

MINUTES

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

AUGUST 18, 2010

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

**REGULAR & SPECIAL CLOSED SESSION MEETINGS – 5:30 P.M.
REGULAR MEETING – 6:00 P.M.**

CALL TO ORDER

MAYOR JANNEY called the Regular and Special Closed Session Meetings to order at 5:30 p.m.

ROLL CALL

Councilmembers present: Bragg, McCoy, Rose
Councilmembers absent: None
Mayor present: Janney
Mayor Pro Tem present: King

Staff present: City Manager Brown; City Attorney Lyon; City Clerk Hald

CLOSED SESSION

MOTION BY BRAGG, SECOND BY ROSE, TO ADJOURN TO CLOSED SESSION UNDER:

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code section 54956.9(b)(3)(A)
No. of Cases: 1

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code section 54956.9(c)
No. of Cases: 1

MOTION CARRIED UNANIMOUSLY.

MAYOR JANNEY adjourned the meeting to Closed Session at 5:31 p.m. and he reconvened the meeting to Open Session at 6:02 p.m. Reporting out of Closed Session, MAYOR JANNEY announced Council met earlier in Closed Session, City Council gave direction and had no reportable action.

REGULAR MEETING CALL TO ORDER

MAYOR JANNEY called the Regular Meeting to order at 6:03 p.m.

ROLL CALL

Councilmembers present: Bragg, McCoy, Rose
Councilmembers absent: None
Mayor present: Janney
Mayor Pro Tem present: King

Staff present: City Manager Brown; City Attorney Lyon; City Clerk Hald

PLEDGE OF ALLEGIANCE

MAYOR JANNEY led everyone in the Pledge of Allegiance.

MAYOR PRO TEM KING announced he recused himself from discussion of one of the Closed Session items due to a potential indirect conflict of interest.

AGENDA CHANGES

None.

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

COUNCILMEMBER BRAGG spoke about the successful 30th Annual US Open Sandcastle Event; she recognized Fire Chief Clark for his innovative ideas to ensure the safety of the public; she reported on the League of California Cities Luncheon meeting she attended along with Mayor Pro Tem King and noted the main focus was the lack of a State budget; and she spoke about the groundbreaking ceremony for the Skate Park.

COUNCILMEMBER ROSE expressed concern about the amount of traffic during the US Open Sandcastle Event and suggested the use of traffic control personnel in the future.

MAYOR PRO TEM KING reported on his attendance at the South County Economic Development Council meeting where there was a discussion on what could be done to improve Palm Ave. from 7th St. to Interstate 5; he noted the billboard signs on Palm Ave. are leaseholds within the City of San Diego.

COMMUNICATIONS FROM CITY STAFF

None.

PUBLIC COMMENT

MICHAEL J. BURNS complained about the amount he was charged for California Redemption Value (CRV) at a local market.

PRESENTATIONS (1.1)

1.1 RECYCLE ALL-STAR AWARD PRESENTATION. (0270-30)

MAYOR JANNEY presented the Recycle All-Star Award Certificate and other premiums to Peter Chmarney.

MARCO TOPETE, of EDCO, presented the \$100.00 check to Mr. Chmarney.

CONSENT CALENDAR (2.1 - 2.7)

For Item No. 2.4, a revised draft letter was submitted as Last Minute Agenda Information.

For Item No. 2.7, a correction to page 2 of the minutes was submitted as Last Minute Agenda Information.

MOTION BY MCCOY, SECOND BY BRAGG, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1 THRU 2.7. MOTION CARRIED UNANIMOUSLY.

2.1 RATIFICATION OF WARRANT REGISTER. (0300-25)

Ratified the following registers: Accounts Payable Numbers 71397 through 71469 with the subtotal amount of \$313,799.18 and Payroll Checks 42955 through 43013 for the pay period ending 07/29/10 with the subtotal amount of \$166,362.66, for a total amount of \$480,161.84.

- 2.2 CASH AND INVESTMENT REPORTS FOR THE QUARTER ENDED MARCH 31, 2010. (0300-90 & 0350-90)**
Received and filed reports.
- 2.3 CASH AND INVESTMENT REPORTS FOR THE QUARTER ENDED JUNE 30, 2010. (0300-90 & 0350-90)**
Received and filed reports.
- 2.4 RESPONSE TO GRAND JURY REPORT ON EFFICIENCY IN GOVERNMENT. (0440-25)**
Authorized the Mayor and City Manager to sign letter responding to Grand Jury Report on Efficiency in Government, as revised by Last Minute Agenda Information.
- 2.5 RESOLUTION NO. 2010-6926 – AUTHORIZING RECLASSIFICATION OF THE POSITION OF HUMAN RESOURCES TECHNICIAN FROM A MISCELLANEOUS CLASSIFIED POSITION TO A CONFIDENTIAL APPOINTIVE EMPLOYEE POSITION. (0510-30)**
Adopted resolution.
- 2.6 RESPONSE TO GRAND JURY REPORT ON ETHICS IN GOVERNMENT. (0440-25)**
Authorized the Mayor and City Manager to sign letter responding to Grand Jury Report on Ethics in Government.
- 2.7 MINUTES.**
Approved the minutes of the Special City Council Meeting of August 11, 2010, as revised by Last Minute Agenda Information.

ORDINANCES – INTRODUCTION/FIRST READING/PUBLIC HEARING (3)

None.

ORDINANCES – SECOND READING & ADOPTION (4)

None.

PUBLIC HEARINGS (5)

None.

REPORTS (6.1 - 6.4)

6.1 MONTHLY UPDATE REPORT ON THE REDEVELOPMENT OF THE SEACOAST INN HOTEL. (0660-43)

COUNCILMEMBER BRAGG announced she had a potential conflict of interest on the item due to a previous place of employment and left Council Chambers at 6:17 p.m.

CITY MANAGER BROWN introduced the item.

ALISON ROLFE, Project Manager for Pacifica, gave a progress report on the project and noted the completion of the following goals: CC&Rs approved by the California Coastal Commission, the Condition Subsequent Letter was approved and notarized, the loan for the existing hotel will be paid off tomorrow with documentation of this transaction to be forwarded to the City by the end of the week, the final map will be recorded next week following the reconveyance to another property; and she anticipated demolition of the existing hotel the first week of September.

In response to a letter submitted by Ash Israni, owner of Pacifica, a majority of City Council opposed his request for a waiver of the in lieu TOT and they supported the terms of the already established agreements.

COMMUNITY DEVELOPMENT DIRECTOR WADE reported on a productive meeting between City staff, the contractor on the project, civil engineers and Project Manager; he expected the building permit plan submittal by the end of the month.

CITY COUNCILMEMBER BRAGG returned to Council Chambers at 6:35 p.m.

6.2 ARCHITECTURAL DESIGN, SITE PLAN AND PHASING FOR THE 9TH AND PALM REDEVELOPMENT PROJECT. (0600-20)

MAYOR PRO TEM KING left Council Chambers at 6:35 p.m. due to a potential indirect conflict of interest.

CITY MANAGER BROWN introduced the item.

COMMUNITY DEVELOPMENT DIRECTOR WADE reported City staff and Sudberry Properties are working under the terms of the Exclusive Negotiating Agreement and looking to complete the terms of the Disposition Development Agreement; staff continues to relocate existing tenants; going through site planning issue with respect to the Caltrans right of way; and a partial relinquishment to comply with Palm Ave Master Plan.

ESTEAN LENYOUN, Director of Urban Redevelopment for Sudberry, gave an update on the project.

ANDY STEVENSON, Architect, gave a PowerPoint presentation on the design of the project.

City Council supported the design concepts for buildings B and C, and expressed concerns about the design for building A. Suggestions included the use of angles to make the building look less linear, use of colors, the addition of a tower element, and to vary the roofline; City Council also stressed the need for a "gateway" design element that defines the area.

MAYOR PRO TEM KING returned to Council Chambers at 7:15 p.m.

<p><i>Item No. 6.4 discussed at 7:00 p.m. – TIME SPECIFIC</i></p>
--

6.4 COMMERCIAL ZONING REVIEW – ADDITIONAL PROTOTYPE AND COMMERCIAL ZONING RECOMMENDATIONS DOCUMENT. (0610-95)

CITY MANAGER BROWN introduced the item.

COMMUNITY DEVELOPMENT DIRECTOR WADE gave a PowerPoint presentation on various development prototypes for a small lot bounded by development, constrained by residential property behind it, and with limited vehicular access; and he reported the explanatory document was not complete and expected to have it ready for the next City Council meeting.

JOHN PERNO suggested City Council walk Dahlia Ave. from 4th St., down to the beach and up to Palm Ave. to view properties with buffer areas; he noted although residential, the south side of Palm Ave. is multi-family and the north side is single family, there is a distinction between the two areas but the distinction has not been made in the discussion, and stressed the need to treat the areas differently; he also suggested taller walls along Palm Ave. to muffle noise; and he expressed concern about the rights of potential developers on Palm Ave. taken away since they are not represented tonight. (Additional speaking time donated by Alan Winkelman.)

City Council supported a recommendation of a 10-foot setback from residentially zoned properties in the CMU-2 zone. In response to City Council discussion about this requirement being applied to specific geographic areas, staff will present these various options to the community for their consideration.

6.3 IMPLEMENTATION OF A SYSTEMATIC CODE COMPLIANCE PROGRAM. (0470-95)

A Systematic Code Compliance grid was presented as Last Minute Agenda Information.

CITY MANAGER BROWN introduced the item.

COMMUNITY DEVELOPMENT DIRECTOR WADE gave a PowerPoint presentation on the program; the initial target area is south of Imperial Beach Blvd. and east of 13th St. (eastern portion of the Oneonta neighborhood); he spoke about the notification process; he reviewed the prioritization of code cases; he thanked Code Enforcement Officer Garcias and Building Official Adame for their efforts in developing the program; and he responded to questions of Council regarding the expenses and notification process.

City Council supported the implementation of the Systematic Code Compliance Program as proposed.

ADJOURNMENT

MAYOR JANNEY adjourned the meeting at 8:19 p.m.

James C. Janney, Mayor

Jacqueline M. Hald, CMC
City Clerk