



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

December 5, 2018

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

**CLOSED SESSION MEETING – 5:00 P.M.
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) 628-2347, as far in advance of the meeting as possible.

CLOSED SESSION MEETING CALL TO ORDER

ROLL CALL

CLOSED SESSION (1-2)

1. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION

Government Code section 54956.9(d)(1) (2 cases)

- a. Case No. 37-2016-00000183-CU-WM-CTL
- b. Case No. 37-2018-00039254-CU-WM-CTL

2. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2)
Facts and circumstances pursuant to Government Code section 54956.9(e)(3)

RECONVENE AND ANNOUNCE ACTION (IF APPROPRIATE)

ADJOURN CLOSED SESSION

REGULAR MEETING CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

REIMBURSEMENT DISCLOSURES/REPORTS ON ASSIGNMENTS AND COMMITTEES

All City Council assignments are available for review in the City Clerk's Office.

COMMUNICATIONS FROM CITY STAFF

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

PRESENTATIONS (1.1)

**1.1* RECOGNITION OF FIRE PREVENTION WEEK POSTER CONTEST WINNERS.
(0410-30)**

*No Staff Report

Any writings or documents provided to a majority of the City Council/Planning Commission/Public Financing Authority/Housing Authority/I.B. Redevelopment Agency Successor Agency regarding any item on this agenda will be made available for public inspection in the office of the City Clerk located at 825 Imperial Beach Blvd., Imperial Beach, CA 91932 during normal business hours.

CONSENT CALENDAR (2.1-2.11)-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: That the City Council approves the Regular Meeting Minutes of October 17, 2018.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Recommendation: It is respectfully requested that the City Council ratifies the warrant register.

2.3 ADOPTION OF RESOLUTION 2018-7988 ALLOWING SOUTH BAY COMMUNITY SERVICES TO PROVIDE SERVICES FOR IMPERIAL BEACH TO THOSE EXPERIENCING A HOUSING CRISIS. (0240-10)

Recommendation: Adopt Resolution No. 2018-7988.

2.4 RESOLUTION NO. 2018-7987 CONTINUING THE PROCLAMATION OF A STATE OF LOCAL EMERGENCY RELATING TO IMPACTS FROM CROSS-BORDER POLLUTION IN THE TIJUANA RIVER. (0150-40 & 0210-26)

Recommendation: Adopt Resolution 2018-7987 to maintain a state of local emergency related to the cross-border pollution impacts from the Tijuana River and authorize the City Manager, Mayor, and Council members to work with local, State, Federal, and Mexican authorities to advance binational projects to improve conditions in the Tijuana River.

2.5 AT&T/NEW CINGULAR WIRELESS PCS, LLC (APPLICANT); TELECOMMUNICATION NETWORK LICENSE AND ENCROACHMENT AGREEMENT BETWEEN THE CITY AND AT&T/NEW CINGULAR WIRELESS PCS, LLC. RESOLUTION NO. 2018-7992. (0800-50)

Recommendation: Adopt Resolution No. 2018-7992 approving the Master License Agreement with AT&T/New Cingular Wireless PCS, LLC and authorize the City Manager, or designee thereof, to execute all documents and take any actions necessary and appropriate to carry out the intent of this resolution.

2.6 RESOLUTION NO. 2018-7985 ACCEPTING COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS IN THE AMOUNT OF \$197,760 AND APPROPRIATING THE CDBG GRANT FUNDS TO THE FY2019 BUDGET FOR PROJECT (P19-101) PLAYGROUND IMPROVEMENTS TEEPLE PARK. (0920-10)

Recommendation: Adopt Resolution No. 2018-7985.

2.7 AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH VAVRINEK, TRINE, DAY & CO., LLP TO PROVIDE FINANCIAL CONSULTING SERVICES TO THE CITY OF IMPERIAL BEACH. (0310-10)

Recommendation: Approval for the City Manager to execute a Professional Services Agreement with Vavrinek, Trine, Day & Co., LLP (VTD) to provide financial consulting services to the City of Imperial Beach.

2.8 RESOLUTION NO. 2018-7990 ADDING THE CIVIC CENTER RENOVATION PHASE 2 PROJECT (SP1819) TO THE IMPERIAL BEACH CAPITAL IMPROVEMENT PROGRAM; AND APPROPRIATING \$300,000 TO THE PROJECT BUDGET. (0330-35)

Recommendation: Adopt Resolution No. 2018-7990 to: (1) add the Civic Center Phase 2 Project to the Imperial Beach Capital Improvement Program; (2) authorize the appropriation of \$300,000 to the project budget from the Public Works Reserve General Fund Balance.

2.9 ADOPT RESOLUTION NO. 2018-7981 AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH KEENAN & ASSOCIATES FOR EMPLOYEE BENEFITS BROKER OF RECORD. (0520-50)

Recommendation: Adopt Resolution No. 2018-7981.

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CONSENT CALENDAR (Continued)

2.10 LOCAL APPOINTMENTS LIST. (0460-45)

Recommendation: That the City Council approves the Local Appointments List in compliance with California Government Code §54972 and designates the Imperial Beach Branch Library (the public library with the largest service population within jurisdiction) to receive a copy of the list in compliance with California Government Code §54973.

2.11* NOTIFICATION OF TRAVEL: COUNCILMEMBER SPRIGGS ATTENDED THE LEAGUE OF CALIFORNIA CITIES LEAGUE LEADERS WORKSHOP IN GARDEN GROVE, CA – NOVEMBER 28-29, 2018. THE ESTIMATED COST FOR TRAVEL AND MEALS IS \$125.00. (0410-60)

* No staff report.

ORDINANCES/INTRODUCTION & FIRST READING (3.1)

3.1 CONSIDERATION OF ORDINANCE 2018-1179 AMENDING TITLE 15 OF THE IMPERIAL BEACH MUNICIPAL CODE TO ADD CHAPTER 15.56 IMPERIAL BEACH MILLS ACT PROGRAM RELATED TO THE PRESERVATION OF HISTORIC PROPERTIES. (0710-95)

Recommendation: Introduction of Ordinance 2018-1179, enabling the creation of the Imperial Beach Mills Act Program, by title only and waive reading in full.

PUBLIC HEARINGS (4.1-4.4)

4.1 MIXED-USE DEVELOPMENT PROJECT AT 236-238 PALM AVENUE (APN 625-023-07-00). MF 1282

A. GEORGE BRAUDAWAY SR. AND JODY WATKINS, CHARTWELL DEVELOPMENT, LLC (APPLICANT); CONSIDERATION OF A REGULAR COASTAL DEVELOPMENT PERMIT (CP 180012), DESIGN REVIEW CASE (DRC 180013), SITE PLAN REVIEW (SPR 180014), CONDITIONAL USE PERMIT (CUP 180041), AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15332 (IN-FILL DEVELOPMENT PROJECTS) FOR THE CONSTRUCTION OF A MIXED-USE COMMERCIAL DEVELOPMENT WITH FOURTEEN RESIDENTIAL UNITS AND 2,212 SQUARE FEET OF COMMERCIAL SPACE AT 236-238 PALM AVENUE (APN 625-023-07-00) SUBJECT TO SPECIFIED CONDITIONS OF APPROVAL. MF 1282. (0600-20)

Recommendation: That the City Council hold the public hearing; consider public input; and adopt Resolution 2018-7984, approving Regular Coastal Permit (CP 180012), Conditional Use Permit (CUP 180041), Design Review Case (DRC 180013), Site Plan Review (SPR 180014), and Categorical Exemption pursuant to CEQA Guidelines 15332 (In-fill Development) to construct a new mixed-use development with approximately 2,212 square feet of commercial space and fourteen (14) residential units with an affordable housing component at 236-238 Palm Avenue (APN 625-023-07-00) in the C/MU-2 (Seacoast Commercial & Mixed-Use) Zone subject to the conditions as specified in the resolution.

B. CONSIDERATION OF RESOLUTION NO. 2018-7991, VACATING A PORTION OF THE CITY'S RIGHT-OF-WAY AND EASEMENTS AT THE NORTHWEST CORNER OF PALM AVENUE AND SILVER STRAND BOULEVARD AND APPROVING THE SALE OF SUCH VACATED RIGHT-OF-WAY AND EASEMENTS PURSUANT TO A CEQA EXEMPTION (0480-75, 0480-40 & 0600-20)

Recommendation: That the City Council receive the report, approve the vacation of the City ROW, approve the sale of the City ROW at the appraised value, and adopt Resolution No. 2018-7991 pursuant to the applicable CEQA exemption. A map depicting the proposed vacated property can be found at Attachment 2 of the staff report.

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PUBLIC HEARINGS (Continued)

4.2 FLORIANA LO SAPIO, SILO PROPERTIES, LLC (APPLICANT); CONSIDERATION OF A DESIGN REVIEW CASE (DRC 160066), SITE PLAN REVIEW (SPR 160067), TENTATIVE MAP (TM 160068), AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES 15332 (IN-FILL DEVELOPMENT) FOR THE CONSTRUCTION OF EIGHT NEW RESIDENTIAL CONDOMINIUM UNITS (TWO BUILDINGS EACH WITH FOUR UNITS) AT 1337 HOLLY AVENUE (APN 633-162-04-00). MF 1221; RESOLUTION 2018-7983. (0600-20)

Recommendation: That the City Council hold the public hearing; consider public input; and adopt Resoluuion 2018-7983, approving Design Review Case (DRC 160066), Site Plan Review (SPR 160067), Tentative Map (TM 160068), and Categorical Exemption pursuant to CEQA Guidelines 15332 (In-fill Development) to construct eight (8) new residential condominium units at 1337 Holly Avenue (APN 633-162-04-00).

4.3 PUBLIC HEARING TO RECEIVE INPUT CONCERNING DISTRICT MAPS FOR CITY COUNCIL ELECTIONS DISTRICT BOUNDARIES, THE SEQUENCING OF ELECTIONS, CONSIDERATION TO CONDUCT SECOND READING AND ADOPTION OF ORDINANCE NO. 2018-1178 ESTABLISHING A BY-DISTRICT ELECTION PROCESS IN FOUR COUNCIL DISTRICTS WHILE CONTINUING WITH AN ELECTIVE OFFICE OF MAYOR, AND CONSIDERATION OF RESOLUTION NO. 2018-7993 APPROVING A STATEMENT OF INTENTION FOR THE CITY COUNCIL TO ACT IN THE BEST INTERESTS OF THE CITY. (0430-95)

Recommendation:

1. Open the public hearing concerning the draft maps proposed to date and potential election sequencing for a district-based election process pursuant to Elections Code section 10010;
2. Invite members of the public to provide input on the map and election sequencing presented;
3. Close the public hearing when there is no more input from the public; and
4. Entertain a motion to conduct the second reading and adopt Ordinance No. 2018-1178, an Ordinance of the City of Imperial Beach, California, establishing a by-district election process in four council districts while continuing with an elective office of mayor pursuant to California Elections Code section 10010 and California Government Code sections 34871(c) and 34886 and amending Imperial Beach Municipal Code Title 2 (Administration and Personnel) to provide for City Council election districts, by title only and waive full reading of the ordinance.
5. Consider approval of Resolution No. 2018-7993.

4.4 PUBLIC HEARING TO CONSIDER APPROVAL OF RESOLUTION NO. 2018-7994 SETTING THE REGULATORY SAFETY PERMIT CANNABIS OUTLET APPLICATION PROCESSING FEES PURSUANT TO IMPERIAL BEACH MUNICIPAL CODE CHAPTER 4.60. (0610-95)

Recommendation: That the City Council hold the public hearing to consider the public input on the item and adopt Resolution No. 2018-7994.

REPORTS (5.1)

5.1 RESOLUTION NO. 2018-7986 AUTHORIZING THE SUBMITTAL OF TRACK 1 JURISDICTIONAL MAPS AND TIME SCHEDULE TO THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD. (0770-65)

Recommendation: Receive a report from City staff and adopt Resolution 2018-7986 to reaffirm City Council's commitment to meet the requirements of the Trash Order and authorizes the submittal of jurisdictional maps and time schedule to Regional Board as required by Trash Order R9-2017-0077.

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS (6.1)

6.1 ADOPTION OF RESOLUTION NUMBERS SA-18-64 AND SA-18-65 OF THE IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY APPROVING THE ADMINISTRATIVE BUDGET AND THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 19-20) FOR THE 12-MONTH PERIOD FROM JULY 1, 2019 THROUGH JUNE 30, 2020 AND APPROVING RELATED ACTIONS. (0418-50)

Recommendation: Staff recommends that the Successor Agency adopt Resolution No. SA-18-64 approving the Administrative Budget for the period from July 1, 2019 through June 30, 2020, adopt Resolution No. SA-18-65 approving the ROPS 19-20 for the period from July 1, 2019 through June 30, 2020, and approve related actions.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

ADJOURN REGULAR MEETING

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

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

/s/

Jacqueline M. Kelly, MMC
City Clerk

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