

LAST MINUTE AGENDA INFORMATION

II

10/07/09 Regular Meeting

(Agenda Related Writings/Documents provided to a majority of the City Council after distribution of the Agenda Packet for the October 7, 2009 Regular meeting.)

<u>ITEM NO.</u>	<u>DESCRIPTION</u>
5.2	<p>1174 SEACOAST DRIVE – ORDER TO VACATE THE PREMISES, THE BUILDING DECLARED UNSAFE, UNFIT FOR HUMAN OCCUPANCY, AND A PUBLIC NUISANCE.</p> <p>a. Additional details re: structural hazards identified at 1174 Seacoast Drive. b. Fire Safety Inspection Report.</p>
6.1	<p>RESOLUTION NO. R-09-195 – APPROVING A REQUEST FROM PACIFIC REALTY FOR FAÇADE IMPROVEMENT PROGRAM MATCHING FUNDS AT 280 PALM AVENUE.</p> <p>a. Façade Improvement Program Guidelines.</p>
6.2	<p>ARMY CORPS OF ENGINEERS NEARSHORE SAND DEPOSIT.</p> <p>a. E-mail correspondence from Daren Johnson, sent October 2, 2009 (after posting of the agenda).</p>

CITY OF IMPERIAL BEACH

Memo

2009 OCT -5 P 5:13

CITY MANAGER/ADMINISTRATIVE
CITY CLERK OFFICES

To: Honorable Mayor & City Council

From: Community Development Department
Greg Wade, Community Development Department Director
Edward Wilczak, Deputy Building Official
Frank Sotelo, Fire Marshall / Public Safety Director
David Garcias, Code Compliance Officer

CC: Gary Brown – City Manager

Date: 10/05/2009

Re: Additional details regarding the structural hazards identified at 1174 Seacoast Drive

On September 30, 2009 staff conducted an inspection of the property located at 1174 Seacoast Drive, Imperial Beach. The four stairways and exit balconies constitute the only means of exit for the occupied units on the upper floors of the three story structure.

The supports to these stairways, guardrails, handrails, and exit balconies were substantially deteriorated and damaged from termite infestation thereby creating an extremely unsafe and dangerous condition. The hardware securing, supporting, and holding together these structures had deteriorated from rust and exposure to the marine environment. Portions of the support posts holding up the exit balconies and stairways were rotted completely through and termite damage had deteriorated the structural integrity of the material's ability to support up loads.

Staff was concerned about the use of these stairs and exit balconies by the building's occupants and visitors. In addition, in an emergency fire fighter carrying additional equipment would be subject to an increased risk of injury traveling on these areas. During the inspection by the Building Official, Ed Wilczak, and the Public Safety Director / Fire Marshall, Frank Sotelo, they determined that, due to the deterioration and damage of these stairs and exit balconies, the structural integrity to support loads is substantially compromised and is materially less resistance to winds or earthquakes than is required in similar new construction. Their determination, therefore, was that these conditions, in addition to significant hazardous electrical and fire code deficiencies, constitute an immediate unsafe and dangerous condition as to make it immediately dangerous to the life, limb, or safety of its occupants or the public.

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Fire Protection Law Enforcement Ocean and Beach Safety
Disaster Preparedness Animal Control Special Events

THE CITY OF IMPERIAL BEACH
DEPARTMENT OF PUBLIC SAFETY

865 Imperial Beach Boulevard, Imperial Beach, California 91932
(619) 423-8223 Fax (619) 628-1489

RECEIVED
2009 SEP 30 5:13
CITY CLERK OFFICES

FIRE SAFETY INSPECTION REPORT

September 30, 2009

Camelot
1174 Seacoast
Imperial Beach, CA 91932

RE: Fire Safety Inspection

Dear Sir or Madame,

During a joint inspection operation at this property, the following fire safety hazards were identified and noted as violations needing prompt attention:

FIRE PROTECTION:

- 1) The stand pipe assembly located under the stairway is heavily corroded and appears to be completely inoperable.
- 2) The hose connection outlet on the upper most section of the riser is also in need of service.
- 3) The 5-year certification tag for the stand pipe system was missing.
- 4) Not all units were available for access; however, the smoke-alarms in unit "C" were not installed in the proper locations. Beam projections at the ceiling level create pockets, thus causing additional devices to be installed in order to achieve normal activation.
- 5) All the fire extinguishers at this property are not of the correct type and size, and do not have current certification tags.

ELECTRICAL:

- 1) There's wiring near the gate on Seacoast Dr. that is not suitable for exterior applications.
- 2) An extension cord is being used to power a permanently fixed exterior flood lamp located under the third floor balcony.
- 3) There's an electrical box located in unit "G" that is missing a cover plate which is allowing the wiring to be exposed.
- 4) The exterior west wall of unit "G" has damaged conduit with wiring exposed.
- 5) There's several meter panels open with exposed wiring in the water heater room located under the stairway.
- 6) There's zip cord type wiring connected directly to a breaker panel in the water

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- heater room located under the stairway.
- 7) There's corroded conduit and exposed wiring that passes from the water heater closet through the compartment under the stairs and into the foundation supporting the stairway.

BUILDING/EGRESS:

- 1) The structural members that support the exterior stairways are in the advanced stages of corrosion, and termite infestation is minimal.
- 2) The landings and treads on both stairways have framing that is severely worn and unstable.
- 3) OSB/Particle type panels are being used in unit "C" as a wall covering or wall construction; the requirements for fire resistive separations between units and construction have not determined.
- 4) The foundation/ infill slab under the east stairway is lifting from the earth and appears to affect the stability of the stairway construction.
- 5) The third floor balconies are divided and absent of circulation that would normally provide the occupants with two separate means of egress from the third floor. This dead end condition appears to have been created by unpermitted alterations to this building.

Should you have any questions, please contact Robert Salgado at: 951-541-4380

Thank you,

Robert Salgado
Fire Inspector II

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FAÇADE IMPROVEMENT PROGRAM GUIDELINES

ELIGIBLE PROPERTIES/APPLICANTS

- Retail and commercial businesses located in Commercial Zones
- Any property that was built before 1976 (Exceptions can be granted by the Community Development Director based on the need for the physical improvements and/or aesthetic impact to the community)
- All property and business owners and/or lessees with the written permission of the property owner

ELIGIBLE IMPROVEMENTS

- Signs/Graphics
- Landscaping/Irrigation Systems
- Painting
- Lighting

GENERAL REQUIREMENTS

- Properties with multi-store fronts must include all of the storefronts in the improvement plan to be eligible.
- Any retail or commercial properties that are a part of a mixed-use development must obtain the written signatures of the individual property owners and provide contact information for each owner.
- The Design Review Board must approve project.
- One grant/rebate will be allowed for each eligible building or business within a three-year period.
- All projects must be consistent with Imperial Beach Municipal Code, General Plan and Local Coastal Program, and the Redevelopment Plan.
- Property and/or business owner shall sign a Façade Improvement Program Agreement.

REVIEW CRITERIA

- Design compatibility with neighboring buildings.
- Compliance with Imperial Beach Sign Ordinance.
- Need for the physical improvements.
- Need to unify building with surrounding buildings.
- Property and business owner's interest in funding larger scale improvements.

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- Aesthetically enhancing the image of Imperial Beach.

DESIGN SERVICES

- The Redevelopment Agency will coordinate design services with the property and business owners.

GRANT TERMS

- Grants are available up to \$10,000 per building and/or business. Matching grants are available up to \$20,000. Request for matching grants requires a staff recommendation and Redevelopment Agency approval. Matching grants are equal to the owner's investment.

MAINTENANCE REQUIREMENTS

- Applicant is required to touch up painted areas and perform any other repairs needed to maintain building appearance and landscaping.

PROGRAM PROCEDURES

- Application form submitted to Agency
- Agency review application for compliance
- Agency coordinates the design with Applicant and Architect
- Agency submits design for Design Review Committee review and approval
- Agency obtains all necessary approvals and permits
- Agency obtains at least three bids
- Agency issues a Notice to Proceed to contractor
- Agency monitors contractor's work
- Agency monitors construction progress
- Agency/City of Imperial Beach makes a final inspection
- Agency/City disburses payment to contractor

INELIGIBLE IMPROVEMENTS, APPLICANTS AND/OR BUSINESS TYPES

- New Construction
- Buildings occupied by adult entertainment enterprises
- National or Regional Franchises/Big Box Retailers
- Car Dealerships (Over 1 Acre)
- Government offices and Agencies
- Residential Uses (except mixed-use residential)
- Projects that are inconsistent with Imperial Beach Municipal Codes, General Plan and Local Coastal Program
- Vacant Properties

Lisa Wolfson

Subject: FW: Latest sand dredge

From: Daren Johnson
Sent: Friday, October 02, 2009 11:04 AM
To: jimjanney@oappkq.com
Cc: Gary Brown; Jacque Hald
Subject: Latest sand dredge

RECEIVED
2009 OCT -5 P 12:15
CITY MANAGER/GENERAL MANAGER
CITY CLERK OFFICES

Dear Mayor,

I am deeply disappointed in our City Council and Staff.
Particularly in the fact that your memory is very short.
And that you would put your convoluted plans ahead of our communities safety and health.

If you can remember, please jog your memory, we already had a dredge from the San Diego Bay and it was filthy!
The debri was everywhere in the surf and on the beach.
It put my son and his friends life in peril, when a piece of rebar was sticking straight up in the surf zone, just below the surface.
Also please remember that the Army Corp said it was going to be safe and clean sand.
They lied!

If they are promising you that this latest sand is clean and safe, they are lieing again.

Last time they said they would screen it, but didn't and when questioned said it wasn't possible or cost effective to do so.

I wish you would learn from the past and not put toxic, debri filled sand on our Public Beach!

For once do was is good for our community and even your tourists, if you're going to put sand on the beach get it from a clean source (one that has been proven clean, by experience).
Remember the sand that came from off of Mission Beach, that was clean.
Stop trying to get a "deal".
If it's cheap, there is a reason!!

Do what is safe and healthy for our children, do not further pollute IB.
We have enough problems with sewage, we don't need heavy metals, pcb's, and various dangerous metal debri in our surf or on our beach.

Please don't follow through with this San Diego Bay dredge project.
Don't blindly follow the Army Corp's recommendation, especially after we have witnessed that they are not trustworthy.

Regards,
Daren Johnson

This message has been scanned for malware by Websense. www.websense.com

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