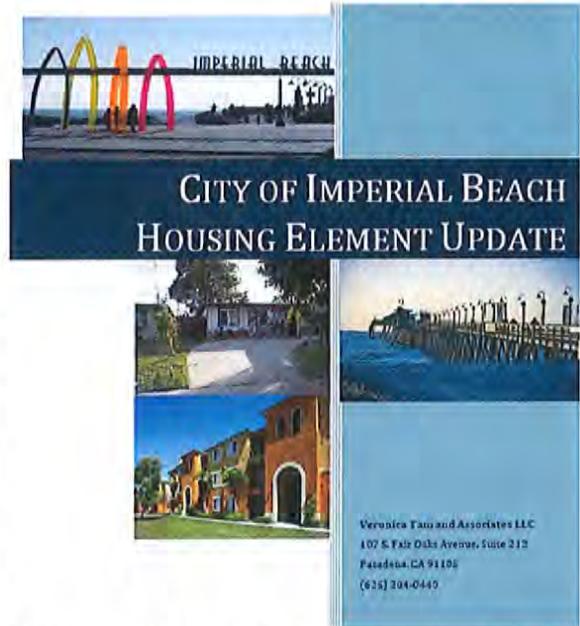
SUBJECT: *AH* INTRODUCTION AND FIRST READING OF ORDINANCE NO. 2014-1146: ZONING IMPLEMENTATION OF THE 2013-2021 IMPERIAL BEACH HOUSING ELEMENT (GPA 100060). MF 1060

EXECUTIVE SUMMARY:

This is the consideration of the Introduction and First Reading of Ordinance No. 2014-1146, the zoning implementation of the 2013-2021 Imperial Beach Housing Element. Section 5.3 of the adopted Housing Element establishes various Housing Programs designed to address the City's identified housing needs. Among these adopted Housing Programs, three would require the amendment of the City's Zoning Code, two of which are mandated by current State Law as discussed below and are being recommended by City staff. The third of these Housing Programs, Program 11, recommends amendment of Section 19.42.070 of the Zoning Code to allow for a maximum residential density yield resulting from the consolidation of contiguous lots in multiple-unit residential zones. During consideration of Housing Program 11, it was reported that, although it would not likely have a significant impact on overall housing density nor was it necessary to meet the City's identified housing needs, it could nevertheless provide an incentive to some property owners to merge and redevelop certain contiguous and substandard properties to the benefit of the City's overall housing stock, property values and neighborhood revitalization efforts. Subsequent to the inclusion of Housing Program 11 into the Housing Element, however, it was noted that this particular lot consolidation restriction was specifically included in a City-wide initiative (Measure P) approved by City voters on November 3, 1992, and adopted by the City Council on December 2, 1992, by Ordinance No. 92-864. This provision was then included in the City's 1994 General Plan (Zoning Code) Update. Given the limited impact this specific Housing Program would provide if implemented, along with the fact that the lot consolidation restriction was the result of a successful City-wide voter initiative, staff is now recommending that the Zoning Amendment recommended under Housing Program 11 be removed from consideration by the City Council.

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. A public workshop on the draft Housing Element was conducted on August 1, 2012 to obtain public input prior to its transmittal to the California Department of Housing and Community Development (HCD). The draft 2013-2021 Housing Element was transmitted to the HCD on August 7, 2012 for their 60-day review and was



advertised for a 45-day public review period from October 18, 2012 to December 3, 2012 and routed to various agencies pursuant to the California Code of Regulations §13515 (14 CCR 13515) and California Government Code §65352. 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.

Public notice of the zoning implementation of the Housing Element was provided in the Imperial Beach and South County Eagle and Times and on the City's website with the public review period running from April 17, 2014 through June 2, 2014. The City Council public hearing was advertised for July 16, 2014. Among the zoning provisions that were to be considered for change included:

- Housing Element Program 11: Amend §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.
- Housing Element Program 12: Amend Chapter 19.65 (Affordable Housing Density Bonus) with the inclusion of updated mandatory provisions pursuant to SB 1818 (enacted 2005) and SB 435 (enacted 2006) where a density bonus of up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district would be available to developers who provide affordable housing as part of their projects and are also entitled to at least one concession or incentive.
- Housing Element Program 13: Amend the multiple-unit residential zoning provisions to allow manufactured homes pursuant to state law; amend the provisions of the C/MU-1 (General Commercial/ Mixed-Use) Zone to allow transitional/ supportive housing and single-room occupancy units pursuant to state law; amend the Zoning Ordinance to make reasonable accommodations (i.e. modifications or exceptions) to allow disabled

persons an equal opportunity to use and enjoy a dwelling pursuant to state and federal law, to revise the definition of "Senior Housing" and allow employee housing in order to comply with state law.

PROJECT EVALUATION/ DISCUSSION:

The City received letters of comment from Gene and Christine Hillger, Steve and Donna Simonds, and Charles and Eva Quisenberry regarding the proposed Housing Element zoning implementation (Attachment 2). The Coastal Commission did not provide comments by the due date. However, the Commission indicated that they may provide comments prior to the City Council hearing.

Lot Combinations. The current restriction on lot combinations (§19.42.070) applies to multiple-unit residential zones. Such a restriction is regarded as a governmental constraint on being able to provide adequate sites through the assembly of parcels to produce affordable housing, on being able to utilize the density opportunity provided in the City's General Plan/Local Coastal Plan (GP/LCP) and Zoning, and on being able to meet the City's Regional Housing Needs Assessment (RHNA). There is currently no restriction on combining lots in the single-family residential zones. One may combine lots in the single-family residential zone and produce a yield greater than that which would have resulted prior to the combining of the lots.

As discussed in the Executive Summary above, however, staff is now recommending removing this particular zoning implementation Housing Program from consideration by the City Council. Given the limited impact this specific Housing Program would provide if implemented, along with the fact that the lot consolidation restriction was the result of a successful City-wide voter initiative, staff believes that its including as a zoning implementation Housing Program is not needed for the City to meet its identified housing needs.

Affordable Housing Density Bonus. The existing provisions in Chapter 19.65 (Affordable Housing Density Bonus) are out of compliance with state law. SB 1818 (enacted in 2005) and SB 435 (enacted in 2006) mandates that the local density bonus provisions be updated in order to comply with state law. When the American Legion project (MF 1072) was being considered, the City had to utilize the state provisions for the density bonus since the city provisions were antiquated and could not be used.

Manufactured Housing. Existing zoning provisions (Chapter 19.68) allow manufactured homes in the R1-6000 and R1-3800 Single-family residential zones. Government Code Section 65852.3(a) requires that cities allow the placement of manufactured homes where the zoning would allow the placement of conventional single-family homes. The City's multiple-unit zones allow single-family homes but do not allow manufactured homes and this zoning provision is proposed to be amended in order to comply with state law. The City has not had an application for a manufactured home in any single-family zone in the last few decades. Since the objective of the applicant for such a dwelling is to reduce housing costs, it would seem unlikely that such an applicant would purchase a more expensive multiple-unit zoned parcel to install a manufactured home. It is anticipated that the zoning amendment would have very minimal impact in the City, and likely none at all.

Special Needs Housing. In compliance with Government Code Section 65583.(a)(4), emergency shelters are already allowed by right in the C/MU-1 (General Commercial/ Mixed-Use) Zone. The proposed amendment would require a conditional use permit (CUP) in order to have Single-Room Occupancy (SRO) units in the C/MU-1 Zone. The proposed amendment would not allow SROs in the C/MU-2 Zone.

Government Code Section 65583(a)(5) calls for the removal of governmental constraints for transitional and supportive housing and that transitional and supportive housing be treated as a residential use. In compliance with this requirement, definitions for transitional and supportive housing are proposed in the amendment that are consistent with the state definitions provided in Health and Safety Code Sections 50801(i) and 50675.14(a)(B)(2).

The definitions for "senior citizen housing development" and "employee housing" are proposed in the amendment in order to be consistent with Civil Code Section 51.3(b)(4) and Health and Safety Code Section 17021.5 respectively.

Reasonable Accommodation for Persons with Disabilities. Government Code Section 65583(c)(3) calls for a program to provide reasonable accommodations for housing intended for occupancy by persons with disabilities. The federal Fair Housing Amendments Act of 1988 (42 U.S.C. §§ 3601 et seq , § 3604(f)(3)(B) (reasonable accommodation) and California's Fair Employment and Housing Act (Gov. Code §§ 12955 et seq., § 12927(c)(1) (reasonable accommodation)) prohibit local governments from impeding housing opportunities for people with disabilities through discriminatory land use and zoning decisions and they create an affirmative duty to "make reasonable accommodations in rules, policies, practices, or services when accommodation may be necessary to afford such person[s] equal opportunity to use and enjoy a dwelling." The proposed amendment was based on the model ordinance developed by Mental Health Advocacy Services, Inc.

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: The Final Negative Declaration (SCH# 2012111006) for the final Housing Element was adopted on January 23, 2013. This environmental document remains adequate in addressing any environmental effects resulting from the implementation of the Housing Element. The Notice of Determination (NOD) was filed with the County Clerk on January 24, 2013 along with a \$2206.25 Fish and Game fee and no legal challenges were filed within the statute of limitations.

HOUSING ELEMENT IMPLEMENTATION DUE DATE: The zoning implementation of the 2013-2021 Housing Element (fifth cycle revision) is required to be adopted one year after the Housing Element was certified by HCD.

COASTAL JURISDICTION: 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. The Housing Element did not need to be certified by the Coastal Commission. However, the zoning implementation of the Housing Element does need to be certified by the Coastal Commission.

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.

DEPARTMENT RECOMMENDATION:

1. Open the public hearing.
2. Receive report and entertain testimony.
3. Mayor calls for the Introduction and First Reading of the title of Ordinance No. 2014-1146. Staff recommends that the City Council strike out the proposed amendment to §19.42.070 (lot combining restriction) during the First Reading if the City Council does not believe it is appropriate.
4. City Clerk to read Ordinance 2014-1146 by title only.
5. Close the public hearing; and
6. Mayor calls for motion to waive further reading in full of Ordinance No. 2014-1146 and set the matter for its Second Reading and adoption at the next regularly scheduled City Council meeting.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Attachments:

1. Ordinance No. 2014-1146
 2. Comment letters from Gene and Christine Hillger, Steve and Donna Simonds, and Charles and Eva Quisenberry
- c: file MF 1060 Housing Element GPA 100060
Veronica Tam and Associates LLC, 107 S. Fair Oaks Avenue, Suite 212, Pasadena, CA 91105 Veronica.Tam@vtaplanning.com
Susan Baldwin, Housing, SANDAG, 401 B Street, Ste. 800, San Diego, CA 92101 Susan.Baldwin@sandag.org
Robin Huntley, HPD Analyst, California Department of Housing and Community Development, 1800 Third Street, Sacramento, CA 95811-6942 rhuntley@hcd.ca.gov

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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

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.

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 Ceity 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 City 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 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 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

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

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.

BC. ~~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.~~

CD. 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 has ~~has 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



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER *AH*

MEETING DATE: JULY 16, 2014

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR *GW*
JIM NAKAGAWA, AICP, CITY PLANNER
TYLER FOLTZ, SENIOR PLANNER

SUBJECT: AT&T (APPLICANT); REGULAR COASTAL PERMIT (CP 140002), CONDITIONAL USE PERMIT (CUP 140003), DESIGN REVIEW CASE (DRC 140004), AND SITE PLAN REVIEW (SPR 140005) 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 2014-7502.

EXECUTIVE SUMMARY:

Staff is requesting that the City Council review and approve discretionary permits to allow a telecommunications company (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.

BACKGROUND:

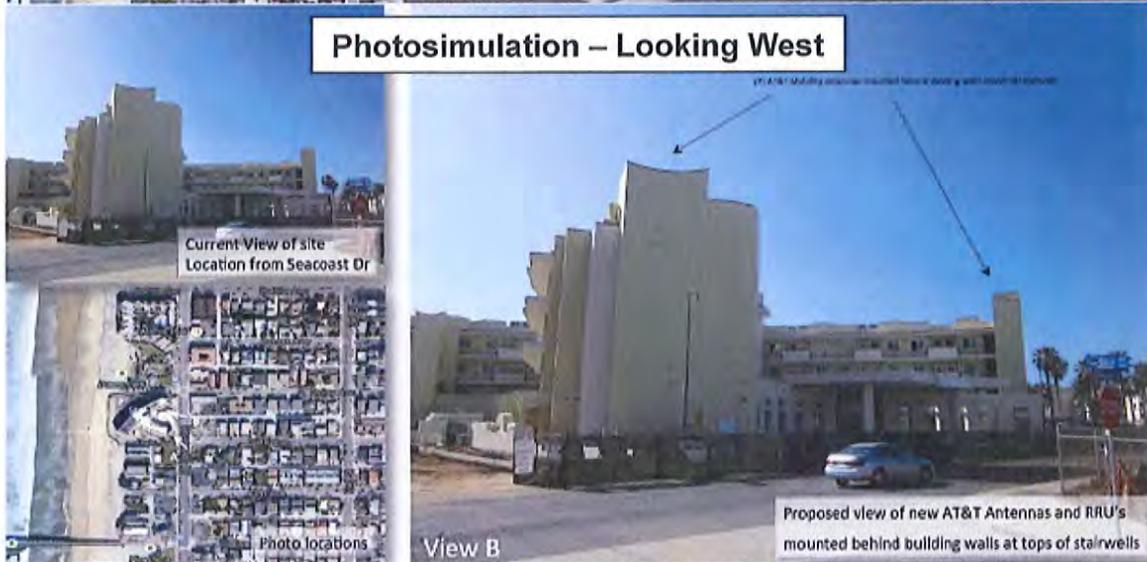
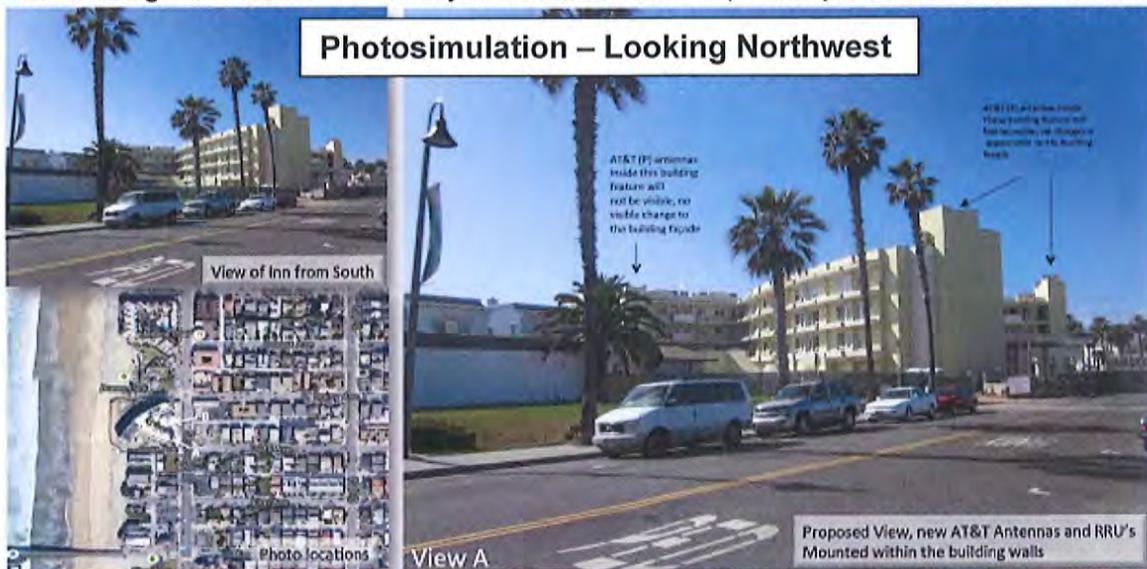
An application (MF 1140) has been submitted for a Regular Coastal Permit (CP 140002), Conditional Use Permit (CUP 140003), Design Review Case (DRC 140004), and Site Plan Review (SPR 140005) to construct a new wireless telecommunications facility and equipment shelter at 800 Seacoast Drive (APN 625-262-02-00) in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone.

ANALYSIS:

The proposed telecommunications facility would consist of 12 antennas and 24 remote radio units (RRUs) concealed within the stairwell parapets of the existing Pier South hotel. Existing stairwell stucco walls would be removed and replaced with fiberglass reinforced plastic screens with stucco treatments to match the materials, colors, texture, and architecture of the existing building. In addition, base station equipment would be installed within an existing storage room in the underground garage with no visual or parking impacts.

The project does not propose to increase the height or expand any portion of the existing building, and the base station equipment would locate in the underground garage. Therefore, the fiberglass concealment panels replacing the existing stairwell walls are the only potential visual impacts for the project, though the panels would be treated to blend in with the existing building and provide no detectable visual impacts (see attachment 3 for photosimulations, and attachment 4 for fiberglass material examples). The applicant claims that the facility is needed to cover a gap in service coverage, and locating the antennas in the existing stairwell parapets at the top of the hotel is necessary to clear the surrounding building environment and provide an optimal signal.

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



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

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 with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials, and other site characteristics.	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.
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;	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

<p>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.</p>	<p>building.</p>
<p>Roof-mounted antennae may not exceed the minimum height necessary to serve the operator's service area, while complying with the building height requirements of this title; they must be designed to minimize their visibility from surrounding areas; and they must be painted and textured to match the existing structure or building.</p>	<p>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.</p>
<p>Freestanding facilities, including towers, lattice towers, and monopoles, are discouraged unless no reasonable alternative is possible. If a freestanding facility is necessary, it may not exceed the minimum functional height and width required to support the proposed wireless facility.</p>	<p>No freestanding facilities are proposed.</p>
<p>Proposed freestanding facilities must be stealth facilities; they must be painted and designed to blend in with the surrounding area; and they must be landscaped, if necessary, to minimize visual impacts.</p>	<p>No freestanding facilities are proposed.</p>
<p>Wireless facility support structures, such as equipment buildings, cabinets, cables, air conditioning units, and fencing, must be painted and textured to match the surrounding physical area and screened with landscaping in order to minimize visual impacts</p>	<p>The base station equipment would be concealed within an existing storage room in the underground garage with no visual impacts.</p>
<p>No advertising signs may be placed on any facility or equipment.</p>	<p>No advertising signs are proposed.</p>
<p>Wireless communications facilities located between the first public roadway and the ocean, San Diego Bay, or the Tijuana Estuary must be visually undetectable from Seacoast Drive, Imperial Beach Boulevard, public paths, bikeways, beaches and public recreational facilities, and must not require the construction of shoreline protective devices. If there is no feasible alternative that can comply with this requirement without resulting in a significant gap in communication coverage, then the alternative that would result in the fewest or least significant impacts to public views, public access and recreation, and shoreline processes shall be selected.</p>	<p>The proposed facility would locate between Seacoast Drive and the ocean, though it 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. As such, the facility would be visually undetectable.</p>

Design Review: At a June 30, 2014 Design Review Board meeting, the Board recommended approval of the wireless facility with a vote of 3-0 (2 members absent) with the condition that all components of the facility be visually undetectable.

Surrounding Land Use and Zoning:

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

ENVIRONMENTAL DETERMINATION:

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

COASTAL JURISDICTION:

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

FISCAL IMPACT:

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

RECOMMENDATION:

1. Declare the public hearing open;
2. Receive report and entertain public testimony;
3. Close the public hearing; and
4. That the City Council adopt Resolution No. 2014-7502, approving Regular Coastal Permit (ACP 140002), Conditional Use Permit (CUP 140003), Design Review Case (DRC 140004), and Site Plan Review (SPR 140005), which makes the necessary findings for a wireless telecommunications facility and equipment shelter concealed within the Pier South hotel and provides conditions of approval in compliance with local and state requirements.

Attachments:

1. Resolution No. 2014-7502
2. Plans
3. Photosimulations
4. Material Examples

RESOLUTION NO. 2014-7502

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING 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 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 with adjacent uses, existing architectural elements, topography, neighborhood landscaping, building materials, and other site characteristics.	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.

<p>The colors and materials of wireless communications facilities must blend into their backgrounds.</p>	<p>The proposed facility would be concealed and the screening walls would be designed to match the existing building.</p>
<p>Facade-mounted antennae must be integrated architecturally into the style/character of the structure to which they are attached; they must be painted and textured to match the existing structure; and they may not project more than eighteen inches from the face of the building or other support structure unless approved by a conditional use permit.</p>	<p>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.</p>
<p>Roof-mounted antennae may not exceed the minimum height necessary to serve the operator's service area, while complying with the building height requirements of this title; they must be designed to minimize their visibility from surrounding areas; and they must be painted and textured to match the existing structure or building.</p>	<p>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.</p>
<p>Freestanding facilities, including towers, lattice towers, and monopoles, are discouraged unless no reasonable alternative is possible. If a freestanding facility is necessary, it may not exceed the minimum functional height and width required to support the proposed wireless facility.</p>	<p>No freestanding facilities are proposed.</p>
<p>Proposed freestanding facilities must be stealth facilities; they must be painted and designed to blend in with the surrounding area; and they must be landscaped, if necessary, to minimize visual impacts.</p>	<p>No freestanding facilities are proposed.</p>
<p>Wireless facility support structures, such as equipment buildings, cabinets, cables, air conditioning units, and fencing, must be painted and textured to match the surrounding physical area and screened with landscaping in order to minimize visual impacts</p>	<p>The base station equipment would be concealed within an existing storage room in the underground garage with no visual impacts.</p>
<p>No advertising signs may be placed on any facility or equipment.</p>	<p>No advertising signs are proposed.</p>
<p>Wireless communications facilities located between the first public roadway and the ocean, San Diego Bay, or the Tijuana Estuary must be visually undetectable from Seacoast Drive, Imperial Beach Boulevard, public paths, bikeways, beaches and public recreational facilities, and must not require the construction of shoreline protective devices. If there is no feasible alternative that can comply with this</p>	<p>The proposed facility would locate between Seacoast Drive and the ocean, though it 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. As such, the</p>

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.	facility would be visually undetectable.
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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 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, are hereby approved subject to the following:

CONDITIONS OF APPROVAL:

A. PLANNING:

1. The facility shall be developed in substantial compliance with the plans dated 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 **vesting** period from the date of approval, to **expire on July 16, 2015**. 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**, and is required to renew the Conditional Use Permit (CUP 140003) prior to the **expiration** date, **July 16, 2024**, in accordance with Chapter 19.82.

B. BUILDING:

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

C. PUBLIC SAFETY

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

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

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

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

1. That the foregoing recitals are true and correct.
2. That the City Council Regular Coastal Permit (ACP 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), is subject to the conditions set forth in this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 16th day of July, 2014, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

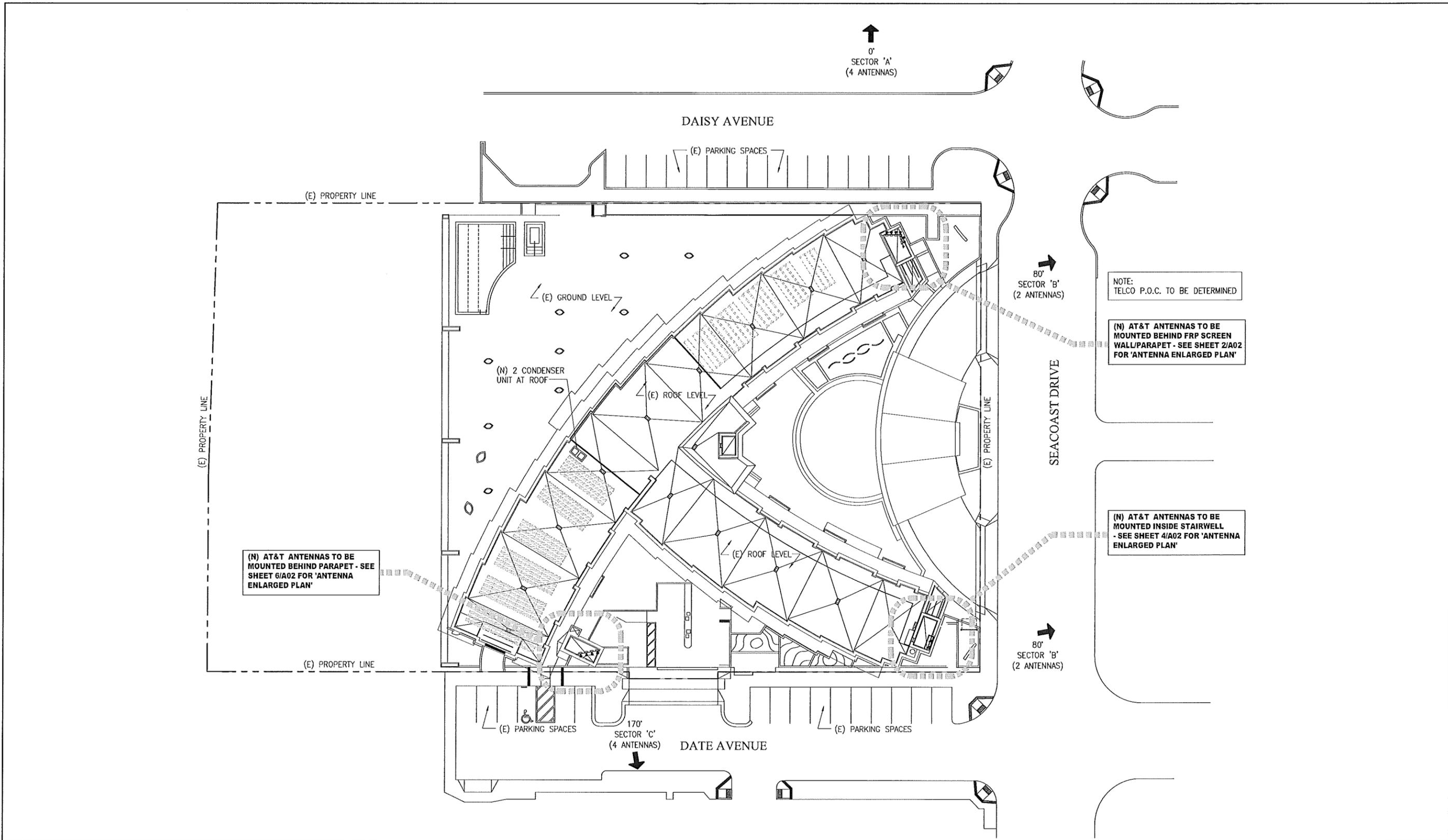


SITE NUMBER: SD0215A

SITE NAME: PIER SOUTH

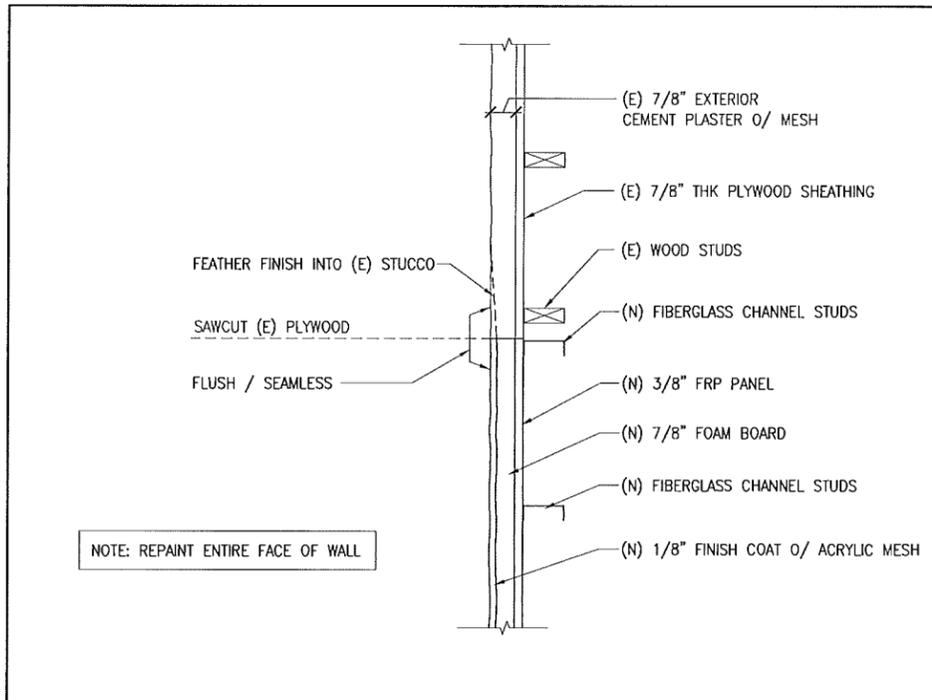
DRAWING INDEX	REV.	DIRECTIONS	DEVELOPMENT SUMMARY																																							
<p>T01 TITLE SHEET</p> <p>A01 SITE PLAN</p> <p>A01.1 BASEMENT PLAN & EQUIPMENT LAYOUT PLAN</p> <p>A02 ANTENNA LAYOUT PLAN AND PARTIAL SECTION</p> <p>A03 ELEVATIONS</p> <p>A04 ELEVATIONS</p> <p>A05 ELEVATIONS</p> <p>A06 ANTENNA AND RRU CONFIGURATION AND SPECIFICATIONS</p>	<p>6</p>	<p>FROM AT&T SAN DIEGO OFFICE</p> <p>7337 TRADE STREET, SAN DIEGO, CA 92121</p> <p>1. HEAD WEST ON TRADE ST TOWARD CAMINO SANTA FE</p> <p>2. TAKE THE 1ST LEFT ONTO CAMINO SANTA FE</p> <p>3. TURN RIGHT ONTO MIRAMAR RD</p> <p>4. TAKE THE RAMP ONTO I-805 S</p> <p>5. TAKE EXIT 14 TO MERGE ONTO CA-15 S TOWARD CA-94 W/M L KING JR FWY</p> <p>6. TAKE EXIT 1C ON THE LEFT TOWARD NATIONAL CITY/CHULA VISTA</p> <p>7. MERGE ONTO I-5 S</p> <p>8. TAKE EXIT 5A FOR CA-75/PALM AVE</p> <p>9. TURN RIGHT ONTO CA-75 N/PALM AVE</p> <p>10. TURN LEFT ONTO PALM AVE</p> <p>11. TURN LEFT ONTO SEACOAST DR</p> <p>DESTINATION WILL BE ON THE RIGHT</p> <p>800 SEACOAST DRIVE, IMPERIAL BEACH, CA 91932</p>	<p>PROJECT SCOPE OF WORK:</p> <p>INSTALLATION OF:</p> <ol style="list-style-type: none"> EQUIPMENT RACKS INSIDE THE BUILDING AT BASEMENT LEVEL (12) PANEL ANTENNAS AND (24) RRU's BEHIND RF SCREEN (1) DC6 AND (1) DC2 SURGE SUPPRESSOR PER SECTOR (2) GPS ANTENNAS 																																							
<p>7 SHEETS TOTAL</p>		<p style="text-align: center;">VICINITY MAP</p>	<p>BOXED BELOW IS A LIST OF DEVELOPMENT REGULATION DEVIATIONS, AND THE REQUIRED PERMITS/APPROVALS, N/A IF LEFT BLANK:</p> <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>CONDITIONAL USE PERMIT AND SITE PLAN REVIEW</p> </div>																																							
<p>CODE COMPLIANCE</p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p>			<p>PROPERTY INFORMATION:</p> <p>LEGAL DESCRIPTION: 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 THERE FROM, 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.</p> <p>ASSESSOR PARCEL NUMBER: 625-262-02-00 LEASE AREA: SQ. FT.</p> <p>OWNER: OWNER: SEACOAST INN, LLC ADDRESS: 1785 HANCOCK STREET, SUITE 100, SAN DIEGO, CA 92110 CONTACT: SERGIO SANDOVAL PHONE: (619) 296-9000</p>																																							
<ol style="list-style-type: none"> 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC) 2013 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1, AND 2 (2012 EDITION INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS) 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL ELECTRICAL CODE WITH 2013 CALIFORNIA AMENDMENTS) 2013 CALIFORNIA MECHANICAL CODE (CMC) (2012 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS) 2010 CALIFORNIA ENERGY CODE (2008 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS) 2013 CALIFORNIA FIRE CODE (CFC) (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS) 2013 CALIFORNIA GREEN CODE 2013 CALIFORNIA REFERENCES STANDARDS CODE APPLICABLE LOCAL CODES 			<p>EXISTING WCFs ON SAME PROPERTY:</p> <p>NONE</p> <p>PROJECT TEAM:</p> <p>CONSTRUCTION: TIM HENION PHONE: (503) 519-8591</p> <p>SITE ACQUISITION: TIM HENION PHONE: (503) 519-8591</p> <p>PLANNING: TIM HENION PHONE: (503) 519-8591</p> <p>ARCHITECT: D.K. DO, RA PHONE: (949) 475-1000</p> <p>BUILDING CODE INFORMATION:</p> <p>EXISTING BUILDING/STRUCTURE: OCCUPANCY = R-2 CONSTRUCTION TYPE = II SPRINKLER SYSTEM = YES</p> <p>PROPOSED STRUCTURE: OCCUPANCY = S-2 CONSTRUCTION TYPE = II SPRINKLER SYSTEM = YES (EXISTING)</p> <p>ZONING INFORMATION:</p> <p>JURISDICTION: CITY OF IMPERIAL BEACH ZONING DESIGNATION: SEACOAST COMMERCIAL EXISTING ZONING NO.: LATITUDE: 32° 34' 52.25" N LONGITUDE: 117° 7' 55.21" W TOP OF (E) STRUCTURE: ± AGL BASE OF STRUCTURE: 11 FEET (A.M.S.L.)</p>																																							
<p>7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202</p>		<p style="text-align: center;">PIER SOUTH SD0215A</p> <p style="text-align: center;">800 SEACOAST DRIVE, IMPERIAL BEACH, CA 91932 SAN DIEGO COUNTY</p>	<p style="text-align: center;">DCI PACIFIC A E C WORKS</p> <p style="text-align: center;">ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614 T 949 475.1000 949 475.1001 F</p>		<table border="1"> <tr> <td>6</td> <td>08/09/14</td> <td>CITY COMMENTS</td> <td>IP</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>5</td> <td>03/13/14</td> <td>CITY COMMENTS</td> <td>HH</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>4</td> <td>11/18/13</td> <td>REVISED PER RF COMMENT</td> <td>IP</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>3</td> <td>08/16/13</td> <td>REVISED PER RF COMMENT</td> <td>JGD</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>2</td> <td>07/30/13</td> <td>REVISED PER DRW REDLINE 7-26-13</td> <td>JGD</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>NO.</td> <td>DATE</td> <td>REVISIONS</td> <td>BY</td> <td>CHK</td> <td>APP'D</td> </tr> </table> <p>SCALE AS SHOWN DESIGNED DRAWN</p>	6	08/09/14	CITY COMMENTS	IP	BOK	DKD	5	03/13/14	CITY COMMENTS	HH	BOK	DKD	4	11/18/13	REVISED PER RF COMMENT	IP	BOK	DKD	3	08/16/13	REVISED PER RF COMMENT	JGD	BOK	DKD	2	07/30/13	REVISED PER DRW REDLINE 7-26-13	JGD	BOK	DKD	NO.	DATE	REVISIONS	BY	CHK	APP'D	<p style="text-align: center;">SHEET TITLE</p> <p style="text-align: center;">TITLE SHEET</p> <p style="text-align: center;">SHEET NUMBER</p> <p style="text-align: center;">T01</p>
6	08/09/14	CITY COMMENTS	IP	BOK	DKD																																					
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2	07/30/13	REVISED PER DRW REDLINE 7-26-13	JGD	BOK	DKD																																					
NO.	DATE	REVISIONS	BY	CHK	APP'D																																					

REDUCED PLOT: DO NOT SCALE THIS DRAWING

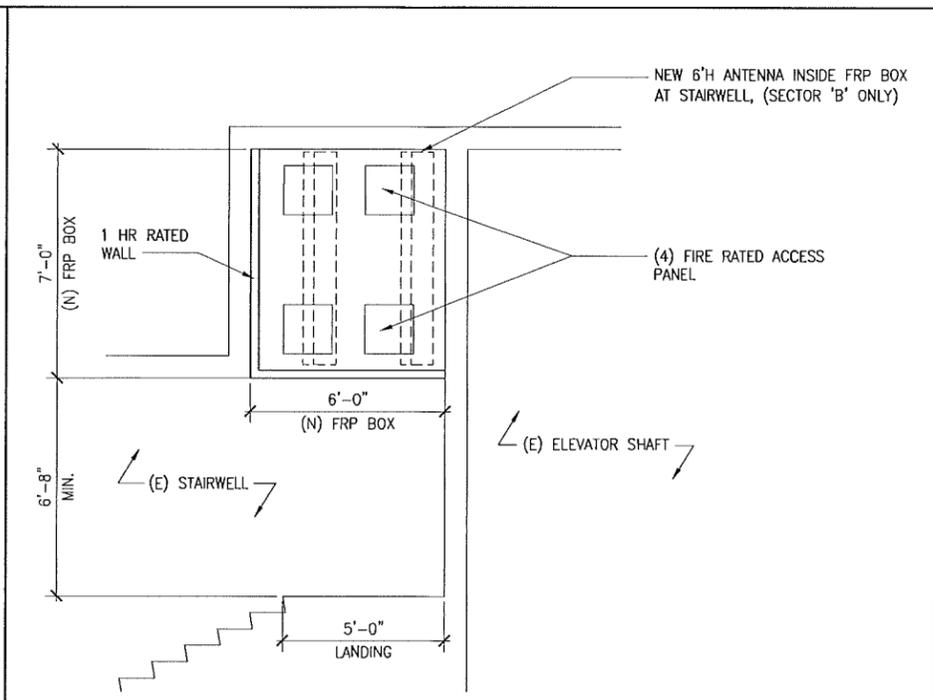


SITE PLAN						PIER SOUTH SD0215A 800 SEACOAST DRIVE, IMPERIAL BEACH, CA 91932 SAN DIEGO COUNTY		DCI PACIFIC A E C WORKS ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614 T 949 475.1000 949 475.1001 F		<table border="1"> <tr> <td>6</td> <td>06/09/14</td> <td>CITY COMMENTS</td> <td>IP</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>5</td> <td>03/13/14</td> <td>CITY COMMENTS</td> <td>HH</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>4</td> <td>11/18/13</td> <td>REVISED PER RF COMMENT</td> <td>IP</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>3</td> <td>08/16/13</td> <td>REVISED PER RF COMMENT</td> <td>JGD</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>2</td> <td>07/30/13</td> <td>REVISED PER DRM REDLINE 7-26-13</td> <td>JGD</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>NO.</td> <td>DATE</td> <td>REVISIONS</td> <td>BY</td> <td>CHK</td> <td>APP'D</td> </tr> </table>		6	06/09/14	CITY COMMENTS	IP	BOK	DKD	5	03/13/14	CITY COMMENTS	HH	BOK	DKD	4	11/18/13	REVISED PER RF COMMENT	IP	BOK	DKD	3	08/16/13	REVISED PER RF COMMENT	JGD	BOK	DKD	2	07/30/13	REVISED PER DRM REDLINE 7-26-13	JGD	BOK	DKD	NO.	DATE	REVISIONS	BY	CHK	APP'D	SCALE: 1"=20'-0" 0 5' 10' 20'		SHEET TITLE: SITE PLAN SHEET NUMBER: A01	
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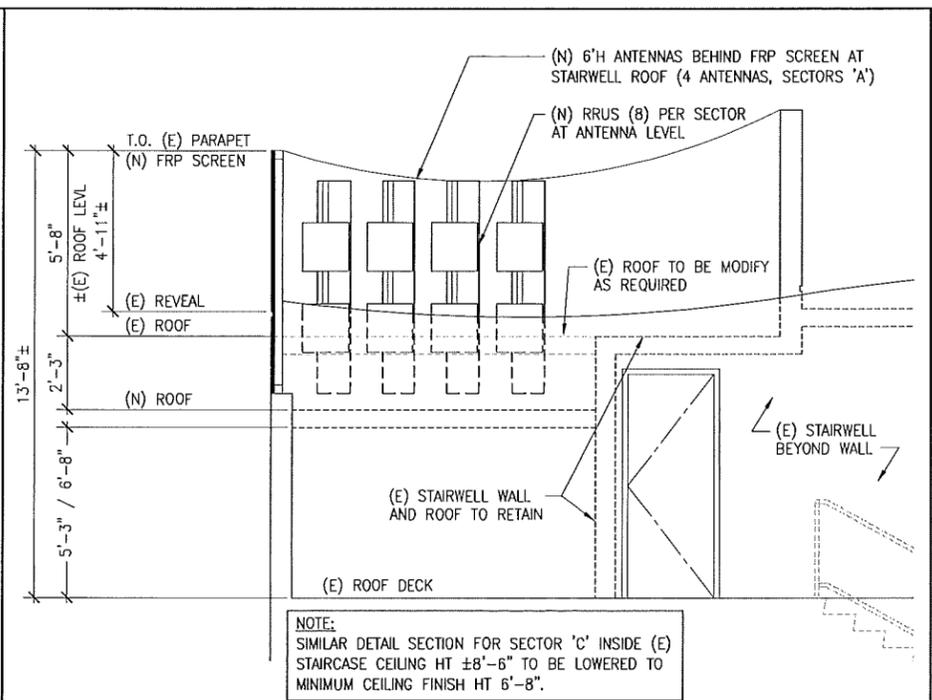
REDUCED FOOT. DO NOT SCALE THIS DRAWING



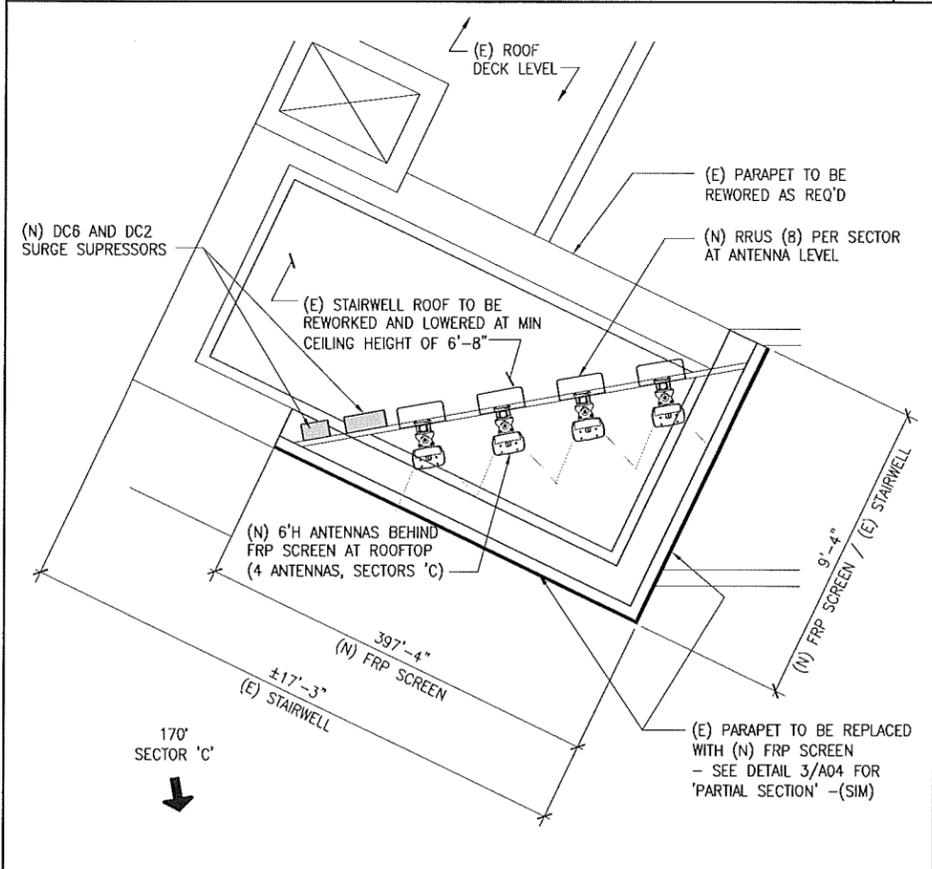
PLAN VIEW (WALL FINISH DETAIL) 6



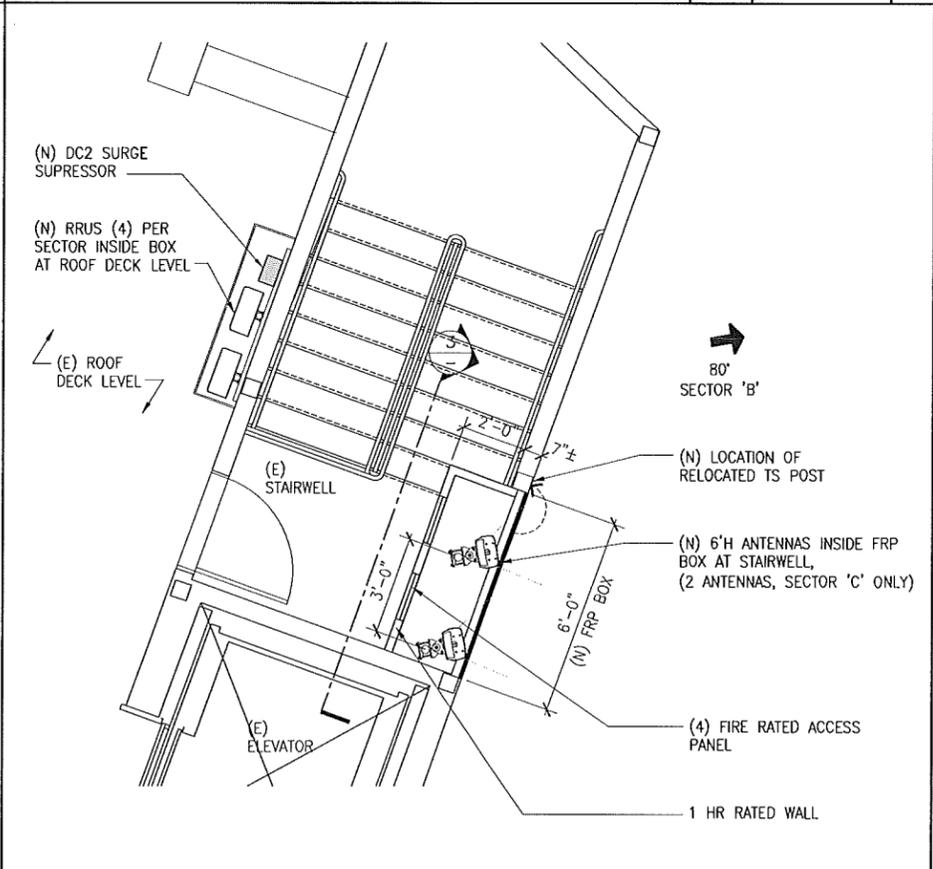
STAIRWELL PARTIAL SECTION @ SECTOR 'B' 3



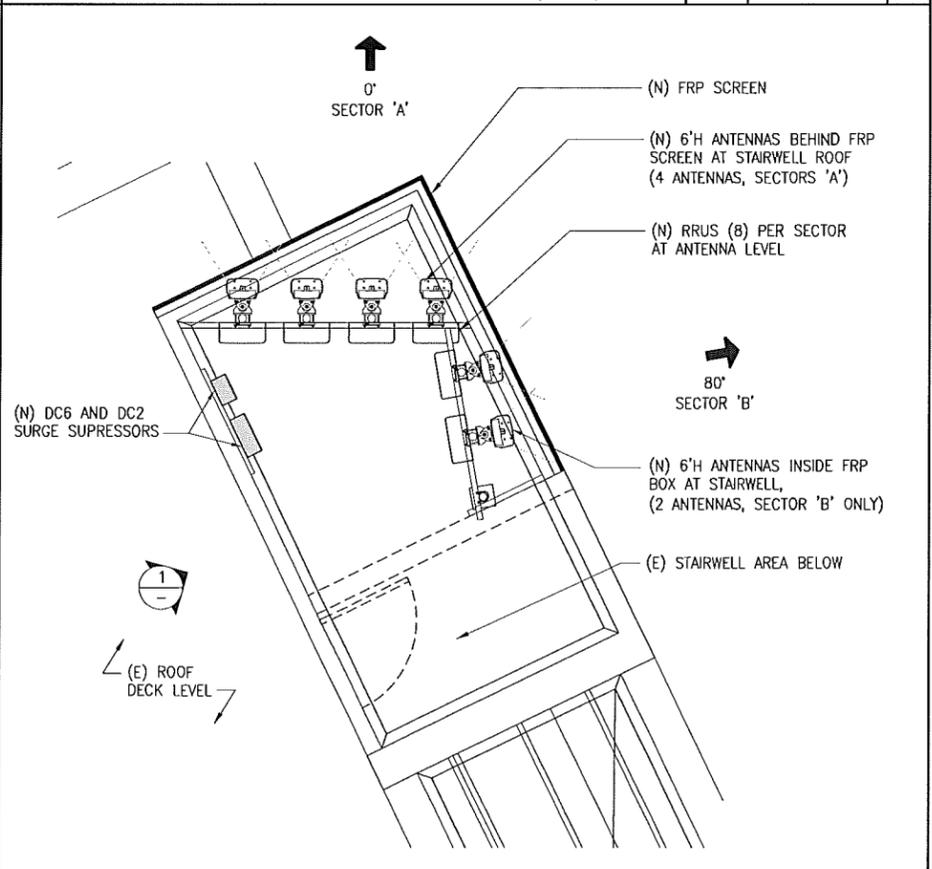
PARTIAL SECTION @ SECTOR 'A' (SIM) 1



ANTENNA LAYOUT PLAN SECTOR 'C' @ STAIRWELL 5



ANTENNA LAYOUT PLAN SECTOR 'B' @ STAIRWELL 4



ANTENNA LAYOUT PLAN SECTOR 'A' @ ROOF 2

at&t
Mobility - San Diego
7337 TRADE STREET, 3 EAST, ROOM 3684
SAN DIEGO, CA 92121-4202

deprattinc.

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SD0215A
800 SEACOAST DRIVE,
IMPERIAL BEACH, CA 91932
SAN DIEGO COUNTY

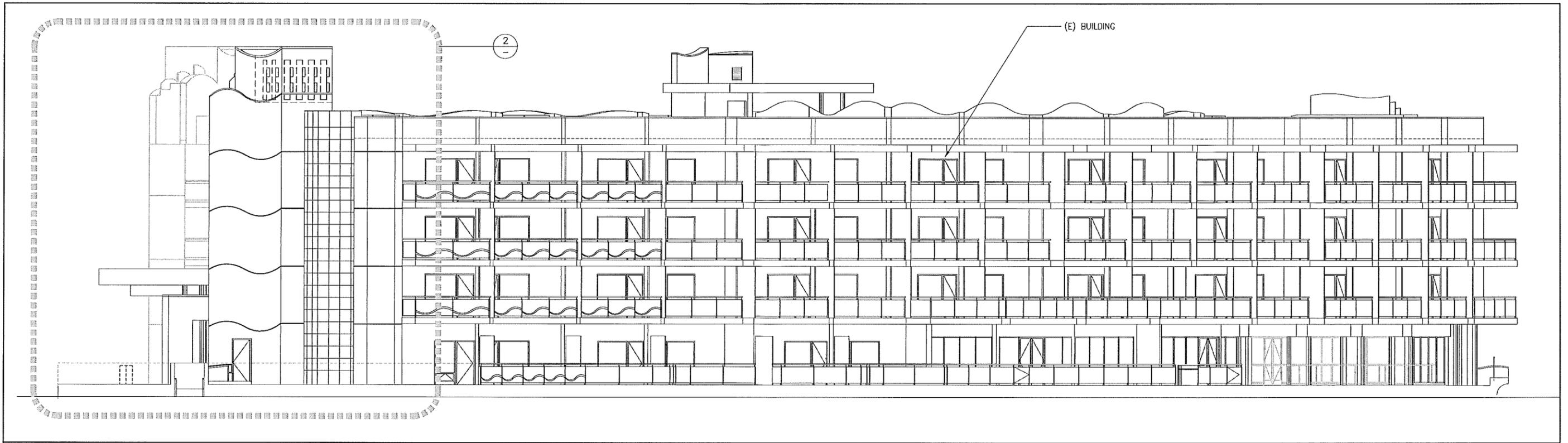
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SCALE AS SHOWN DESIGNED DRAWN

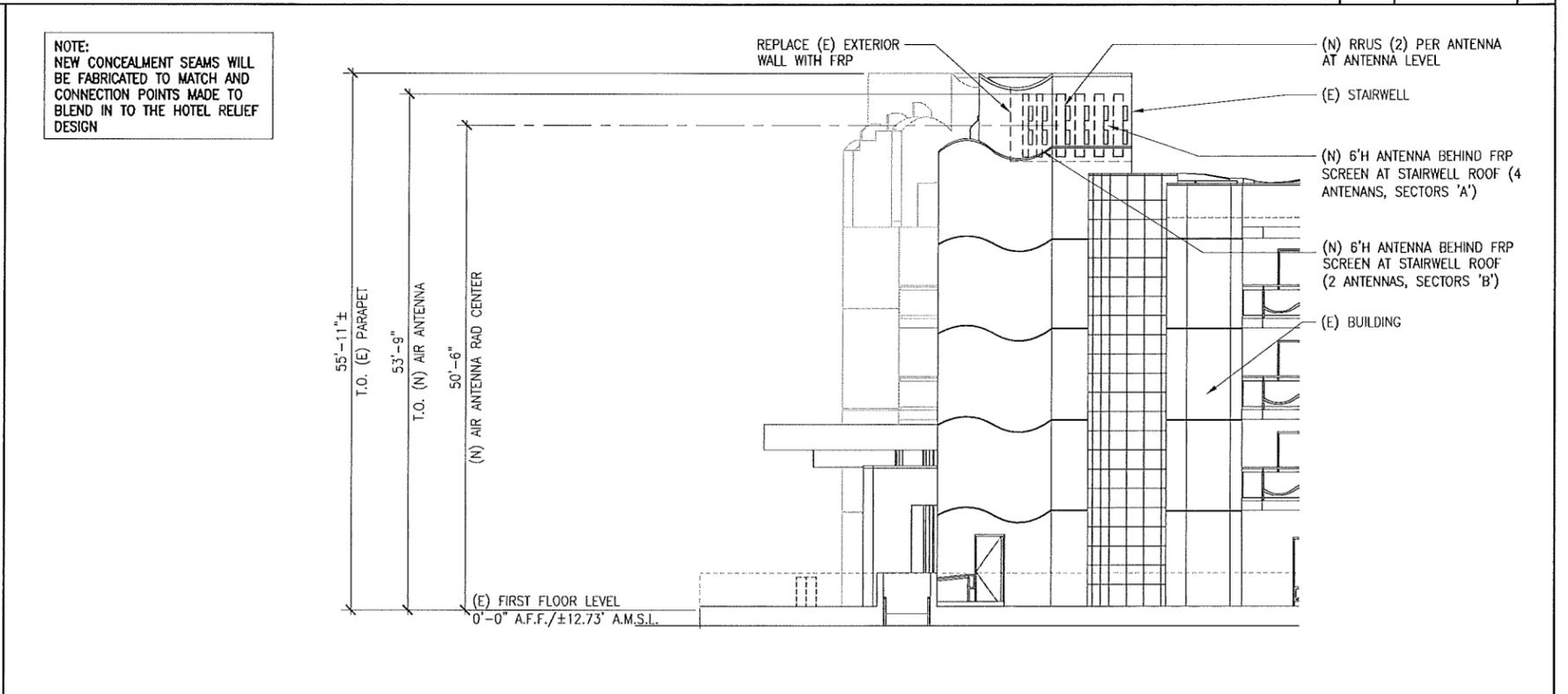
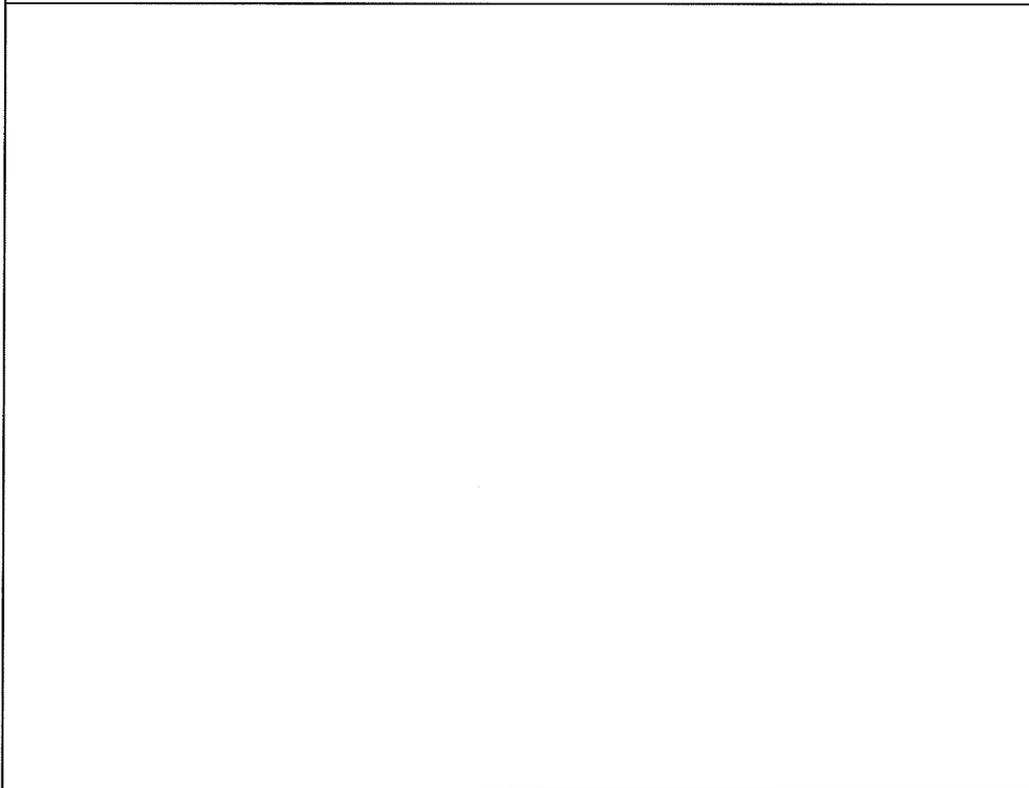
SHEET TITLE: **EQUIPMENT AND ANTENNA LAYOUT PLAN**
SHEET NUMBER: **A02**

REDUCED PLOT; DO NOT SCALE THIS DRAWING



NORTH ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4' 8' 1



PARTIAL NORTH ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4' 8' 2



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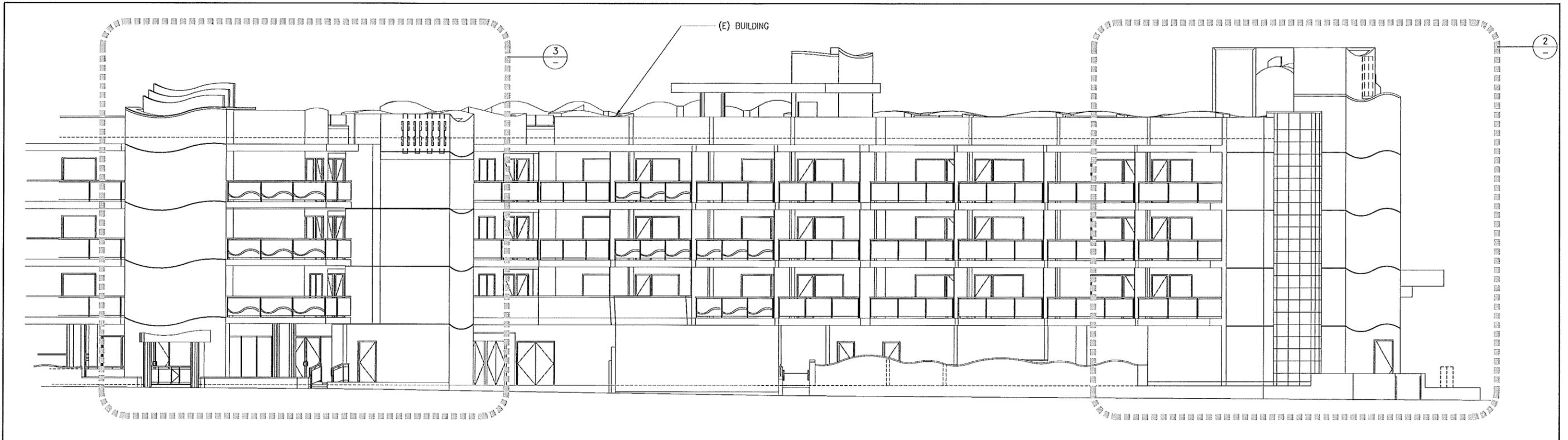
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32 EXECUTIVE PARK | SUITE 110 | IRVINE | CA 92614
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SCALE AS SHOWN DESIGNED DRAWN

SHEET TITLE	SHEET NUMBER
ELEVATIONS	A03

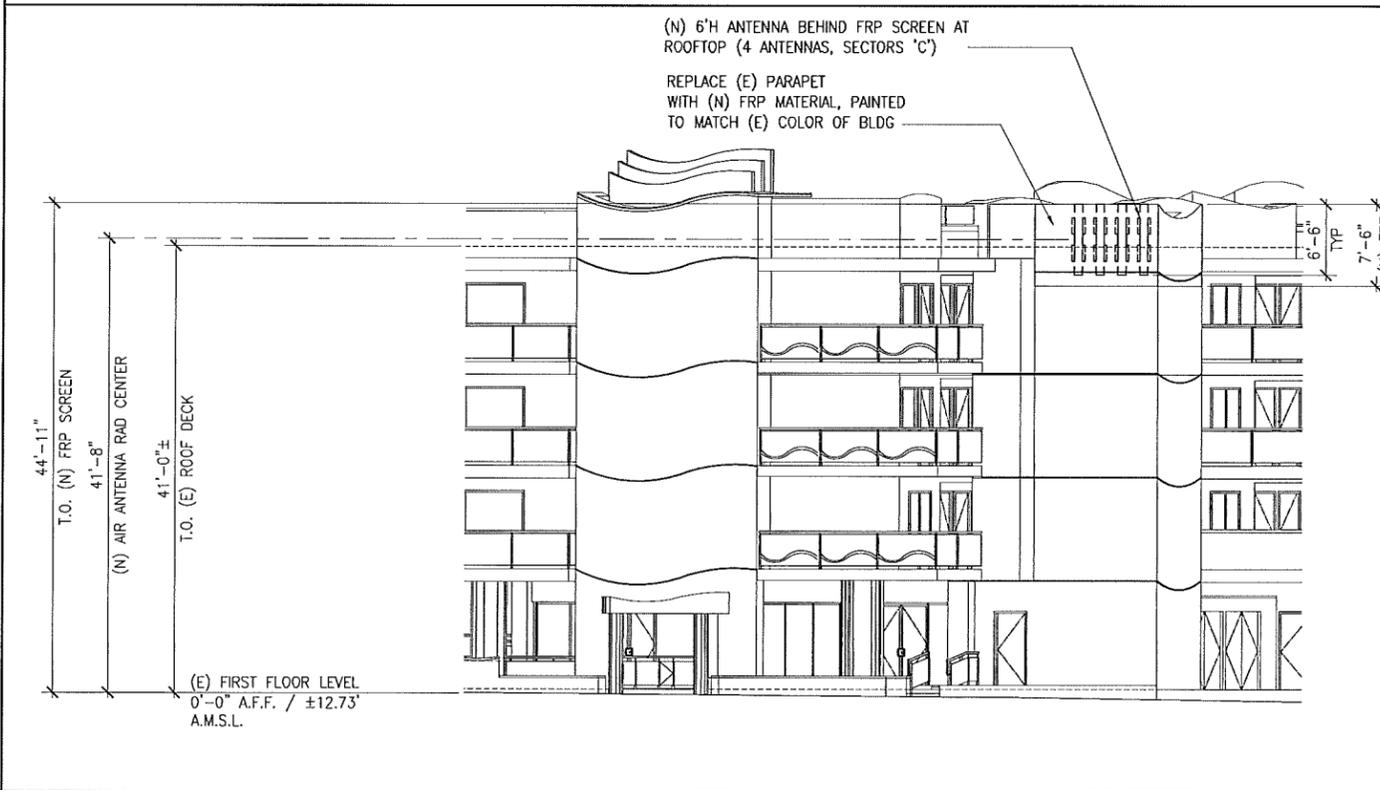
REDUCED PLOT; DO NOT SCALE THIS DRAWING



SOUTH ELEVATION

SCALE: 1/8"=1'-0"
0 2' 4' 8'

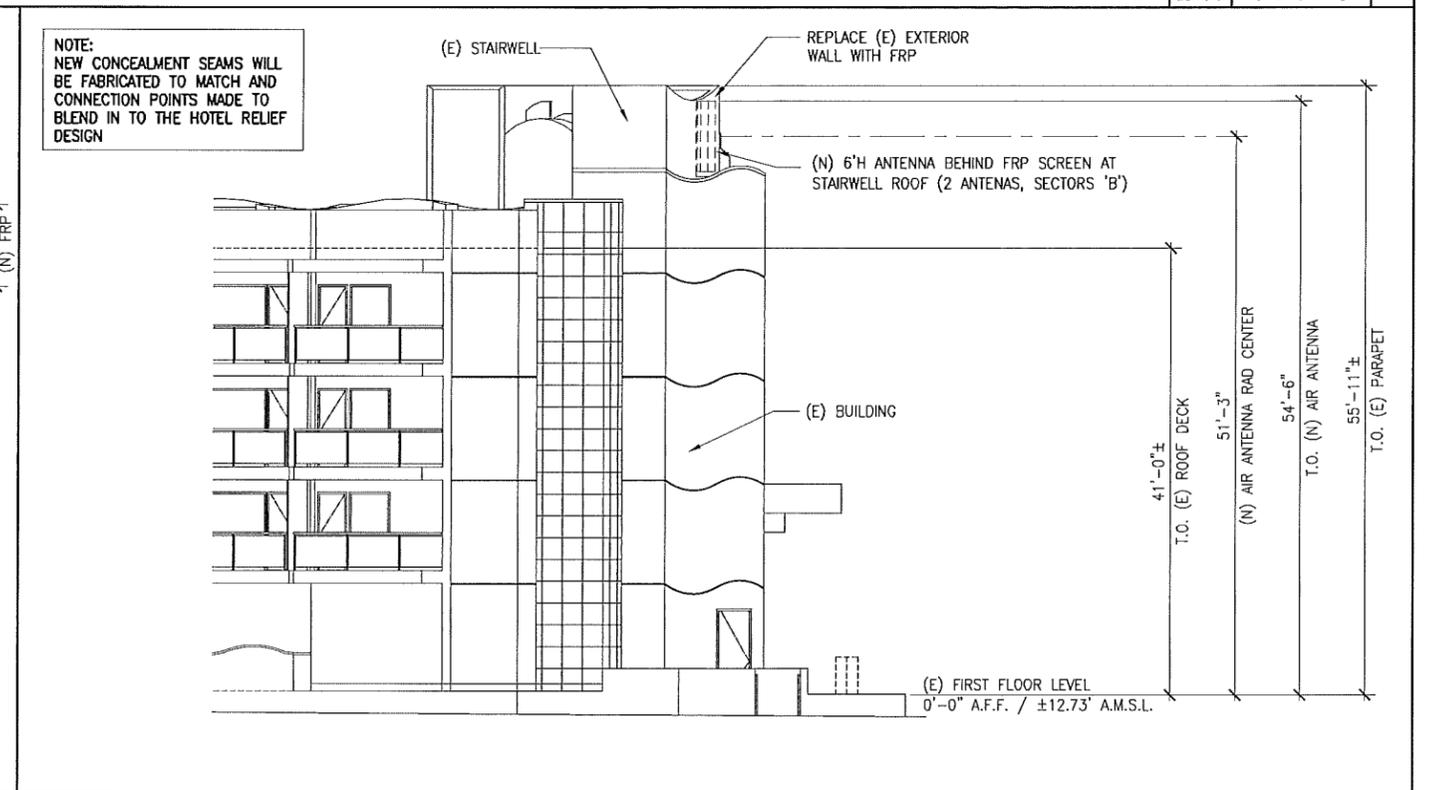
1



PARTIAL SOUTH ELEVATION

SCALE: 1/8"=1'-0"
0 2' 4' 8'

3



PARTIAL SOUTH ELEVATION

SCALE: 1/8"=1'-0"
0 2' 4' 8'

2

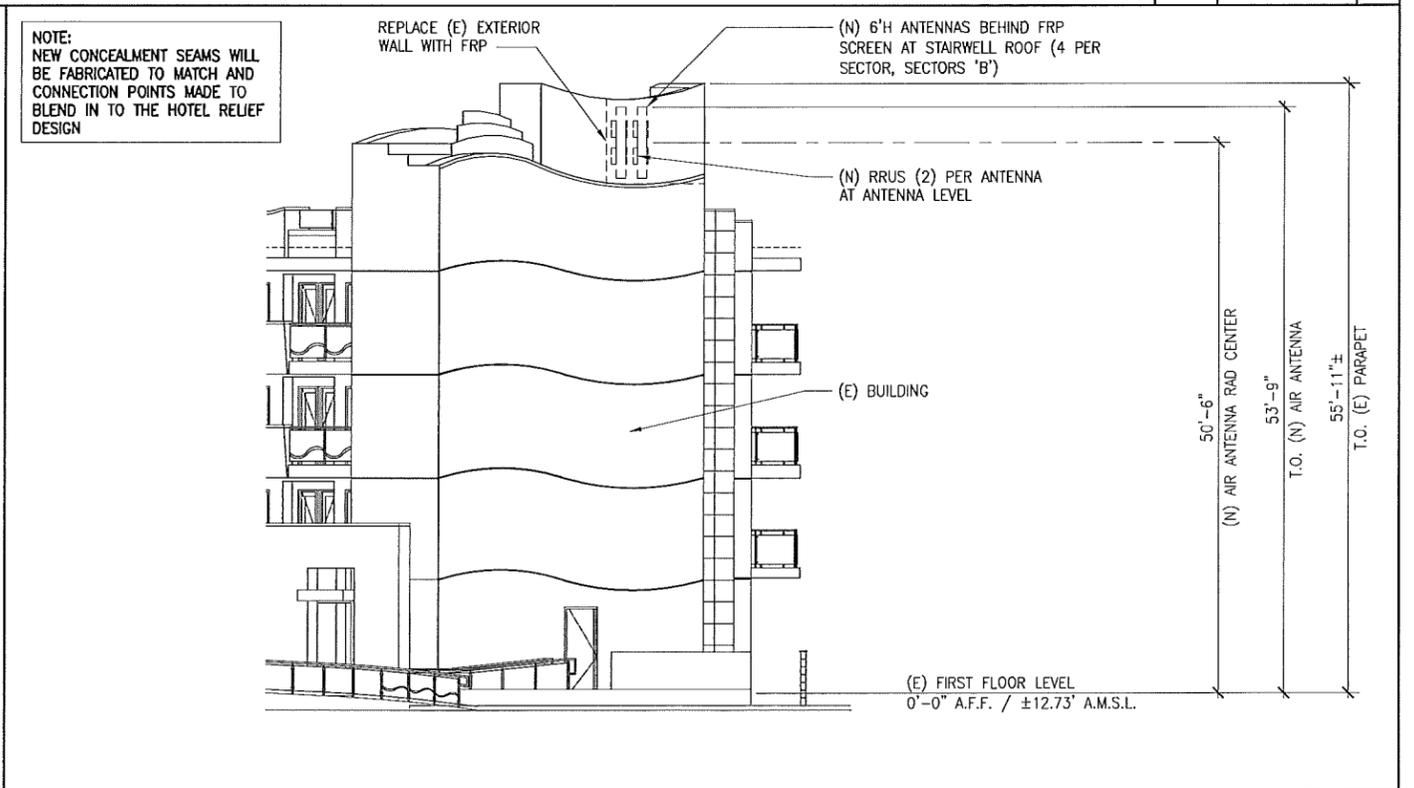
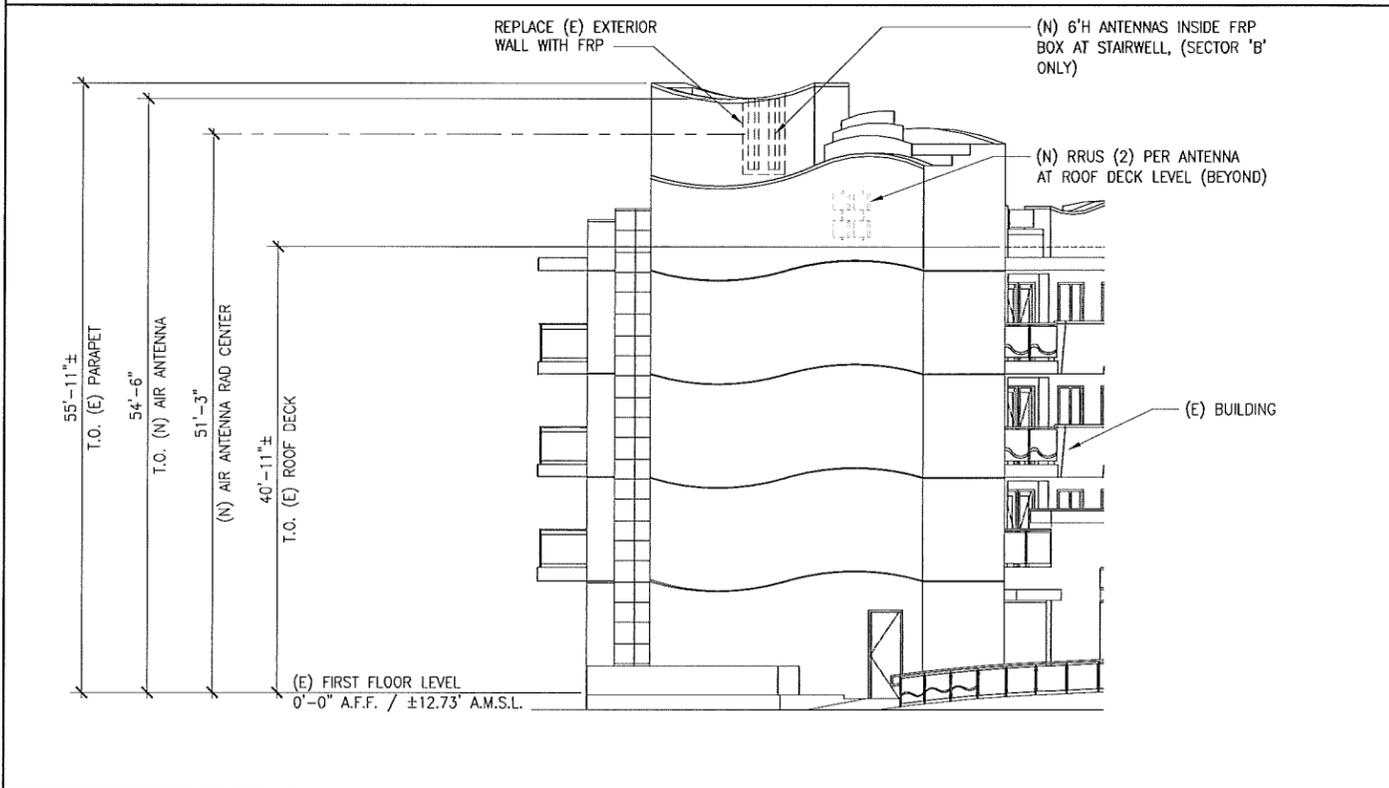
<p>7337 TRADE STREET, 3 EAST, ROOM 3684 SAN DIEGO, CA 92121-4202</p>		<p>PIER SOUTH SD0215A</p> <p>800 SEACOAST DRIVE, IMPERIAL BEACH, CA 91932 SAN DIEGO COUNTY</p>	<p>DCI PACIFIC A E C WORKS</p> <p>ARCHITECTURE ENGINEERING CONSULTING 32 EXECUTIVE PARK SUITE 110 IRVINE CA 92614 T 949 475.1000 949 475.1001 F</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>CHK</th> <th>APP'D</th> </tr> <tr> <td>6</td> <td>06/09/14</td> <td>CITY COMMENTS</td> <td>IP</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>5</td> <td>03/13/14</td> <td>CITY COMMENTS</td> <td>HH</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>4</td> <td>11/18/13</td> <td>REVISED PER RF COMMENT</td> <td>IP</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>3</td> <td>08/16/13</td> <td>REVISED PER RF COMMENT</td> <td>JCD</td> <td>BOK</td> <td>DKD</td> </tr> <tr> <td>2</td> <td>07/30/13</td> <td>REVISED PER DRM REDLINE 7-26-13</td> <td>JCD</td> <td>BOK</td> <td>DKD</td> </tr> </table>	NO.	DATE	REVISIONS	BY	CHK	APP'D	6	06/09/14	CITY COMMENTS	IP	BOK	DKD	5	03/13/14	CITY COMMENTS	HH	BOK	DKD	4	11/18/13	REVISED PER RF COMMENT	IP	BOK	DKD	3	08/16/13	REVISED PER RF COMMENT	JCD	BOK	DKD	2	07/30/13	REVISED PER DRM REDLINE 7-26-13	JCD	BOK	DKD	<p>SHEET TITLE</p> <p>ELEVATIONS</p>	<p>SHEET NUMBER</p> <p>A04</p>
				NO.	DATE	REVISIONS	BY	CHK	APP'D																																	
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<p>SCALE AS SHOWN</p>		<p>DESIGNED</p>	<p>DRAWN</p>																																							

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EAST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4' 8' 1



NOTE:
NEW CONCEALMENT SEAMS WILL BE FABRICATED TO MATCH AND CONNECTION POINTS MADE TO BLEND IN TO THE HOTEL RELIEF DESIGN

PARTIAL EAST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4' 8' 3

PARTIAL EAST ELEVATION

SCALE: 1/8"=1'-0" 0 2' 4' 8' 2



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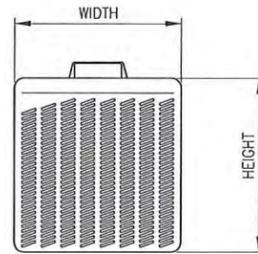
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SHEET TITLE	SHEET NUMBER
ELEVATIONS	A05

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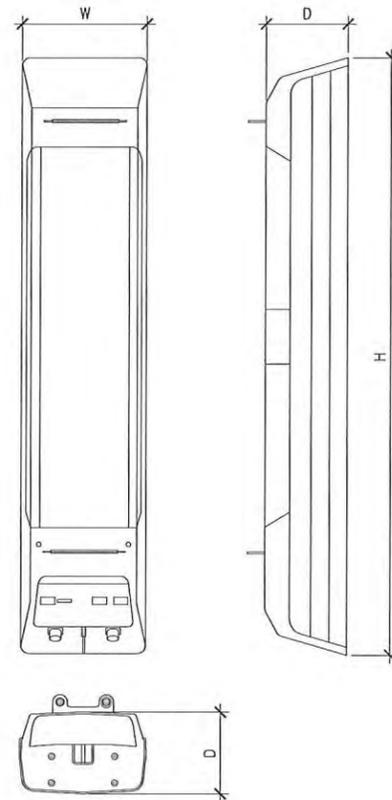


RRU MODEL	RRUS-11
DIMENSIONS INC. SUN SHIELD	17.8" x 17.3" x 7.2"
DIMENSIONS EXCL. SUN SHIELD	15.9" x 16.3" x 5.8"
INPUT VOLTAGE	-48VDC OR AC (INDOOR)
FUSE SIZE	13 - 32A (RECOMMENDED 25A)
BAND 12 FREQUENCY	LOWER 700 MHz
BAND 12 WEIGHT	50 LBS
BAND 4 FREQUENCY	AWS, 17/2100 MHz
BAND 4 WEIGHT	44 LBS
MIN. CLEARANCE ABOVE	16"
MIN. CLEARANCE BELOW	8"
MIN. CLEARANCE SIDE	0"

REMOTE RADIO UNIT

7

ANTENNA MODEL	AIR KRC118 055/1 (6')
ACTIVE ANTENNA/RADIO	PCS 2 TX / 4 RX
BYPASS ANTENNA	700/850 MHz +/- 45'
ANTENNA HBW	68' (700/850 MHz) 65' (PCS)
ANTENNA VBW	TBD
ANTENNA GAIN	13.3 dBd (700/850 MHz) 17.5 dBi (AWS)
ANTENNA TILTING RANGE	2-12' (700/850 MHz) 2-12' (PCS)
INTERFACE	<ul style="list-style-type: none"> TWO OPTICAL FIBER PORTS (CPRI) FOR ACTIVE ANTENNA/RADIO ONE POWER CONNECTOR, -48 V DC TWO 7/16 FEMALE CONNECTORS FOR PASSIVE ANTENNA, WITH RET SUPPORT (AISG 2.0)
NUMBER OF UMS CARRIER	UP TO 4
LTE	UP TO 20 MHZ 2X2 MIMO
SUPPORTED BASEBAND	DUW, DUL1, DUS2
DIMENSION	78"H x 14.8"W x 8.6"D
WEIGHT	110 LBS
HW AVAILABILITY	3Q '13
SW DEPENDENCY	L13A L13B (MIXED MODE)



8 ANTENNA SPECIFICATION

ANTENNA SECTOR		ANTENNA				RRU AT ANTENNA LEVEL		CABLE LENGTH (SEE FIBER AND DC INFORMATION BELOW)
		AZIMUTH	MODEL	RAD CENTER	DOWNTILT	SKEW	MODEL	QTY
ALPHA	A1	0	AIR KRC118 055/1 (6')	50'-6"	0	0deg	RRUS-11	2
	A2		SBNHH-1D65B (6')	50'-6"	0	0deg	RRUS-11	2
	A3		SBNHH-1D65B (6')	50'-6"	0	0deg	RRUS-11	2
	A4		SBNHH-1D65B (6')	50'-6"	0	0deg	RRUS-11	2
BETA	B1	80	AIR KRC118 055/1 (6')	50'-6"	0	0deg	RRUS-11	2
	B2		SBNHH-1D65B (6')	50'-6"	0	0deg	RRUS-11	2
	B3		SBNHH-1D65B (6')	51'-3"	0	31deg	RRUS-11	2
	B4		SBNHH-1D65B (6')	51'-3"	0	31deg	RRUS-11	2
GAMMA	C1	170	AIR KRC118 068/1 (4')	41'-8"	0	0deg	RRUS-11	2
	C2		SBNHH-1D65B (6')	41'-8"	0	0deg	RRUS-11	2
	C3		SBNHH-1D65B (6')	41'-8"	0	0deg	RRUS-11	2
	C4		SBNHH-1D65B (6')	41'-8"	0	0deg	RRUS-11	2
DELTA	D1	N/A	-	-	-	-	-	0
	D2		-	-	-	-	-	0
	D3		-	-	-	-	-	0
	D4		-	-	-	-	-	0
GPS		GPS #1	N/A	KATHREIN OG-860/1920/GPS-A	INSTALL (2) 1/2" COAX PER GPS, L=	20'		
		GPS #2	N/A	KATHREIN OG-860/1920/GPS-A	INSTALL (2) 1/2" COAX PER GPS, L=	20'		

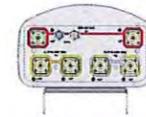
TOTAL FIBER INNERDUCTS FROM LEASE AREA TO SURGE SUPPRESSOR =	4	2" DIAMETER INNERDUCT (STANDARD)
TOTAL DC-6 (SQUID) =	4	PCS (STANDARD)
TOTAL NUMBER OF CONDUIT FOR DC (ONE PER SQUID) =	4	2" DIAMETER INNERDUCT (STANDARD)
TOTAL REQUIRED FIBER RIBBONS FROM SURGE SUPPRESSOR TO RRUs =	44	RIBBONS
TOTAL DC LINES FROM SURGE SUPPRESSOR TO RRUs =	24	PAIRS

EACH FIBER INNERDUCT CONTAINS 24 FIBER RIBBONS, MAXIMUM RIBBONS =	96	RIBBONS AVAILABLE
	44	RIBBONS REQUIRED
	52	RIBBONS SPARE
EACH CONDUIT FOR DC CABLES CONTAINS 6 PAIRS DC LINES, MAXIMUM DC LINES =	24	PAIRS AVAILABLE
	22	PAIRS REQUIRED
	2	PAIRS SPARE

Product Specifications

COMMSCOPE

on the go



Andrew Solutions
SBNHH-1D65B
Andrew® DualPol® Tri-band Teleflex® SmartBeam® Antenna, 1 x 698-896 MHz and 2 x 1710-2360 MHz, 65° horizontal beamwidth, RET compatible

- Three DualPol® antennas under one radome
- Interleaved dipole technology providing for attractive, low wind load mechanical package

Electrical Specifications

Frequency Band, MHz	698-806	806-896	1710-1880	1850-1990	1920-2180	2300-2360
Gain, dBi	14.3	14.6	17.3	17.2	17.3	17.3
Beamwidth, Horizontal, degrees	68	64	70	67	65	60
Beamwidth, Vertical, degrees	12.0	10.7	5.7	5.4	4.8	4.5
Beam Tilt, degrees	0-14	0-14	0-7	0-7	0-7	0-7
USLS, typical, dB	15	15	14	14	14	14
Front-to-Back Ratio, Copolarisation 180° ± 20°, dB	24	27	26	25	25	20
CFR at Boresight, dB	20	20	20	20	18	18
CFR at Sector, dB	10	10	10	8	10	6
Isolation, dB	28	28	29	29	29	29
Isolation, Intersystem, dB	30	30	30	30	30	30
VSWR Return Loss, dB	1.5:1 14.0	1.5:1 14.0	1.5:1 14.0	1.5:1 14.0	1.5:1 14.0	1.5:1 14.0
PM, 3rd Order, 2 x 20 W, dbc	-150	-150	-150	-150	-150	-150
Input Power per Port, maximum, watts	400	400	350	350	350	350
Polarisation	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm					
Lightning Protection	dc Ground					

Mechanical Specifications

Color Radome Material	Light gray Fiberglass, UV resistant
Connector Interface Location Quantity	7-16 DIN Female Bottom 6
Wind Loading, maximum	617.7 N @ 150 km/h 138.9 lbf @ 150 km/h
Wind Speed, maximum	241.4 km/h 150.0 mph

Dimensions

Depth	181.0 mm 7.1 in
Length	1828.60 mm 72.00 in
Width	201.00 mm 11.65 in
Net Weight	23.00 kg 50.71 lb

Remote Electrical Tilt (RET) Information

Annual Failure Rate, maximum	0.01%
Power Consumption, during motor movements, maximum	11.0 W
Power Consumption, idle state, maximum	2.0 W
Power Input	10-30 V
Protocol	3GPP/AISG 2.0 Multi-RET

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page 1 of 2
April 9, 2013



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SCALE	AS SHOWN	DESIGNED	DRAWN		

SHEET TITLE
ANTENNA AND RRU SPECIFICATION
SHEET NUMBER
A06

REDUCED PLOT: DO NOT SCALE THIS DRAWING



AT&T MOBILITY SD0215 Seacoast Inn

Photo Simulation

800 Seacoast Drive, Imperial Beach, CA 91932



View of Inn from South

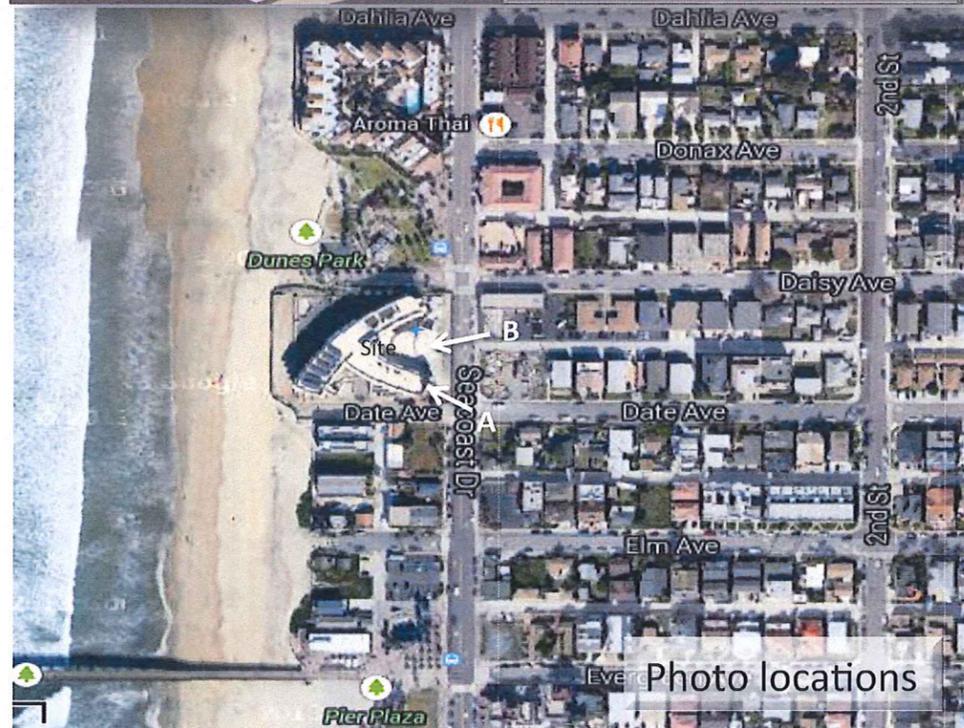
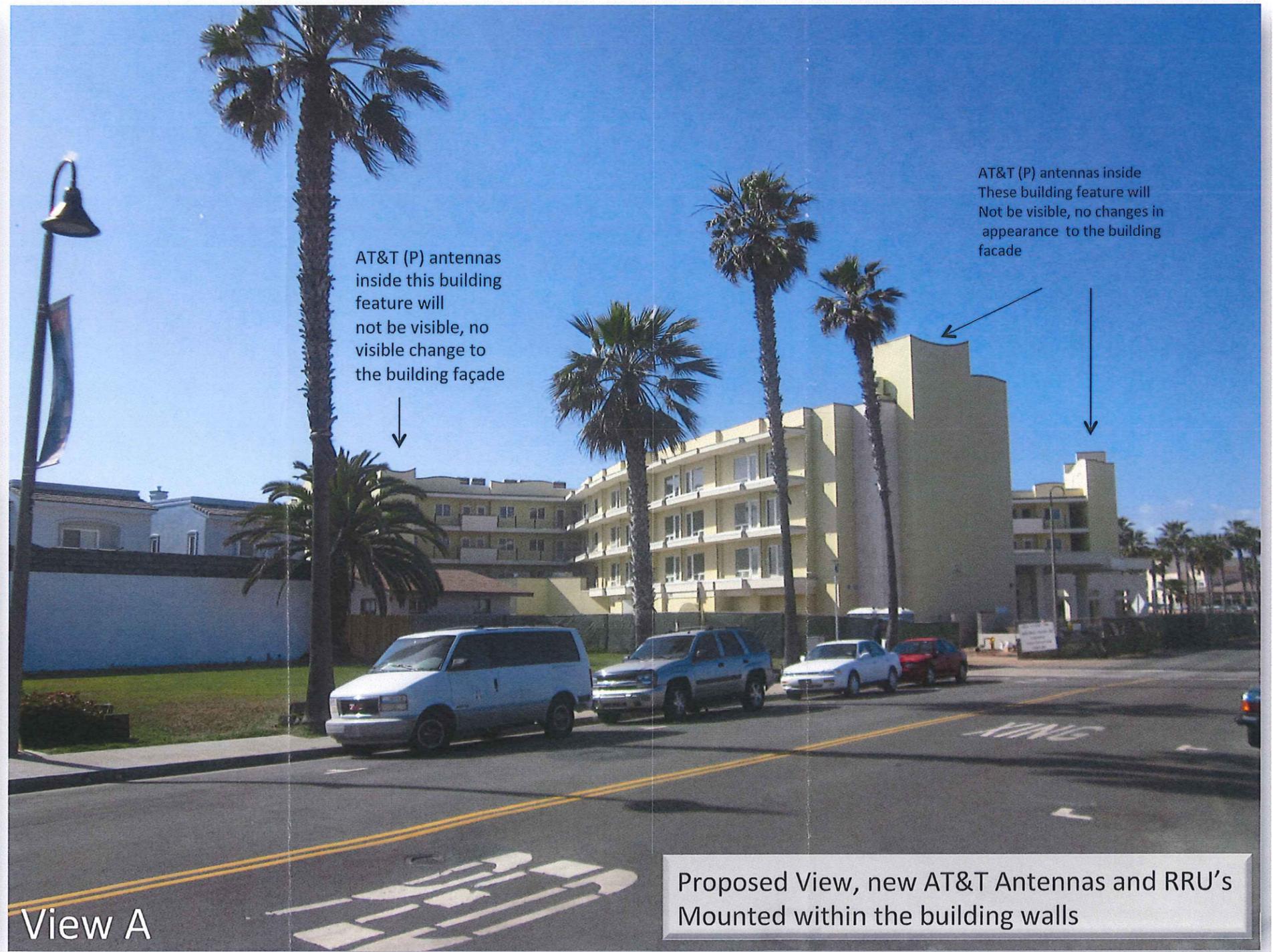


Photo locations



AT&T (P) antennas inside this building feature will not be visible, no visible change to the building façade

AT&T (P) antennas inside these building feature will not be visible, no changes in appearance to the building façade

View A

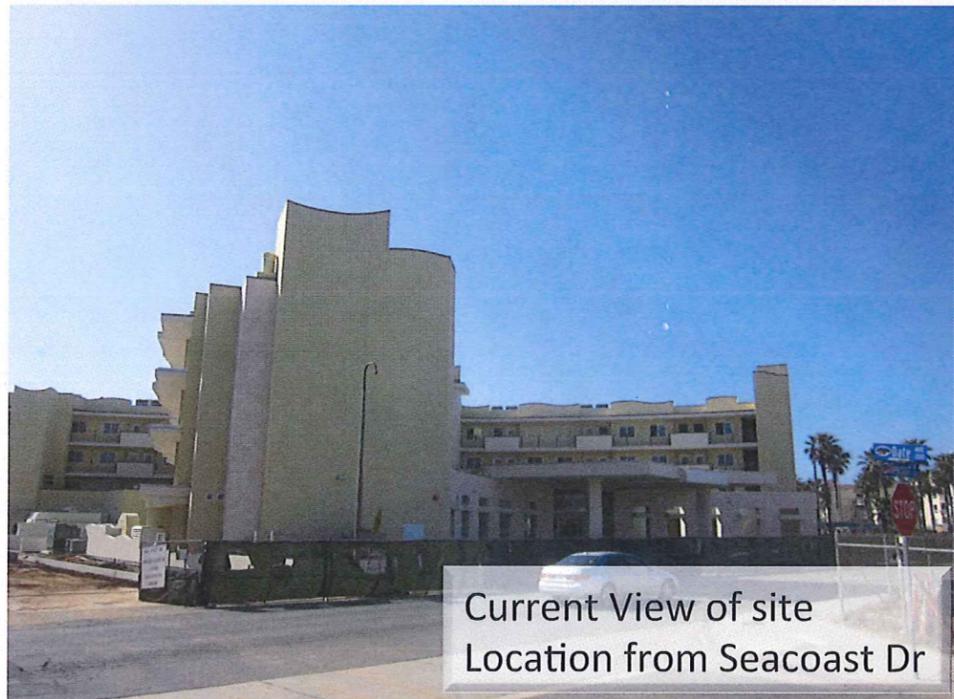
Proposed View, new AT&T Antennas and RRU's Mounted within the building walls

AT&T MOBILITY SD0215 Seacoast Inn



Photo Simulation

800 Seacoast Drive, Imperial Beach, CA 91932



Current View of site
Location from Seacoast Dr

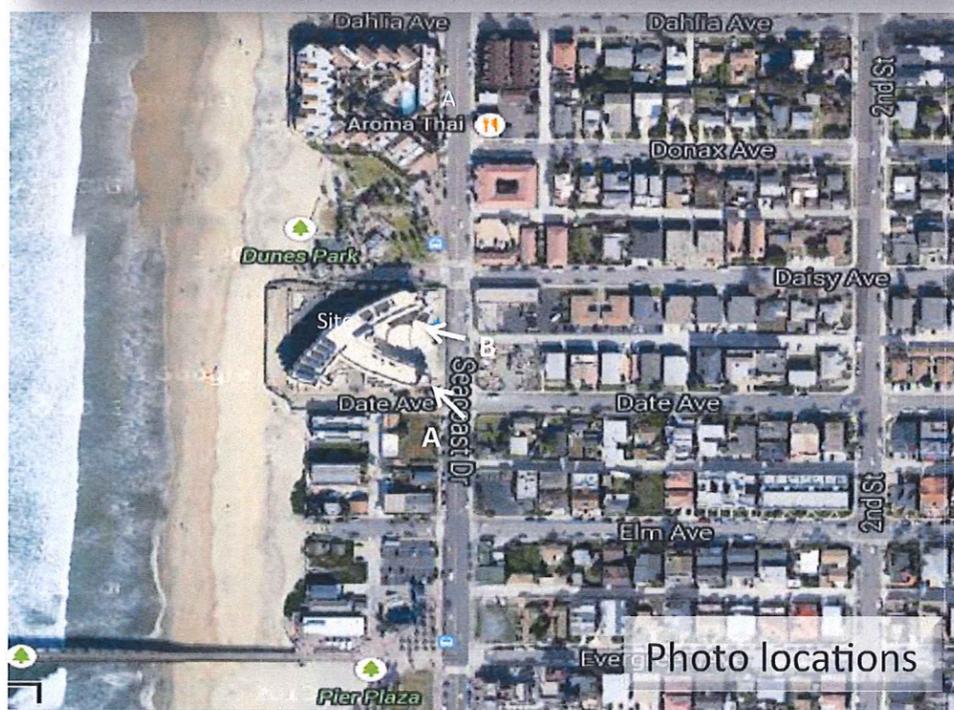
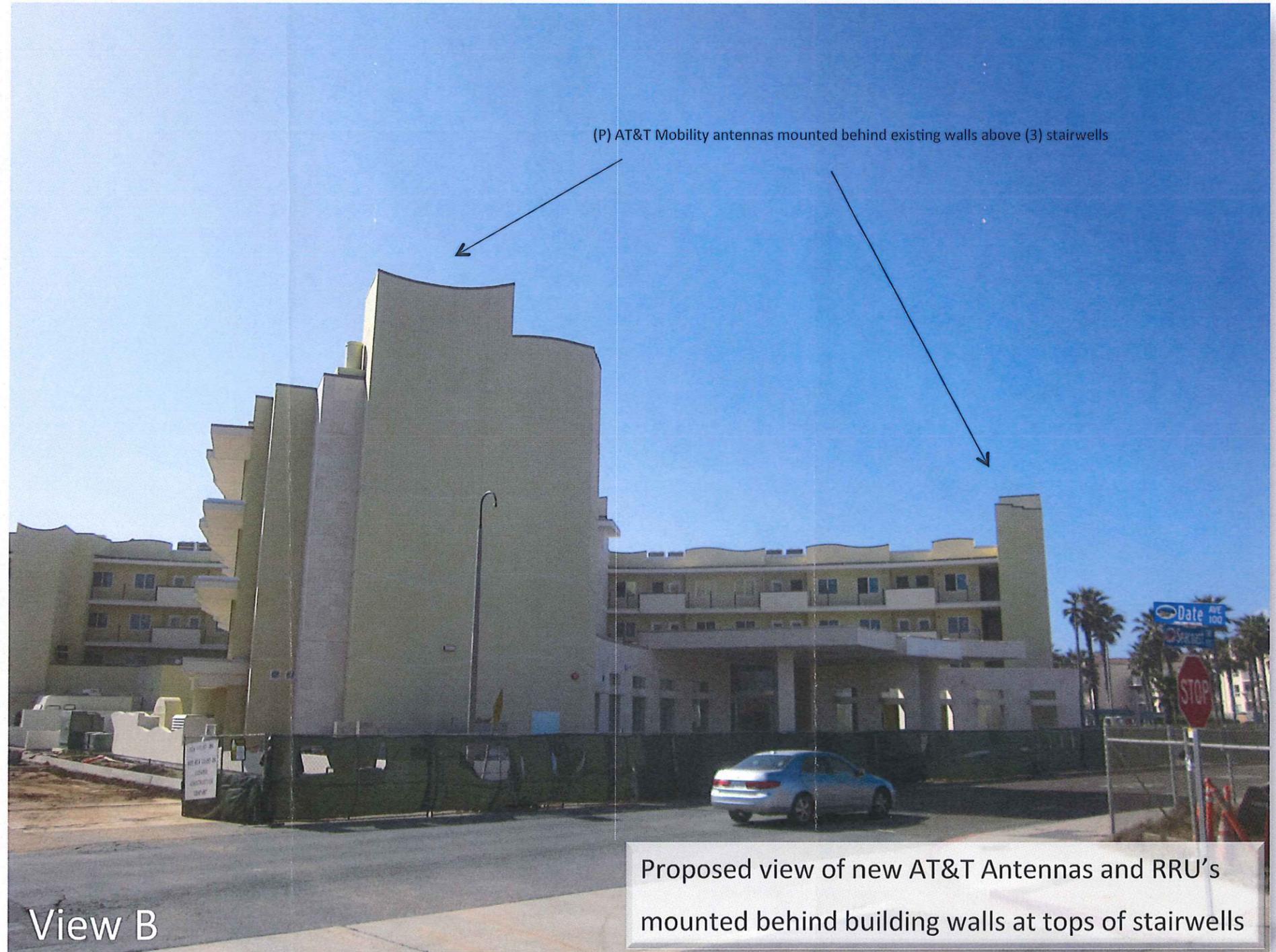


Photo locations



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

View B

Proposed view of new AT&T Antennas and RRU's
mounted behind building walls at tops of stairwells







STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: JULY 16, 2014
ORIGINATING DEPT.: PUBLIC WORKS *AH*
SUBJECT: PROPOSED BSA EAGLE PROJECT PRESENTATION

EXECUTIVE SUMMARY:

This report is to request City Council's approval for Eagle Scout Candidate Eammon Garland to perform a community service project within the City of Imperial Beach to wit: landscape the nearly 3000 square foot dirt area of Sports Park where the previous 4th Street exit left Sports Park. See attachment 1. City Council's approval of this landscape project by Eammon Garland will help beautify Sports Park and allow him to meet the requirements for the Boy Scouts Of America Eagle Rank requirement to "plan, develop, and give leadership to others in a service project helpful to any religious institution, any school, or your community."

BACKGROUND:

Nearly two years ago, City Council authorized City staff to revise the driveway exit from Sports Park at 4th Street onto Imperial Beach Blvd. The removed concrete driveway exit was filled with dirt upon completion of the new work. The dirt filling the excavated driveway was never landscaped or resodded. Over the ensuing two years very little grass has filled in this space. It was the Public Works Department plan to improve this area with grass or sod such that the two sides of the old driveway would be joined as one larger play or recreation area. Recently Eammon Garland, Eagle Scout candidate from Boy Scout Troop 53 proposed to complete this project by planting sod within the previous old concrete driveway exit.

Boy Scouts of America has an award program by which boys who complete certain advancement requirements, perform a significant community service project and meet identified character standards are awarded the rank of Eagle. It is the opinion of the City staff that the project identified above – installation of nearly 3000 square feet of new sod/turf - qualifies as a "significant community service project."

ANALYSIS:

BSA Troop 53, Eagle Scout Candidate Eammon Garland has indicated an interest in performing the installation of sod in the area of the old concrete driveway exit at Sports Park. Staff is willing to work with Eammon Garland in designing and constructing the project. Eammon Garland would design the improvements, plan, organize and supervise the construction of the project, should City Council approve his project.

Eammon Garland has presented his proposed Eagle Project to I.B. Beautiful with a request for possible funding. He is expected to know their response sometime near the end of July 2014. I.B. Beautiful has reported to City staff that they desire to help finance some or part of community service projects that will help beautify the City's properties including projects that might be performed by Eagle Scout candidates.

ENVIRONMENTAL DETERMINATION:

This project was evaluated for CEQA requirements and is determined to be Categorical Exempt per section 15301 - Existing Facilities – Class 1.c.

FISCAL IMPACT:

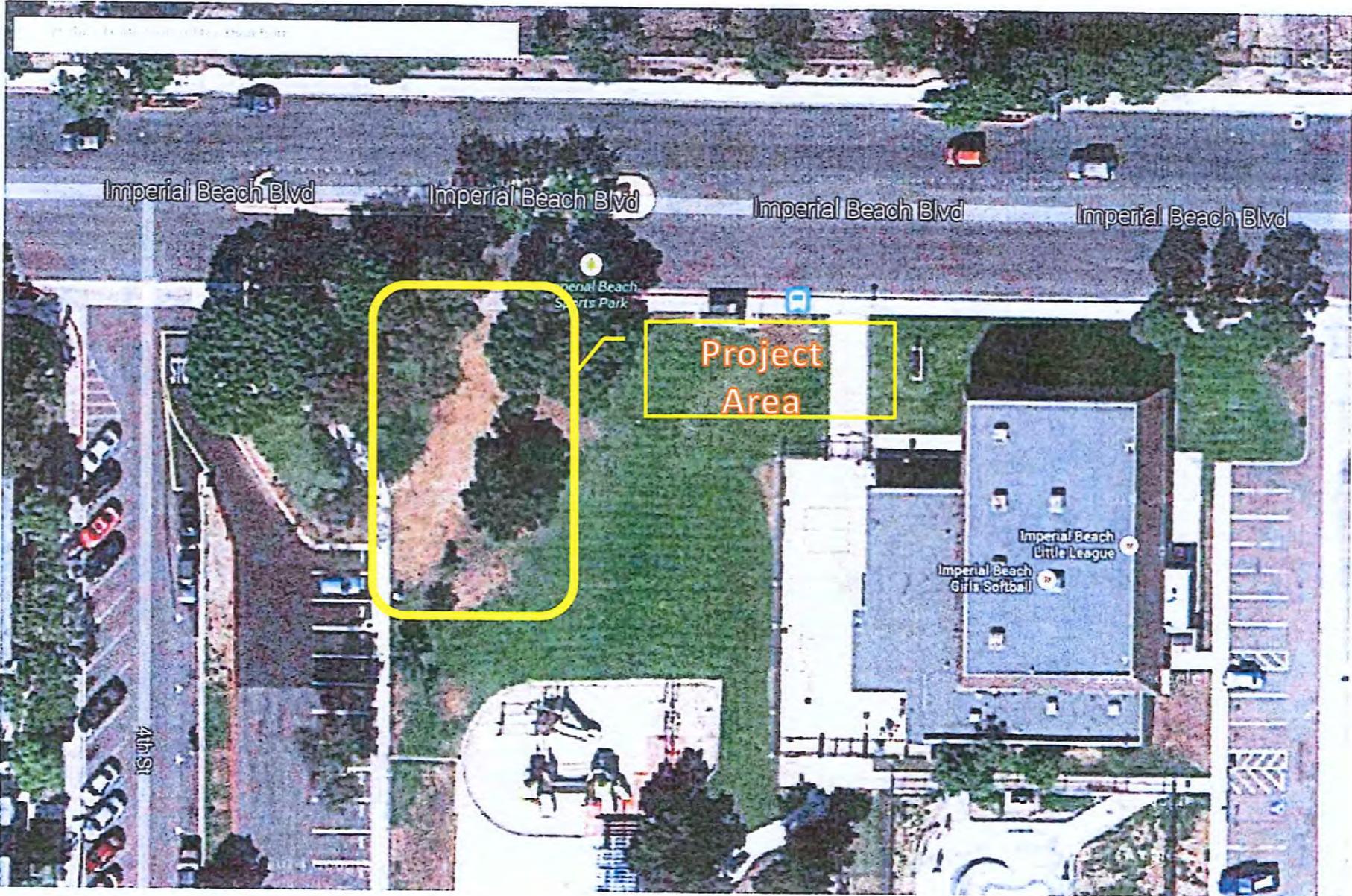
IB Beautiful is expected to fund the project materials and supplies cost. All labor will be provided by Eagle project support personnel. The estimated cost for this project's materials and supplies is \$2,300. If IB Beautiful decides to not fund this project, the costs will come from the Park Maintenance Division FY 2015 Operating Budget.

RECOMMENDATION:

1. Receive this report.
2. Receive a presentation from Eammon Garland regarding the proposed improvements.
3. Comment and direct staff and Eammon Garland regarding the design of the proposed project
4. Authorize the City Manager to sign the Eagle Project plan for Eammon Garland to continue the project development and construction as approved by City Council and City staff.

Attachments:

1. Aerial / photo of the proposed Eagle Project work area within Sports Park.





STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER *AH*

MEETING DATE: JULY 16, 2014

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
AH GREG WADE, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR *GW*
JIM NAKAGAWA, AICP, CITY PLANNER
TYLER FOLTZ, SENIOR PLANNER *TF*

SUBJECT: COUNTY OF SAN DIEGO (APPLICANT); PRELIMINARY ALTERNATIVE PARKING REVIEW FOR THE PROPOSED NEW PUBLIC LIBRARY AT 810 IMPERIAL BEACH BOULEVARD (APN 626-400-54-00). MF 1067.

EXECUTIVE SUMMARY:

Staff is recommending that the City Council consider parking alternatives for the proposed Imperial Beach Branch San Diego County Library and support as an alternative the accommodation of approximately twenty-one (21) parking spaces on City property (the Boys and Girls Club parking area) through a shared parking agreement to be approved at a future City Council meeting. This parking alternative could then be included in the County of San Diego's preparation of a Request for Proposals for the project. A Design-Build Entity would then prepare more detailed plans and obtain formal discretionary permits through the Imperial Beach City Council.

BACKGROUND:

The County of San Diego (County) has initiated the process to build a new branch library at the existing Imperial Beach branch library site located at 810 Imperial Beach Boulevard (APN 626-400-54-00), which was initially reviewed by the City Council on April 16, 2014. The proposal consists of the demolition of the existing library and construction of a new 12,000 square foot library, renovation or rebuild of the Marina Vista Center community room, and new parking.

At the April 16, 2014 meeting, the City Council commented on the project proposal and provided direction on the parking options. The City Council was supportive of adding 17 new parking spaces on the east side of 8th Street and 21 new parking spaces within the existing St. James Church (Church) parking lot through a shared parking agreement. An alternative plan that would provide a new parking lot on the southern portion of Veterans Park adjacent to Imperial Beach Boulevard was rejected by the City Council.

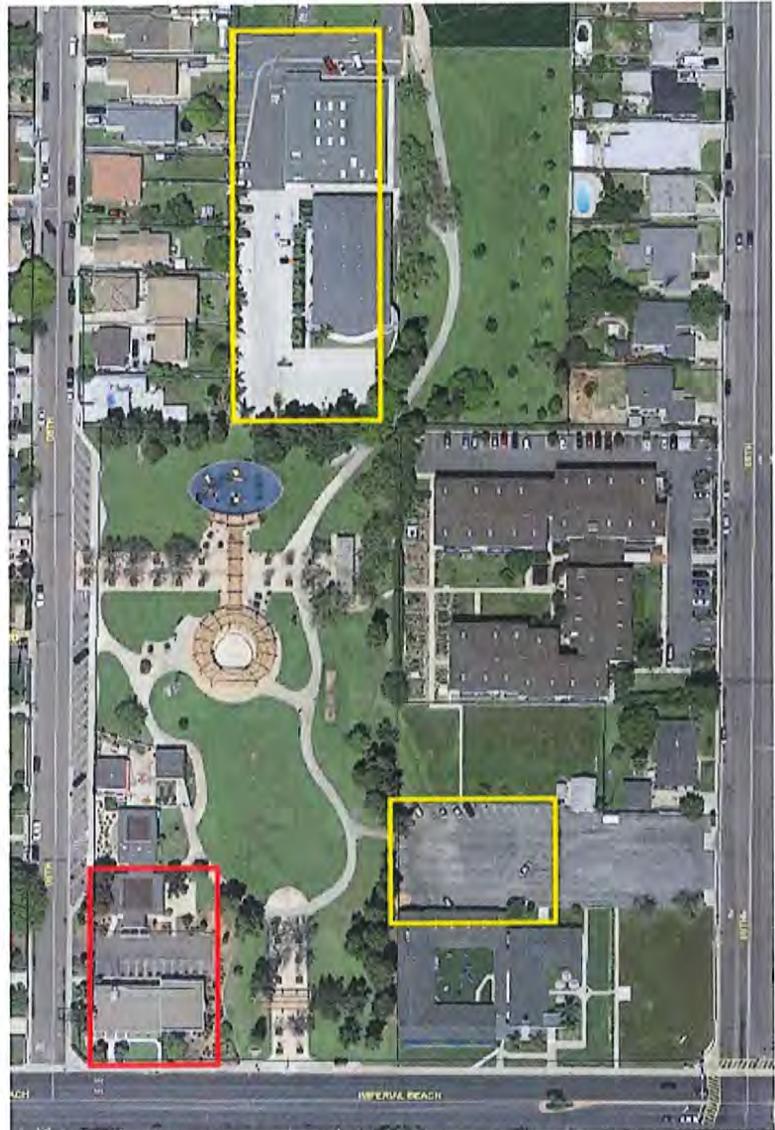
City staff has recently been informed that the County and the Church may not be able to reach agreement on a shared parking arrangement. Therefore, other parking alternatives will require further consideration by the City Council. Specifically, the City Council is being asked to support

the concept of a parking alternative which is the provision of approximately twenty-one (21) parking spaces in southern portion of the Boys and Girls parking lot through a shared parking agreement to support the new Imperial Beach Branch County Library (Library).

ANALYSIS:

The library property is located in the Public Facilities (PF) Zone, which allows for development standards, such as parking, to be determined by the City during the site plan review process. The County utilized the Institute of Transportation Engineers (ITE) parking demand rate for libraries to determine the number of recommended parking spaces for the Library. Based on the ITE parking demand rate, the library would require 3.1 parking spaces per 1,000 gross sq. ft. This would require a total of 37.2 parking spaces to meet professionally accepted standards for a 12,000 sq. ft. library, which would be rounded down to 37 parking spaces since the Municipal Code does not require fractions below one-half to be calculated as a whole space.

The applicant is proposing to provide approximately 17 new parking spaces on the east side of 8th Street within the public right-of-way, which would be accomplished by restriping the parking spaces along 8th Street so that all spaces are oriented either in the same direction (currently, the spaces at the northern portion of the park are angled towards the south, and the remaining spaces are angled towards the north) and removing the existing curb cut behind the library. However, County staff believes 20 new parking spaces may be provided if perpendicular parking spaces are provided. The street provides enough width for cars traveling on 8th Street to access angled or perpendicular spaces.



The new parking spaces on 8th Street, combined with approximately 21 shared parking spaces, would meet the professional parking standards for a new library. However, the County is seeking an alternative solution to provide that parking if a shared parking agreement cannot be reached with the Church. Therefore, the County has requested that the City support, through a shared parking agreement, providing approximately twenty-one (21) parking spaces on the

southern portion of the Boys and Girls Club parking area in the event that a similar agreement cannot be reached between the County and the Church. City staff has confirmed that the Boys and Girls Club would allow for such a shared parking agreement if this alternative would be necessary. This arrangement would be similar to the shared parking agreement that would be provided at the Church, and would allow for the project to meet professionally accepted standards. Staff is recommending that, if the County cannot reach a shared parking agreement with the Church, the City Council support this parking alternative concept subject to preparation of a shared parking agreement between the City and the County to be approved by the City Council at a future meeting.

General Plan/Zoning Consistency: The proposed development is subject to PF (Public Facilities) zoning requirements. The purpose of the PF Zone is to designate land devoted to public facilities and utilities. This designation includes public schools, parks, civic and public parking facilities. All lands under public or quasi-public ownership and lands utilized for public recreational purposes may be zoned in the public facilities classification. A public library would comply with the zoning designation and General Plan/Local Coastal Plan.

Surrounding Land Use and Zoning

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	PF (Public Facilities)	Park
South	PF (Public Facilities)	City Hall
East	R-1-6000 (Single-Family Residential)	Church
West	R-1-3800 (Single-Family Residential)	Residential

ENVIRONMENTAL DETERMINATION:

The current consideration by Council is not final action with respect to any portion of the project. The applicant would need to comply with the requirements of the California Environmental Quality (CEQA). The County is preparing a Mitigated Negative Declaration (MND) assessing potential environmental impacts and mitigation measures and the MND would be certified by the County Board of Supervisors as the lead agency for this project.

COASTAL JURISDICTION:

This project is located in the coastal zone as defined by the California Coastal Act of 1976. At a future date, a City Council public hearing would serve as the required coastal permit hearing and the City Council would consider the findings under the California Coastal Act. Pursuant to the City of Imperial Beach Zoning Ordinance Section 19.87.050, review of the proposal would consider whether the proposed development satisfies the required findings prior to the approval and issuance of a Coastal Development Permit. The project is not located in the Appeal Jurisdiction of the California Coastal Commission as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map and, as such, would not be appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code.

FISCAL IMPACT:

There is no fiscal impact for the project.

RECOMMENDATION:

Staff recommends that the City Council:

1. Receive report and entertain public testimony;
2. Provide comments on the parking alternative concept; and
3. Provide direction to Staff to negotiate a shared parking agreement between the City and the County to provide approximately twenty-one (21) parking spaces on the southern portion of the Boys and Girls Club, in the event a parking agreement cannot be reached between the County and the Church.



AGENDA ITEM NO. 5.3

**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AH*
MEETING DATE: JULY 16, 2014
ORIGINATING DEPT.: ADMINISTRATIVE SERVICES *AS*
SUBJECT: FISCAL YEAR 2014 FINANCIAL UPDATE

EXECUTIVE SUMMARY:

Staff is providing to the City Council an FY2014 financial update. The fiscal year ended on June 30, 2014, however staff is still processing invoices, payroll and generally preparing the accounting books for the fiscal closing. The Auditors completed their first of two site visits the week of June 23rd. The exit notes from this visit were very positive. The second and final site visit by the Auditors is scheduled for the week of September 8th at which time a complete FY2014 Audit report will presented to the City Council.

BACKGROUND:

The FY2014 financial update is being submitted to the City Council for review. Because we are still completing the fiscal year, the financial data provided is a forecast. These figures are preliminary, but provided with a high level of certainty.

ANALYSIS:

Though there is much detail that can be presented in a financial update, this analysis focuses on the FY2014 General Fund Revenue and Expense (Budget vs Actual), General Fund Change in Fund Balance, and Cash Balance for all Funds vs Deposit Accounts.

General Fund Revenue and Expense (Budget vs Actual)

The FY2014 General Fund Revenue and Expense are presented in Table 1. The first column contains the Original Budget as adopted by the City Council per Resolution 2013-7333. The second column is the Final Budget which contains several budget adjustments also approved by the City Council and presented in Table 2. For each revenue line item we are generally on budget. We are expecting to exceed the budget in Taxes as a result of additional Redevelopment Property Tax Trust Fund (RPTTF) revenue received for the Recognized Obligation Payment Schedule ROPS 14-15A period and in Transfers due to additional Transnet revenue.

The expense line items are also generally on budget. The Other Costs appear to be coming in under budget by a small margin (2%) and nearly half this amount appears to be a duplicate budget item.

In Conclusion, the forecasted Revenue will exceed Expenses by \$753,000. This positive variance is due primarily to the additional funds received from the ROPS 14-15A Pass Through Payment and Residual RPTTF received during FY2014. Removing this unbudgeted increase, the City's Revenue will exceed Expenses by a slim margin of \$60,000.

General Fund Change in Fund Balance

The General Fund Balance is Assigned as presented in Table 3. The largest is the Restricted fund balance. Per City Policy this balance cannot drop below 30% of the General Fund Expenditures.

The FY2014 beginning Restricted fund balance was \$5,611,069 (32% of GF Expenditures). Assuming this forecast, we will add an additional \$753,416 from excess revenues. Additionally, for the ROPS 14-15A period, the General Fund was repaid \$892,172 of the Successor Agency loan. Finally, pursuant to Resolution No. 2013-7333 an amount of \$100,000 must be allocated to the Public Safety Communications balance for the Regional Communications System (RCS).

The FY2014 ending General Fund Restricted fund balance forecast is \$7,156,657 (41% of GF Expenditures). This represents an increase of \$1,545,588 from the prior fiscal year.

Cash Balance for all Funds vs Deposit Account

The Citywide Fund Balance and Deposit Accounts are illustrated on Chart 1. The FY2014 forecast for total Citywide fund balance is \$32,325,536. The General Fund balance is estimated at \$12,614,198. This is assigned as follows:

Restricted	\$	7,156,657
Economic Uncertainty	\$	1,800,000
Strategic Capital	\$	1,544,000
Public Works	\$	1,841,230
Public Safety Comm	\$	272,311
	\$	<u>12,614,198</u>

The significance of Chart 1 is to illustrate that the \$32 million in cash deposits are assigned and restricted by fund. These balances are pooled into checking and investment accounts, however, they are restricted to each Fund. Within the General Fund there are further restrictions as listed above.

ENVIRONMENTAL DETERMINATION:

The information presented and the actions recommended are not a project as defined by CEQA.

RECOMMENDATION:

That the City Council receives the Fiscal Year 2014 Financial Update

Table 1: FY2014 General Fund Budget vs Actual

City of Imperial Beach			
General Fund			
Budget to Actual (FY2014)			
	Original Budget	Final Budget (Incl Budget Adj.)	Actual (Forecast)
REVENUE:			
Fees	\$ 4,639,945	\$ 4,639,945	\$ 4,679,284
Fines	\$ 271,500	\$ 271,500	\$ 305,856
Intergovernmental	\$ 67,000	\$ 511,553	\$ 480,813
Other	\$ 1,817,600	\$ 1,789,108	\$ 1,677,219
Taxes	\$ 8,161,388	\$ 8,161,388	\$ 8,901,631
Transfers	\$ 2,838,152	\$ 2,838,152	\$ 3,041,648
	\$ 17,795,585	\$ 18,211,646	\$ 19,086,451
EXPENSE:			
CIP Labor Costs		\$ -	\$ 30,490
CIP Other Costs		\$ 603,980	\$ 462,095
Employee Costs	\$ 6,428,351	\$ 6,476,813	\$ 6,540,449
Other Costs	\$ 11,125,268	\$ 11,570,891	\$ 11,300,000
	\$ 17,553,619	\$ 18,651,684	\$ 18,333,035
Net Revenue			\$ 753,416
Net Revenue less ROPS 14-15A Revenue			\$ 60,561

ROPS 14-15A Pass thru and Residual
 Additional Transnet funds.

Table 2: FY2014 Budget Adjustments

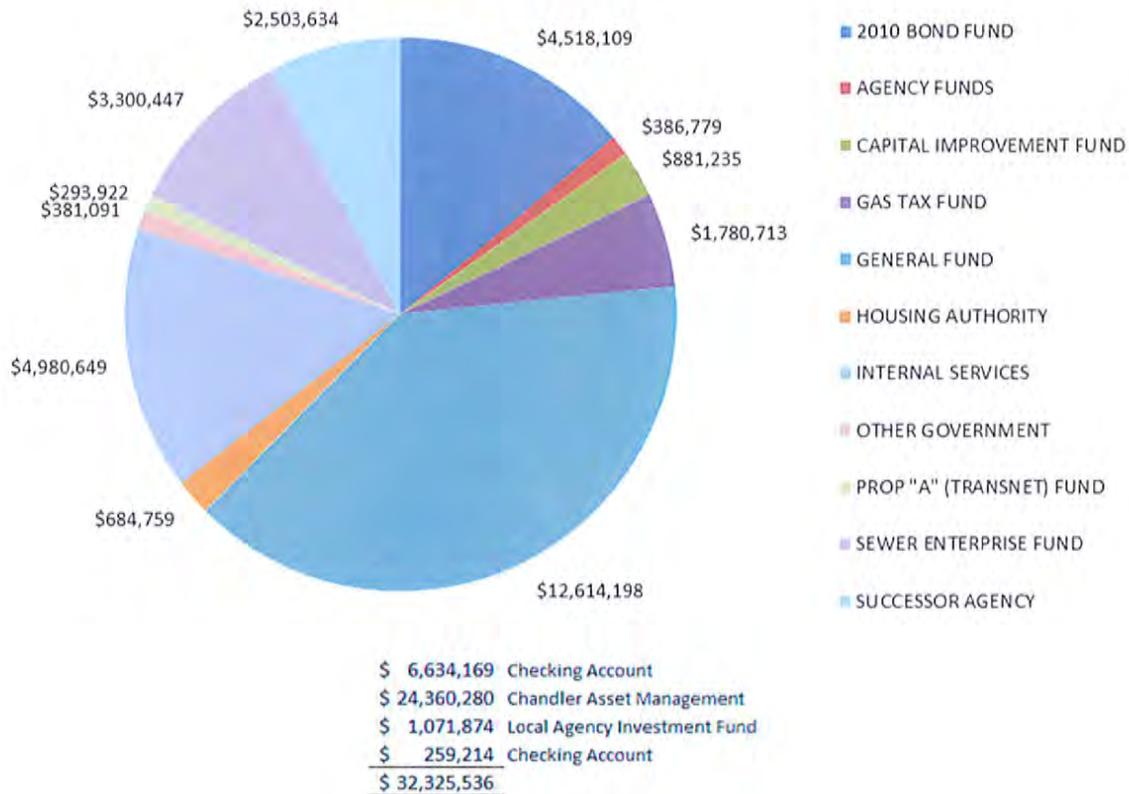
City of Imperial Beach	
General Fund	
Budget Adjustments (FY2014)	
Revenue	
Bayshore Bikeway Grant Resolution 2013-7357	\$ 330,000
Coastal Camera Grant 2014-7444	\$ 125,000
WQIP Grant 2014-7443	\$ 71,768
SHSGP Grant 2014-7460	\$ 68,280
SAFER Grant Resolution 2014-7448	\$ 46,273
GIS Intern Grant 2013-7427	\$ 13,240
EDCO Community Grant	\$ 10,000
UASI Grant	\$ 1,500
Move SA Admin to SA Fund	\$ (250,000)
	<u>\$ 416,061</u>
Expense	
Bayshore Bikeway Grant Resolution 2013-7357	\$ 335,557
Coastal Camera Grant 2014-7444	\$ 125,000
Personnel Adj Resolution 2014-7459 (PTO)	\$ 106,042
RDA Reimburse Agreement CR1201	\$ 74,315
WQIP Grant 2014-7443	\$ 71,768
13th St Bike Lane Grant Resolution 2013-7377	\$ 67,500
SHSGP Grant 2014-7460	\$ 97,361
PO Roll Forward from FY13	\$ 53,751
SAFER Grant Resolution 2014-7448	\$ 46,273
Trash Study Grant Resolution 2013-7405	\$ 40,000
Seacoast Aesthetic Project Resolution 2013-7434	\$ 36,000
Ocean Lane Underground	\$ 33,000
EDCO Community Grant	\$ 10,000
UASI Grant	\$ 1,498
	<u>\$ 1,098,065</u>

Table 3: FY2014 General Fund Change in Fund Balance
City of Imperial Beach
 General Fund
 Fund Balance (Forecast FY2014)

	Restricted	Economic Uncertainty	Strategic Capital	Public Works	Public Safety Comm
FY14 Beginning Balance	\$ 5,611,069	\$ 1,800,000	\$ 1,700,000	\$ 1,841,230	\$ 172,311
Net Revenue	\$ 753,416				
Net Repayment of SA Loan	\$ 892,172				
Fund RCS Per Res 2013-7333	\$ (100,000)				\$ 100,000
Fund Park Roof per Res 2013-7389			\$ (120,000)		
Fund Seacoast Aesthetic Project Res 2013-7434			\$ (36,000)		
FY14 Ending Balance	\$ 7,156,657	\$ 1,800,000	\$ 1,544,000	\$ 1,841,230	\$ 272,311

Chart 1: Cash Balance for All Funds vs Deposit Account

City of Imperial Beach
 Fund Cash Balance
 (Forecast FY2014)





STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER AH

MEETING DATE: JULY 16, 2014

ORIGINATING DEPT.: OFFICE OF THE CITY MANAGER ON

SUBJECT: AUTHORIZATION TO NEGOTIATE AN AGREEMENT TO PROVIDE CITY FINANCIAL ASSISTANCE TO FACILITATE POTENTIAL DEVELOPMENT AT 1046 SEACOAST DRIVE

EXECUTIVE SUMMARY:

For the past several years, consistent with adopted policy and regulations, City staff has worked with potential developers/property owners to facilitate development on the property at the northwest corner of Imperial Beach Boulevard and Seacoast Drive. Included among these actions was the issuance of a Request for Qualifications/Proposals (RFQ/P) in the summer of 2006 to solicit proposals for a hotel/restaurant development on this property on behalf of the property owner. Recently, the property owner elected to sell the property rather than invest a substantial amount of money to upgrade the property. The property is now under contract for purchase by Pacifica Enterprises and Brett Miller of Eat, Drink, Sleep (the Development Team), who was the preferred developer selected by the City during RFQ/P process in 2006. As with most developments of this scope and within this particular market, the Development team has requested the assistance of the City to make their proposed development financially feasible. Additionally, there is a very short due diligence period after which a substantial non-refundable deposit will be owed to the property owner. Staff is seeking authorization from the City Council to negotiate an agreement with the Development Team that would provide financial assistance from the City for the potential project. Such an agreement would require City Council approval at a future public hearing.

BACKGROUND:

For many years the City of Imperial Beach has, through various actions, sought to facilitate development on the property at the northwest corner of Imperial Beach Boulevard and Seacoast Drive. From the approval of "Imperial Beach: The Big Picture" vision plan on October 4, 2000, which envisioned "more commercial development to increase tourism" including "restaurants, shops [and] hotels" to the adoption of a Hotel Specific Plan ordinance designed to facilitate hotel development by allowing projects on a site such as this the ability to receive certain Zoning Code exceptions (most notably to building height) and, finally, to the issuance of a Request for Qualifications/Proposals (RFQ/P) for hotel development on the site, this particular property has long been targeted for new development.

Although a full-service hotel was proposed, the property's history has witnessed other uses proposed for the site that were viewed as undesirable by the community. In early 2001, the Delancey Street Foundation out of San Francisco entered escrow to purchase the property with the intention of using the existing buildings for a residential rehabilitation and education center for substance abusers and ex-convicts. This proposal was immediately met with significant opposition from the community as well as from members of the City Council because this particular property was seen as a vital piece of beachfront property essential to the City's future economic development and wellbeing.

On July 17, 2002, the City Council adopted Ordinance No. 2002-984 relating to hotel development within the Seacoast Commercial (C-2) Zone (now the C/MU-2 Zone). This ordinance, known as the Hotel Specific Plan Ordinance, was designed to provide land use regulation flexibility for hotel use and to incentivize hotel development within the Seacoast Commercial land use district. Specifically, the ordinance provided for more flexibility and aesthetic variation in the design and configuration of hotel developments by allowing hotels the ability to increase building height from 3 stories or 30 feet to 4 stories or 40 feet, by allowing variations to building setbacks for hotels and by reducing hotel project parking to 1.0 space per hotel room subject to the approval of a parking study justifying the parking demand.

Subsequent to the final approval of this ordinance on April 3, 2003, which incorporated modifications of the Coastal Commission, the City Council adopted Ordinance No. 2003-1007 on June 25, 2003, which more narrowly defined the type of hotel to which the Specific Plan process could apply. This ordinance, which was drafted with input from a Council Committee specifically formed to draft this "follow on" ordinance to the Specific Plan Ordinance, created four definitions for "hotel" use, the first of which would be eligible to apply for the zoning code flexibility allowed under the Specific Plan. The objective of this "follow on" ordinance was to limit the benefits that the Specific Plan process could provide to only a larger, resort or destination type of hotel which would provide the greatest economic and public benefit to the community and the City. Therefore, Ordinance No. 2003-1007 provided that the only type of "hotel" that would be eligible to receive the benefits of a Specific Plan would be those meeting the following standards:

- Must be developed on site of at least thirty-five thousand (35,000) square feet;
- Provide at least thirty (30) guest rooms;
- Provide facilities for conference, meeting, or public use; and
- Provide a full-service restaurant on-site.

During discussion of these definitions by the Council Subcommittee and the full City Council, it was recognized and acknowledged that the property at Seacoast Drive and Imperial Beach Boulevard would meet the minimum site area requirement to be eligible for the Specific Plan provisions. Additionally, on October 6, 2004, the former Redevelopment Agency (Former RDA) adopted an Economic Development Plan for the City. A stated objective of the Economic Development Plan was to promote recreation, hotel and resort oriented use in the Seacoast Drive corridor. During preparation and adoption of the Economic Development Plan, it was again anticipated that the subject property would be ideally suited for future hotel development.

On August 2, 2006, the Former RDA authorized the issuance of a RFQ/P for a hotel development on the full block bounded by Imperial Beach Boulevard, Seacoast Drive, Ebony Avenue and the beach (the Ocean Boulevard right-of-way or "paper street"). As the Former

RDA did not have eminent domain authority in that area of the City, staff offered to prepare and issue the RFQ/P on behalf the property owner in order to facilitate redevelopment of the site for hotel use thereby carrying out stated objectives of the City's vision plan, Imperial Beach: The Big Picture and the City's Economic Development Plan. In response to the RFQ/P, four proposals were received. The City selected Miller Enterprises (now Eat, Drink and Sleep) as the preferred developer for the hotel project. Despite an earnest effort on behalf of the Developer, who had proposed and attempted to negotiate a joint venture with the property owner, Miller Enterprises could not reach an agreement for development of the site, as the property owner instead decided to pursue development of the property without a partner. Shortly thereafter, however, the recession eliminated that possibility.

At this time, the property owner has elected to sell the property rather than to invest costly rehabilitation of the property. As such, the property is now under contract for sale to Eat, Drink and Sleep and Pacifica Enterprises (not to be confused with Pacifica Companies of the Pier South Hotel) whose intent it is to develop a hotel, restaurant, coffee shop and conference rooms on the property.

ANALYSIS:

As described above, the City has long envisioned and planned for a quality hotel development on this property. Additionally, during the 2006-2007 Hotel RFQ/P, the City selected the very developer that is now a part of the group currently under contract to purchase the property for a proposed hotel development. As such, it appears the property is finally in a position to be developed in a manner consistent with the goals and objectives of the City while providing significant benefit to the City and the community.

Requested City Financial Assistance

As is typical of most hotel developments, particularly under recent and current market conditions and in former redevelopment project areas, financing these projects is very difficult and, therefore, most often requires financial assistance beyond that obtained through conventional financing. These economic subsidies come through local government assistance, tax credits, EB-5 financing (Immigrant Investor Program) or other financing mechanisms. This potential project will be no exception. Pacifica Enterprises and Eat, Drink and Sleep (the "Development Team"), therefore, has requested financial assistance from the City in order to make development of their hotel project financially feasible.

With the dissolution of redevelopment, a vital economic development tool was eliminated for making such projects possible. Cities such as Imperial Beach that once utilized redevelopment financing tools, therefore, are increasingly being asked to "fill the gap" left by the elimination of this economic development tool. In acknowledgment of this trend, the state legislature recently adopted Senate Bill (SB) 562 which outlines specific reporting requirements for local agencies in providing these and other types of economic development subsidies. The requirements of SB 562 will be followed if the City Council elects to provide the financial assistance the Development Team is seeking for this potential project. In short, SB 562 acknowledges that local agencies will continue to be looked upon to provide economic development subsidies for the benefit of their cities and communities and provides regulation and reporting requirements demonstrating appropriate levels of public, or communitywide, benefit.

At this point in time, City staff is seeking authorization from the City Council to negotiate an agreement with the Development Team that would provide an appropriate level of financial assistance from the City to facilitate the potential development of a hotel on the subject property. Although the specific details of such an agreement and the exact structure of the City's financial participation have yet to be determined, staff has, at this point, identified approximately \$3.6 million of unassigned General Fund balance, a major portion of which includes former redevelopment agency bond funds, Redevelopment Property Tax Trust Fund (RPTTF) pass-through and residual payments and repayment from RPTTF of the City Loan to the former Redevelopment Agency. As such, the use of these funds for economic development purposes is not only appropriate but would also not impact the City's current two-year operating budget. Furthermore, given the significant on-going economic and public benefit this potential project would create for the City and the community, staff believes that using these funds to facilitate development of this specific type of project to be an economically sound proposition.

As previously stated, the Development Team is currently under contract with the property owner to purchase the property. An appraisal conducted on behalf of the City has determined the value of the property to be consistent with their agreed upon purchase price. The Development Team has submitted a development pro forma to the City demonstrating that, while expecting a reasonable rate of return for development of the proposed project, there is a financing gap that must be filled in order to proceed with any project. As such, they have requested financial assistance from the City to fill that gap to make the potential project economically feasible. The City's economic consultant, Keyser Marston Associates, Inc., has reviewed and analyzed the pro forma including the construction cost estimates, revenue assumptions, and the anticipated return on investment expected by the Development Team, and agrees that the project pro forma demonstrates a financing gap.

In order to accommodate the Development Team's request, staff has identified available funding in the amount of \$3,582,506. It is important to note that all of the funding currently identified consists of unassigned fund balance that exceeds the minimum fund balance required by Council Policy No. 420 (i.e., the identified funds exceed the 30% of General Fund Operating Budget threshold). It should also be noted, however, that additional funding could also be identified if needed to provide gap financing for the potential project if approved by the City Council.

The following table illustrates the City's current General Fund balance, the 30% Unassigned General Fund Balance amount required by Council Policy No. 420, and identifies the funding that can be made available for contribution to this project:

Beginning FY 2014 General Fund Balance	\$ 5,605,307
City Loan Repayment to General Fund	\$ 892,172
Additional Pass-Thru & Residual RPTTF Not Budgeted in FY2014	\$ 692,855
Ending FY 2014 General Fund Balance	\$ 7,190,334
30% of \$18M General Fund Required as Unassigned Fund Balance	\$ 5,400,000
General Fund Unassigned Balance Available	\$ 1,790,334
2010 Bond Funds	\$ 400,000
Strategic Capital Reserve Contribution	\$ 500,000
2nd City Loan Repayment to General Fund	<u>\$ 892,172</u>
Total:	\$ 3,582,506

Proposed Project

The Development Team has significant local and regional experience in developing and operating hotels and restaurants. The concept after which the Development Team is proposing to model this hotel project is the Tower23 hotel in the City of San Diego. Their concept is to name this project "Tower23 IB" and, over time, to replicate the concept in other coastal cities. As noted above, staff is seeking City Council authorization to negotiate an agreement with the Development Team to facilitate the development of a proposed hotel project on the subject property. The project anticipates providing the following amenities:

- At least 90 hotel rooms in a full-service hotel
- A full-service restaurant
- A coffee shop
- Conference Room Facilities
- Improved coastal access
- Infrastructure improvements

The Development Team will be required to obtain a number of development review permits for this proposed project and will have to proceed through all required development and environmental review requirements that are typically required. Any potential funding agreement with the City and the Development Team will reserve all of the City's discretionary rights to approve or not approve the proposed project and/or any required environmental document.

Financing Alternatives

Although staff is only seeking authorization from the City Council to negotiate an agreement with the Development Team to provide City financial assistance for the proposed Tower23 IB project, staff has begun consideration of various financing structures and/or mechanisms that might be arranged. Those structures include the City participating in the acquisition of the property,

executing a transient occupancy tax (TOT) and/or sale tax rebate agreement with the Development Team, or contributing to the construction of off-site public improvements or infrastructure surrounding the project. A combination of any of the alternatives might also be considered. These details would be subject to project need and negotiation and would be brought before the City Council at a future public hearing for consideration and approval.

Economic and Public Benefits

The benefits expected from a project of this type are significant. Beginning with the economic impacts, the project would be expected to generate significant increases in property tax, transient occupancy tax and retail sales tax to the City. Using the project pro forma, together with the performance of the Pier South Hotel, the following represents an estimate of the potential annual taxes the project would generate as compared to the existing use of the property:

	<u>Existing Use</u>	<u>Tower23 IB Hotel</u>
Property Tax	\$9,800	\$80,000
Sales Tax	\$0	\$30,000
Transient Occupancy Tax (TOT)	\$0	\$400,000
Total	\$9,800	\$510,000

Beyond these direct, on-going economic benefits to the City, the project would also be expected to generate significant aesthetic and residual or catalytic economic benefits to the community and to the City in the following forms:

- Elimination of a substandard, dilapidated property
- Creation of over 100 new full-time jobs
- Creation of significant construction jobs
- Construction of new off-site Public Improvements to Seacoast Drive, Imperial Beach Blvd. street end and Ebony Avenue street end
- Upgrading of public infrastructure including, sewer, water, and storm drains
- Providing new shoreline protection at Ebony Avenue street end
- Improving storm water pollution prevention
- Providing public amenities including parking and conference facilities
- Improving both lateral and vertical coastal access for the general public

Additionally, the construction of a hotel on this site would carry out both current and long-range planning objectives of the City's General Plan and Local Coastal Program by developing a preferred and encouraged use in the Seacoast Commercial & Mixed Use (C/MU-2) Zone and by replacing the lowest priority use (residential) with the highest priority use (hotel) as provided under the California Coastal Act while also carrying out specific goals of the City's vision plan, Imperial Beach: The Big Picture, and Economic Development Plan.

ENVIRONMENTAL DETERMINATION:

The authorization being recommended by staff to negotiate an agreement for financial assistance is not a project as defined by CEQA.

FISCAL IMPACT:

As noted above, staff has identified \$3,582,506 of unassigned and available General Fund balance during Fiscal Year 2015 that can be made available for assistance with this potential project. If needed and approved by the City Council, additional funding could also be identified in order to facilitate the proposed project.

RECOMMENDATION:

That the City Council authorize the City Manager and staff to negotiate an agreement between the City of Imperial Beach and Pacifica Enterprises and Eat, Drink and Sleep to provide City financial assistance to facilitate development on the property at the northwest corner of Imperial Beach Boulevard and Seacoast Drive (1046 Seacoast Drive).

Attachments: None.