



# A G E N D A

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



FEBRUARY 18, 2009

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 REDEVELOPMENT AGENCY, PLANNING COMMISSION, AND PUBLIC FINANCING AUTHORITY**

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 BY MAYOR**

### **ROLL CALL BY CITY CLERK**

### **PLEDGE OF ALLEGIANCE**

### **AGENDA CHANGES**

### **MAYOR/COUNCIL REIMBURSEMENT DISCLOSURE & COMMUNITY ANNOUNCEMENTS**

### **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 - 1.4)**

- 1.1 RECYCLE ALL-STAR AWARD PRESENTATION. (0270-30)**  
City Manager's Recommendation: Present the Recycle All-Star Award Certificate, \$100.00 check and used oil-recycling premiums to Yuri Coenen.
- 1.2\* PRESENTATION ON UNDERSTANDING GLOBAL CLIMATE CHANGE BY EMILY YOUNG, DIRECTOR, ENVIRONMENT ANALYSIS & STRATEGY, SAN DIEGO FOUNDATION. (0230-40)**
- 1.3\* PRESENTATION ON THE IMPERIAL BEACH PIER MARKET STUDY AND DEMAND ANALYSIS BY PAUL FANFERA, ASSISTANT VICE PRESIDENT, OPERATIONS, SAN DIEGO UNIFIED PORT DISTRICT. (0150-70 & 0920-20)**
- 1.4\* PRESENTATION ON THE SCRIPPS INSTITUTE OF OCEANOGRAPHY – SURF ZONE MONITORING PROJECT BY MICHELE OKIHIRO, Ph.D., UNIVERSITY OF CALIFORNIA, SAN DIEGO. (0220-50)**

\* No Staff Report.

Any writings or documents provided to a majority of the City Council/RDA/Planning Commission/Public Financing Authority 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 - 2.3)** - All matters listed under Consent Calendar are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Councilmember or member of the public requests that particular item(s) be removed from the Consent Calendar and considered separately. Those items removed from the Consent Calendar will be discussed at the end of the Agenda.

**2.1 RATIFICATION OF WARRANT REGISTER. (0300-25)**

City Manager's Recommendation: Ratify the following registers: Accounts Payable Numbers 68014 through 68099 with the subtotal amount of \$794,776.08; and Payroll Checks 40695 through 40744 for the pay period ending 01/26/09 with the subtotal amount of \$139,851.22; for a total amount of \$934,627.30.

**2.2 RESOLUTION NO. 2009-6715 – ADOPTING THE FISCAL YEAR 2009 DISADVANTAGED BUSINESS ENTERPRISE RACE NEUTRAL (DBE) ANNUAL GOAL. (0380-08)**

City Manager's Recommendation: Adopt resolution.

**2.3 RESOLUTION NO. R-09-173 – APPROVING AGREEMENT WITH DIRT CHEAP DEMOLITION, INC. FOR DEMOLITION OF SINGLE-FAMILY DWELLING AT 776 10<sup>TH</sup> STREET. (0640-20)**

City Manager's Recommendation: Adopt resolution.

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

**3.1 ORDINANCE NO. 2009-1082 – SEACOAST INN: OWNER/APPLICANT: IMPERIAL COAST LIMITED PARTNERSHIP/PACIFICA COMPANIES RE: SPECIFIC PLAN AMENDMENT (GPA 03-095), DESIGN REVIEW (DRC 03-094), AND SITE PLAN REVIEW (SPR 03-093), FOR PROPOSED ROOFTOP PATIO/GARDEN AND HEIGHT LIMIT RELIEF FOR PROJECTIONS ON ROOF OF APPROVED HOTEL REDEVELOPMENT PROJECT LOCATED AT 800 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 661. (0660-43)**

City Manager's Recommendation:

1. Declare the public hearing open;
2. Receive report and public testimony;
3. Motion to continue the public hearing to March 4, 2009;
4. Mayor calls for the reading of the title of Ordinance No. 2009-1082, an Ordinance of the City Council of the City of Imperial Beach, California, amending the Seacoast Inn Specific Plan (GPA 03-095) by deleting specified height limits that apply to qualified projections above the roof line for an approved 4-story, 78 room hotel located at 800 Seacoast Drive in the C-2 (Seacoast Commercial) Zone. MF 661; and
5. City Clerk reads title of Ordinance No. 2009-1082; and
6. Motion to dispense first reading and introduce Ordinance No. 2009-1082 by title only, set the matter for adoption at the next regular City Council meeting of March 4, 2009, and authorize the publication in a newspaper of general circulation.

**ORDINANCES – SECOND READING & ADOPTION (4)**

None.

**PUBLIC HEARINGS (5.1)**

**5.1 RESOLUTION NO. 2009-6716 – ADOPTING AMENDMENT NO. 8 TO THE TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2009 THROUGH 2013. (0680-80)**

City Manager's Recommendation:

1. Declare the public hearing open;
2. Receive report and discuss the proposed program amendment;
3. Receive public testimony;
4. Close the public hearing; and
5. Adopt resolution.

**REPORTS (6.1 - 6.6)**

- 6.1 RESOLUTION NO. R-09-174 – PALM AVENUE COMMERCIAL CORRIDOR MASTER PLAN FINAL DRAFT. (0620-90 & 0640-90)**  
City Manager's Recommendation: Consider the presentation and adopt resolution.
- 6.2 REQUEST FOR QUALIFICATIONS/PROPOSALS FOR REAL ESTATE DEVELOPMENT IN IMPERIAL BEACH. (0640-20)**  
City Manager's Recommendation:  
1. Receive report and provide direction to staff; and  
2. Authorize the issuance of a Request for Qualifications/Proposals for real estate development in Imperial Beach.
- 6.3 REVIEW AND ADOPT COUNCIL'S STRATEGIC GOALS FOR 2009-2014 AS DISCUSSED AT THE JANUARY 2009 STRATEGIC PLANNING WORKSHOP. (0100-10)**  
City Manager's Recommendation: Make any modification as necessary and adopt the final City of Imperial Beach City Council Strategic Goals for 2009-2014.
- 6.4 PUBLIC NOTICE OF DECLARATION OF STAGE 1 WATER WATCH; REVIEW OF. (0230-70 & 0840-05)**  
City Manager's Recommendation:  
1. Receive report; and  
2. Affirm the City Manager's declaration of Stage 1 Water Watch.
- 6.5 RESOLUTION NO. 2009-6714 – AWARD OF PUBLIC WORKS CONTRACT, TO WIT: DEMPSEY HOLDER SAFETY CENTER WOOD FLOORING RESTORATION (F05-401) PROJECT AND AUTHORIZE THE TRANSFER OF FACILITIES MAINTENANCE FUND 504 ACCOUNT MONEYS TO DEMPSEY HOLDER FACILITY IMPROVEMENT (F05-401) PROJECT. (0910-20)**  
City Manager's Recommendation: Adopt resolution.
- 6.6 TIDELANDS ADVISORY COMMITTEE APPOINTMENT TO FILL ONE (1) POSITION WITH A TERM EXPIRING DECEMBER 31, 2009. (0120-90)**  
City Manager's Recommendation:  
1. Mayor recommend appointment to fill the one (1) vacancy on the Tidelands Advisory Committee with a term expiring on December 31, 2009 and  
2. Approval of appointment by City Council.

**ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)**

**MAYOR/COUNCIL REPORTS ON ASSIGNMENTS AND COMMITTEES**

**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.cityofib.com](http://www.cityofib.com).

Copies of this notice were provided on February 12, 2009 to the City Council, San Diego Union-Tribune, I.B. Eagle & Times, and I.B. Sun.

STATE OF CALIFORNIA)  
COUNTY OF SAN DIEGO) ss.  
CITY OF IMPERIAL BEACH)

AFFIDAVIT OF POSTING

*I, Jacqueline M. Hald, CMC, Clerk of the City of Imperial Beach, hereby certify that the Agenda for the Regular Meeting as called by the City Council, Redevelopment Agency, Planning Commission, and Public Financing Authority of Imperial Beach was provided and posted on February 12, 2009. Said meeting to be held at 6:00 p.m. February 18, 2009, in the Council Chambers, 825 Imperial Beach Boulevard, Imperial Beach, California. Said notice was posted at the entrance to the City Council Chambers on February 12, 2009 at 1:30 p.m.*

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Jacqueline M. Hald, CMC  
City Clerk



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** GARY BROWN, CITY MANAGER  
**MEETING DATE:** FEBRUARY 18, 2009  
**ORIGINATING DEPT.:** PUBLIC WORKS *HCB*  
**SUBJECT:** RECYCLE ALL-STAR AWARD PRESENTATION

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**BACKGROUND:**

The Recycle All-Star Program is designed to encourage residents to participate in weekly curbside collection of recyclables. Each month, a City inspector canvasses one randomly selected neighborhood on trash day in search of a Recycle All-Star – the residence with the greatest quantity of uncontaminated recyclables placed in its curbside-recycling bin. Winners receive a certificate from the City, a \$100 check from EDCO, and other premiums such as a travel mug, a frisbee, pens, pencils, note pads, and a 100% recycled-content tote bag. During inspection, information tags are placed on non-winning recycling bins to promote the Recycle All-Star Program, to remind residents of what materials are recyclable, and to point out contamination observed in the bins.

**DISCUSSION:**

On February 2, 2009, City inspectors canvassed the 300 block of Elder Avenue in search of a Recycle All-Star. The following resident was selected as the Recycle All-Star for the month of February, 2009: Yuri Coenen.

The above resident has been notified of his/her award by telephone and letter and invited to accept the Recycle All-Star award at the February 18, 2009 City Council meeting.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

Not a project as defined by CEQA.

**FISCAL ANALYSIS:**

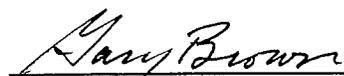
None

**DEPARTMENT RECOMMENDATION:**

Mayor, in company with an EDCO representative, will present the Recycle All-Star award certificate, \$100 check, and other premiums listed above to Yuri Coenen.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

  
\_\_\_\_\_  
Gary Brown, City Manager





**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** GARY R. BROWN, CITY MANAGER

**MEETING DATE:** February 18, 2009

**ORIGINATING DEPT.:** Michael McGrane *mm*  
Finance Director

**SUBJECT:** RATIFICATION OF WARRANT REGISTER

**BACKGROUND:**

None

**DISCUSSION:**

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

Vendor	Check #	Amount	Explanation
Portillo Concrete	68042	\$262,416.60	Old Palm Streetscape Improvement

**ENVIRONMENTAL IMPACT**

Not a project as defined by CEQA.

The following registers are submitted for Council ratification.

**WARRANT #                      DATE                      AMOUNT**

**Accounts Payable:**

68014-68047	01/29/09	475,687.81
68048-68099	02/06/09	319,088.27
		<b>\$ 794,776.08</b>

**Payroll Checks:**

40695-40744	P.P.E. 01/26/09	139,851.22
		<u>139,851.22</u>
TOTAL	\$	<u>934,627.30</u>

**FISCAL IMPACT:**

**Warrants are issued from budgeted funds.**

**DEPARTMENT RECOMMENDATION:**

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

**CITY MANAGER'S RECOMMENDATION:**

**Approve Department recommendation**

  
\_\_\_\_\_  
Gary Brown, City Manager

Attachments:

1. Warrant Registers

PREPARED 02/10/2009, 12:30:24  
 PROGRAM: GM350L  
 CITY OF IMPERIAL BEACH

A/P CHECKS BY PERIOD AND YEAR  
 FROM 01/29/2009 TO 02/06/2009

PAGE 1

BANK CODE 00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
01/29/2009	68014	AIRGAS WEST	129				352.23
601-5060-436.30-02	01/06/2009	TYVEK PANTS	103894738	090036	07/2009		341.89
503-1923-419.20-06	12/31/2008	NOTROGEN	103124803	090036	06/2009		10.34
01/29/2009	68015	ALL TEAM STAFFING, INC	1801				3,660.00
101-6040-454.21-01	10/14/2008	SHEPARD, B W/E 10/05/08	5000311	090072	04/2009		1,220.00
101-6040-454.21-01	09/30/2008	SHEPARD, B W/E 09/28/08	5000280	090072	03/2009		15.25
101-6040-454.21-01	09/30/2008	SHEPARD, B W/E 09/28/08	5000280	090072	03/2009		15.25
101-6040-454.21-01	09/30/2008	SHEPARD, B W/E 09/28/08	5000280	090072	03/2009		122.00
101-6040-454.21-01	09/30/2008	SHEPARD, B W/E 09/28/08	5000280	090072	03/2009		1,067.50
101-6040-454.21-01	08/04/2008	SHEPARD, B W/E 08/03/08	5000203	090072	02/2009		305.00
101-6040-454.21-01	08/04/2008	SHEPARD, B W/E 08/03/08	5000203	090072	02/2009		61.00
101-6040-454.21-01	08/04/2008	SHEPARD, B W/E 08/03/08	5000203	090072	02/2009		122.00
101-6040-454.21-01	08/04/2008	SHEPARD, B W/E 08/03/08	5000203	090072	02/2009		732.00
01/29/2009	68016	BARROWS CONSTRUCTION	2062				5,300.00
248-1920-519.20-06	01/21/2009	CLEAN&GREEN-866 7TH ST	01-21-2009	090771	07/2009		5,300.00
01/29/2009	68017	AVALANCHE MECHANICAL, INC	1917				3,330.00
248-1920-519.20-06	01/16/2009	CLEAN&GREEN-875 13TH ST	109563	090769	07/2009		3,330.00
01/29/2009	68018	BANC OF AMERICA LEASING	1723				199.64
101-3030-423.20-06	01/20/2009	MARCH 2009	010798600	090189	07/2009		199.64
01/29/2009	68019	BDS ENGINEERING INC	372				69,642.00
201-5015-531.20-06	12/03/2008	NOV 08 SIDEWALK INFILL	08-41A	090737	06/2009		15,000.00
405-1260-513.20-06	12/03/2008	11/03-11/20/08 STORM DRN	08-42A	090739	06/2009		2,550.00
201-5015-531.20-06	11/05/2008	OCT 08 SIDEWALK INFILL	08-41	090737	05/2009		14,595.00
408-6020-552.20-06	11/05/2008	OCT 08 SPORTS PK MST PLAN	08-43	090738	05/2009		3,225.00
405-1260-513.20-06	11/05/2008	10/06-11/30/08 STORM DRAI	08-42	090739	05/2009		3,775.00
601-5060-536.20-06	11/07/2007	ONEONTA/NOLF-STORM DRAIN	06-12M	090785	06/2009		5,925.00
601-5060-536.20-06	12/04/2007	ONEONTA/NOLF STORM DRAIN	06-12N	090785	06/2009		1,677.50
601-5060-536.20-06	06/03/2008	ONEONTA/NOLF STORM DRAIN	06-12O	090785	06/2009		669.50
101-6010-551.20-06	11/05/2008	OCT 08 VETERANS PK SOCCER	08-14C	090742	05/2009		4,275.00
405-1260-513.20-06	11/05/2008	OCT 08 VETERANS PK SOCCER	08-14C	090742	05/2009		4,275.00
101-6010-551.20-06	12/03/2008	VETERANS PK SOCCER FIELD	08-14D	090742	06/2009		6,837.50
405-1260-513.20-06	12/03/2008	VETERANS PK SOCCER FIELD	08-14D	090742	06/2009		6,837.50
01/29/2009	68020	BLUEPRINT CONSTRUCTION, INC.	2032				608.00
408-1920-519.20-06	01/06/2009	CHAVEZ -FACADE RMVL/INSTL	01-06-2009	090772	07/2009		325.00
408-1920-519.20-06	12/03/2008	CHAVEZ -FACADE PERMIT FEE	12-03-2008	090772	06/2009		283.00
01/29/2009	68021	BOYCE INDUSTRIES INC	486				281.23
501-1921-419.28-16	01/20/2009	FUEL PUMP/FILTERS/NOZZLE	50739	090039	07/2009		281.23
01/29/2009	68022	CALIFORNIA AMERICAN WATER	612				5,551.99
101-6020-452.27-02	11/18/2008	05-0114612-0 09/16-11/13	12-08-2008		05/2009		61.04
101-5010-431.27-02	11/17/2008	05-0114717-709/15-11/12	12-08-2008		05/2009		19.25
101-5010-431.27-02	11/17/2008	05-0115202-9 09/15-11/12	12-08-2008		05/2009		45.36

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO # PER/YEAR TRN AMOUNT
101-6020-452.27-02	11/17/2008	05-0115205-2	09/15-11/12	12-08-2008 05/2009 3,755.06
101-1910-419.27-02	11/17/2008	05-0115206-0	09/15-11/12	12-08-2008 05/2009 903.49
101-1910-419.27-02	11/17/2008	05-0115208-6	09/15-11/12	12-08-2008 05/2009 279.38
101-5010-431.27-02	11/17/2008	05-0115214-4	09/15-11/12	12-08-2008 05/2009 19.25
601-5060-436.27-02	11/17/2008	05-0115249-0	09/15-11/12	12-08-2008 05/2009 16.64
101-5010-431.27-02	11/18/2008	05-0115949-5	09/16-11/13	12-08-2008 05/2009 24.47
101-5010-431.27-02	11/18/2008	05-0115950-3	09/16-11/13	12-08-2008 05/2009 34.92
101-5010-431.27-02	11/18/2008	05-0116368-7	09/16-11/13	12-08-2008 05/2009 32.32
101-6020-452.27-02	11/18/2008	05-0117419-7	09/16-11/13	12-08-2008 05/2009 16.64
101-5020-432.27-02	11/17/2008	05-0424056-5	09/15-11/12	12-08-2008 05/2009 88.61
101-6020-452.27-02	11/17/2008	05-0477133-8	09/15-11/12	12-08-2008 05/2009 255.56
01/29/2009 68023	CLEAN HARBORS	913		315.00
101-5040-434.21-04	12/30/2008	DECEMBER 2008	6Y0876465	090097 06/2009 315.00
01/29/2009 68024	COPY POST PRINTING	1371		74.86
101-1110-412.28-11	01/14/2009	MICHELLE POSADA BUSINESS	17848	F09078 07/2009 74.86
01/29/2009 68025	COX COMMUNICATIONS	1073		179.00
503-1923-419.21-04	01/22/2009	JANUARY 2009	01-22-2009	090194 07/2009 179.00
01/29/2009 68026	CULLIGAN WATER CO. OF SAN	DIEG 1112		18.00
101-1210-413.30-02	01/17/2009	FEBRUARY 2009	02436694	090147 07/2009 18.00
01/29/2009 68027	DG LANDSCAPE	1167		1,875.00
101-5010-431.29-04	01/05/2009	DECEMBER 2008	944	090082 07/2009 1,875.00
01/29/2009 68028	FABRICATION ARTS	1477		29,407.00
408-1920-519.20-06	12/31/2008	SURFBOARD SCULPTURES	21135	090776 06/2009 29,407.00
01/29/2009 68029	FASTENAL	909		174.75
601-5060-436.28-01	01/13/2009	FOOT PEDESTAL	CACHU18644	090043 07/2009 100.89
101-6040-454.30-22	01/08/2009	5/8 -11 FGW 1000	CACHU18634	090043 07/2009 73.86
01/29/2009 68030	GO-STAFF, INC.	2031		577.50
101-1020-411.21-01	01/13/2009	ROCHER, J W/E 01/11/09	59083	090766 07/2009 450.00
101-1020-411.21-01	01/20/2009	ROCHER, J W/E 01/18/09	59264	090766 07/2009 127.50
01/29/2009 68031	GOOGLE, INC.	2009		693.75
503-1923-419.20-06	01/05/2009	DEC/JAN 2009	621752	090399 07/2009 693.75
01/29/2009 68032	GRAINGER	1051		446.41
101-6040-454.30-02	01/05/2009	FUSE, D HOLDER	9810654807	090071 07/2009 98.96
601-5060-436.30-02	01/06/2009	SPACE HEATER	9811545988	090071 07/2009 47.61
101-6040-454.30-02	01/06/2009	FUSE, HOLDER	9811832782	090071 07/2009 123.70
601-5060-436.30-02	01/22/2009	CLEANER/PADLOCK	9823183901	090071 07/2009 176.14
01/29/2009 68033	GREEN HOUSE BUILDERS	2034		6,543.20
248-1920-519.20-06	01/20/2009	CLEAN & GREEN-570 ELM AVE	0034-13	090773 07/2009 1,323.20
248-1920-519.20-06	01/21/2009	CELAN & GREEN-570 ELM AVE	0034-A	090773 07/2009 600.00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO # PER/YEAR TRN AMOUNT
248-1920-519.20-06	01/26/2009	CLEAN & GREEN-912 HOLLY A	0035-12	090773 07/2009 4,620.00
01/29/2009 68034		GREEN LEAF TREE CARE, INC	1921	1,550.00
248-1920-519.20-06	01/16/2009	CLEAN & GREEN-614 IB BLVD	1804	090768 07/2009 1,550.00
01/29/2009 68035		HDZ PAINTING	2064	2,000.00
408-1920-519.20-06	01/09/2009	DEPST/FACADE IMPVMNT-CHAV	02567	090767 07/2009 2,000.00
01/29/2009 68036		IMPERIAL BEACH CHAMBER OF COMM	1505	60.00
101-1010-411.28-12	01/19/2009	ASSOCIATE MEMBER FRED MCL	5066	F09079 07/2009 60.00
01/29/2009 68037		MICHELLE FELAN PETTY CASH	CUST 2028	104.63
101-1010-411.28-04	10/23/2008	MCLEAN, F-OCT CHAMBER	135884	07/2009 10.00
101-1110-412.29-04	10/29/2008	RITTER, T-CORONADO ROTARY	101943	07/2009 20.00
101-1010-411.28-04	11/07/2008	MCLEAN, F-FIRST FRIDAY	11-07-2008	07/2009 11.00
101-0000-371.83-02	11/11/2008	CARDS/BAGS/TISSUE FOR	2-8316-2232-007	07/2009 7.58
101-0000-371.83-02	11/11/2008	CARDS/BAGS/TISSUE FOR	2-8316-2232-007	07/2009 4.33
101-1110-412.28-04	01/06/2009	PORT EVENT PARKING	43711	07/2009 8.00
101-1110-412.30-01	01/08/2009	3 RING VU BINDERS	4440	07/2009 39.72
101-1110-412.28-04	01/09/2009	EVENT PARKING REIMBURSMNT	212324	07/2009 4.00
01/29/2009 68038		NASLAND ENGINEERING	1656	28,584.01
408-1920-519.20-06	01/26/2009	NOV 2008 SEACOAST DRIVE	86875	071139 07/2009 1,271.07
408-1920-519.20-06	01/28/2009	SEPTEMBER 2008	86590	071139 07/2009 3,790.44
408-5010-531.20-06	01/28/2009	SEPTEMBER 2008	86590	071139 07/2009 5,360.00
408-1920-519.20-06	01/28/2009	OCTOBER 2008	86743	071139 07/2009 6,970.50
408-5010-531.20-06	01/28/2009	OCTOBER 2008	86743	071139 07/2009 11,192.00
01/29/2009 68039		OLSON-PACIFIC ADVANCED SOLUTIO	694	6,600.00
245-1240-413.20-06	01/15/2009	ASBESTOS REMEDIATION/	0000018152	090770 07/2009 6,600.00
01/29/2009 68040		OPPER & VARCO LLP	1626	172.00
408-1920-519.20-06	01/06/2009	NOV/DEC 08 PALM AVE REDEV	14360	090755 07/2009 172.00
01/29/2009 68041		PARTNERSHIP WITH INDUSTRY	1302	1,980.86
101-6040-454.21-04	01/02/2009	PERIOD ENDING 12/31/2008	SBG01448	090086 07/2009 864.28
101-6040-454.21-04	01/16/2009	PERIOD ENDING 01/15/2009	SBG01457	090086 07/2009 1,116.58
01/29/2009 68042		PORTILLO CONCRETE INC	1485	262,416.60
101-1260-595.20-10	12/31/2008	OLD PALM STREETScape IMPV	0807-1532	090317 06/2009 150,542.10
408-1920-519.20-06	12/31/2008	OLD PALM STREETScape IMPV	0807-1532	090317 06/2009 106,137.00
101-1260-595.20-10	12/31/2008	OLD PALM STREETScape IMPV	0807-1532	090317 06/2009 4,326.07
408-1920-519.20-06	12/31/2008	OLD PALM STREETScape IMPV	0807-1532	090317 06/2009 1,411.43
01/29/2009 68043		RCP BLOCK & BRICK INC	115	344.80
101-5010-431.30-02	11/04/2008	TEMP ASPHALT PATCH	1270157	090018 05/2009 344.80
01/29/2009 68044		REGIONAL TRAINING CENTER	130	1,040.00
101-1110-412.28-04	01/12/2009	FIRE EXECUTIVE DEVE PROG	9411	090765 07/2009 1,000.00
101-1110-412.28-04	01/12/2009	CCMA MEETING-EXTRA PARTIC	9426R	F09077 07/2009 40.00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
01/29/2009	68045	ROCK & ROSE LANDSCAPE	2060			11,552.50	
248-1920-519.20-06	11/26/2008	CLEAN&GREEN-260 DAHLIA AV	117	090774	05/2009	8,462.50	
248-1920-519.20-06	11/26/2008	CLEAN&GREEN 260 DAHLIA AV	118	090774	05/2009	3,090.00	
01/29/2009	68046	THE SCOREBOARD	2066			150.00	
101-1010-411.28-04	01/26/2009	COUNCIL DINNER 01/21/09	100		07/2009	150.00	
01/29/2009	68047	VILLA FORD INC	1663			29,902.85	
501-1921-419.50-04	01/23/2009	08 FORD F-350/BID 8486-07	J8-3113	090543	07/2009	29,902.85	
02/06/2009	68048	AFLAC	120			91.90	
101-0000-209.01-13	02/05/2009	PPE 1/29/09 - PILGRIM, MI	20090205		08/2009	91.90	
02/06/2009	68049	AFU COMPANY, INC.	2041			3,495.00	
408-1920-519.20-06	01/12/2009	FACADE 1221/1235 PALM AVE	5162	090789	07/2009	3,495.00	
02/06/2009	68050	ALTERNATIVE ENERGY TECHNOLOGIE	1971			9,516.09	
248-1920-519.20-06	01/20/2009	CLEAN&GREEN-570 ELM AVE	7023043CI	090782	07/2009	9,516.09	
02/06/2009	68051	ARROWHEAD MOUNTAIN SPRING WATE	1340			140.01	
101-1010-411.30-02	01/22/2009	12/22 & 01/15 WATER DELIV	09A0025324922	090100	07/2009	140.01	
02/06/2009	68052	ASSOCIATION OF ENVIROMENTAL PR	1975			150.00	
101-1130-412.28-07	01/20/2009	ENVIRONMENTAL PROGRAM MAN	2951	F09080	07/2009	150.00	
02/06/2009	68053	BANC OF AMERICA LEASING	1723			199.64	
101-3030-423.20-06	02/01/2009	FEBRUARY 2009	010762006	090189	08/2009	199.64	
02/06/2009	68054	BDS ENGINEERING INC	372			5,950.00	
202-5016-531.20-06	11/05/2008	10/01-10/22/08 DAHLIA/5TH	08-44	090736	05/2009	5,950.00	
02/06/2009	68055	CALPERS	1758			200.00	
408-1920-519.20-06	01/23/2009	FACADE IMPVMNT-1155 PALM	3500	090788	07/2009	2,219.71	
101-1130-412.20-06	01/02/2009	3%@50 FOR LIFE GUARDS VALU	AVL-00000257	F09081	07/2009	200.00	
02/06/2009	68056	CVA SECURITY	797			60.00	
101-1910-419.20-23	01/01/2009	JANUARY 2009	10219	090149	07/2009	30.00	
101-1910-419.20-23	01/01/2009	JANUARY 2009	10287	090149	07/2009	30.00	
02/06/2009	68057	CORPORATE EXPRESS OFFICE	1038			47.72	
101-5020-432.30-01	01/07/2009	PLANNER/BINDER CLIPS	92673739	090217	07/2009	22.13	
101-1210-413.30-01	01/09/2009	OFFICE SUPPLIES	92744887	090009	07/2009	13.24	
101-1210-413.30-01	01/09/2009	OFFICE SUPPLIES	92744888	090009	07/2009	12.35	
02/06/2009	68058	COUNTY OF SAN DIEGO	1055			1,968.50	
101-3010-421.21-04	02/04/2009	DECEMBER 2008-PARKING	12/08		08/2009	1,968.50	
02/06/2009	68059	COX COMMUNICATIONS	1073			890.21	
101-6010-451.29-04	01/10/2009	001 3110 015531401 JAN 09	02-03-2009	090521	07/2009	107.21	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT		
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
503-1923-419.20-06	01/10/2009	001 3110 108768101 JAN 09	02-03-2009	090527	07/2009	425.00
503-1923-419.21-04	12/21/2008	001 3110 039780701 DEC 08	01-14-2009	090194	06/2009	179.00
601-5050-436.21-04	12/31/2008	001 3110 091187001 DEC 08	01-25-2009	090194	06/2009	179.00
02/06/2009	68060	CULLIGAN WATER CO. OF SAN DIEG 1112				18.00
101-1210-413.30-02	12/17/2008	JANUARY 2009	02198558	090147	06/2009	18.00
02/06/2009	68061	DESIGNER BOTANICALS 1792				4,474.64
408-1920-519.20-06	01/21/2009	CLEAN & GREEN - 1155 PALM	01-21-2009	090786	07/2009	2,128.55
248-1920-519.20-06	01/21/2009	CLEAN & GREEN-567 DAHLIA	01-21-2009	090787	07/2009	2,346.09
02/06/2009	68062	DLA PRINTING & PROMO'S 1178				273.49
101-1210-413.28-11	11/28/2008	A/P VOUCHERS	5998	090656	05/2009	273.49
02/06/2009	68063	GO-STAFF, INC. 2031				187.50
101-1020-411.21-01	01/27/2009	ROCHER, J W/E 01/25/09	59449	090766	07/2009	187.50
02/06/2009	68064	GRAINGER 1051				141.29
405-5030-433.30-02	01/15/2009	AEY ALIKE PADLOCK	9818670672	090071	07/2009	66.20
405-5030-433.30-02	12/09/2008	SANITIZER/MULTI PLIER	9796500255	090071	06/2009	75.09
02/06/2009	68065	MARSH-MCBIRNEY, INC. 2044				1,875.00
601-5050-436.29-04	12/30/2008	FIELD SERVICE- DEC 08	6047620	090619	06/2009	1,875.00
02/06/2009	68066	HELIOPOWER INC. 2056				20,768.65
248-1920-519.20-06	01/22/2009	CLEAN&GREEN-261 ELKWOOD	7759	090777	07/2009	17,414.05
248-1920-519.20-06	01/22/2009	CLEAN & GREEN-261 ELKWOOD	7759	090777	07/2009	3,354.60
02/06/2009	68067	HENDERSON'S HEATING & AIR COND 2063				9,765.00
248-1920-519.20-06	01/20/2009	CLEAN&GREEN-526 EMORY	10673	090778	07/2009	2,950.00
248-1920-519.20-06	01/27/2009	CLEAN & GREEN -204 CITRUS	10675	090792	07/2009	6,815.00
02/06/2009	68068	HORIZON HEALTH EAP 90				403.38
101-1130-412.20-06	01/27/2009	JANUARY 2009	32660	090029	07/2009	403.38
02/06/2009	68069	DBA SPS VAR, LLC. 512				1,389.36
503-1923-419.20-06	12/31/2008	4GB MEMORY/REMOTE SUPPORT	9859	090658	06/2009	421.67
503-1923-419.30-22	12/31/2008	4GB MEMORY/REMOTE SUPPORT	9859	090658	06/2009	967.69
02/06/2009	68070	I B FIREFIGHTERS ASSOCIATION 214				202.00
101-0000-209.01-08	02/05/2009	PPE 1/29/09	20090205		08/2009	202.00
02/06/2009	68071	ICMA RETIREMENT TRUST 457 242				4,870.69
101-0000-209.01-10	02/05/2009	PPE 1/29/09	20090205		08/2009	4,870.69
02/06/2009	68072	JANI-KING OF CALIFORNIA, INC. 2042				710.00
101-1910-419.21-04	01/20/2009	JANITORIAL SVC 12/08/08	SD001091112	090621	07/2009	710.00
02/06/2009	68073	MIRAMAR TRUCK CENTER 1043				2,317.65
501-1921-419.50-04	01/20/2009	REMV/TRNSF VACUUM SYSTEM	52358	090648	07/2009	2,317.65

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02/06/2009	68074	MOFFATT & NICHOL	1995			3,660.40	
405-1260-413.20-06	01/26/2009	NOV/DEC 08 BEACH FILL	47252	090326	07/2009	3,660.40	
101-1910-419.20-22	12/12/2008	DEC 08-SENIOR CTR	1790214	090152	06/2009	47.00	
101-1910-419.20-22	12/17/2008	DEC 08 SPORTS PK	1775504	090152	06/2009	45.00	
101-1910-419.20-22	12/17/2008	DEC 08-DEMPSEY CENTER	1778441	090152	06/2009	54.00	
02/06/2009	68075	NASLAND ENGINEERING	1656			21,890.35	
408-1920-519.20-06	01/15/2009	OLD PALM AVE P/E 01/15/09	87074	070522	07/2009	1,141.46	
408-1920-519.20-06	01/15/2009	OLD PALM AVE P/E 01/15/09	87074	090514	07/2009	20,748.89	
02/06/2009	68076	OFFICETEAM	1266			399.33	
101-1130-412.21-04	01/19/2009	WRIGHT, L W/E 01/16/09	23135979	090783	07/2009	399.33	
02/06/2009	68077	PARTICK SPEARS	2065			560.53	
101-3020-422.25-03	11/11/2008	UNIFORM REIMBURSMNT	11-11-2008		08/2009	75.16	
101-3020-422.25-03	12/26/2008	UNIFORM REIMBURSMNT	12-26-2008		08/2009	71.65	
101-3020-422.25-03	11/07/2008	UNIFORM REIMBURSMNT	C227082		08/2009	413.72	
02/06/2009	68078	PAUL HEISKALA CONSTRUCTION	2057			21,890.00	
248-1920-519.20-06	01/09/2009	CLEAN & GREEN-964 HOLLY A	84	090791	07/2009	21,890.00	
02/06/2009	68079	PITNEY BOWES (PURCHASE POWER)	1369			3,018.99	
101-1920-419.28-09	01/06/2009	POSTAGE MACHINE REFILL	02-02-2009	090512	07/2009	3,018.99	
02/06/2009	68080	PMI	23			726.00	
601-5060-436.30-02	01/21/2009	PROTECTIVE GLOVES	0163007	090058	07/2009	521.44	
101-6040-454.30-02	12/24/2008	PROTECTIVE GLOVES	0159489	090058	06/2009	204.56	
02/06/2009	68081	PROTECTION ONE	69			528.36	
601-5060-436.20-23	01/20/2009	FEBRUARY 2009	70959130	090008	07/2009	264.18	
601-5060-436.20-23	12/21/2008	JANUARY 2009	70515937	090008	06/2009	264.18	
02/06/2009	68082	QUEST CONSTRUCTION CORP. GENER	2054			595.00	
248-1920-519.20-06	01/22/2009	CLEAN&GREEN-840 ONEONTA	840-04	090779	07/2009	595.00	
02/06/2009	68083	ROBERT BROADFOOT	2			113.00	
101-0000-121.00-00	01/15/2009	44095	MR Refund		07/2009	113.00	
02/06/2009	68084	SAM & SONS PLUMBING	1981			3,750.00	
248-1920-519.20-06	01/22/2009	CLEAN&GREEN-526 EMERY	1277	090780	07/2009	3,750.00	
02/06/2009	68085	SAN DIEGO PRECAST CONCRETE	368			26,607.79	
405-1260-513.20-06	11/21/2008	CITY SIGNS/PLAQUES	0134001-IN	090664	05/2009	887.86	
405-1260-513.20-06	11/21/2008	CITY SIGNS/PLAQUES	0134001-IN	090664	05/2009	25,719.93	
02/06/2009	68086	SEIU LOCAL 221	1821			1,244.61	
101-0000-209.01-08	02/05/2009	PPE 1/29/09	20090205		08/2009	1,244.61	
02/06/2009	68087	SKS INC.	412			15,342.93	
501-1921-419.28-15	01/08/2009	980.5 G REG/166 G DIESEL	1223981-IN	090063	07/2009	2,433.83	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
501-1921-419.28-15	01/16/2009	1,019 G REG/100 G DIESEL	1224109-IN	090063	07/2009	2,162.00	
501-1921-419.28-15	01/22/2009	1,000 GALLONS REG FUEL	1224298-IN	090063	07/2009	2,001.97	
501-1921-419.28-15	01/27/2009	MOTOR OIL	N660869-IN	090063	07/2009	1,275.96	
501-1921-419.28-15	01/28/2009	493.7 G DIESEL/786 G REG	1224385-IN	090063	07/2009	2,501.91	
501-1921-419.28-15	12/17/2008	980 GAL REG FUEL	1223610-IN	090063	06/2009	1,708.67	
501-1921-419.28-15	12/23/2008	224.3 G DIESEL/697.1 REG	1223707-IN	090063	06/2009	1,762.42	
501-1921-419.28-15	12/30/2008	805 GAL REG FUEL	1223777-IN	090063	06/2009	1,496.17	
02/06/2009	68088	SLOAN ELECTRIC COMPANY	417			200.00	
601-5060-436.21-04	12/29/2008	TROUBLESHOOT PS #9,PMP3	0055027	090079	06/2009	200.00	
02/06/2009	68089	ST THOMAS ENTERPRISES, INC	1730			76,249.99	
101-1920-532.20-06	11/12/2008	EOC HVAC UPGRADES	F05-202-4/FNL		05/2009	22,104.91	
101-1920-532.20-06	11/12/2008	EOC HVAC UPGRADES	F05-202-4/FNL		05/2009	11,250.00	
101-1920-532.20-06	11/12/2008	EOC HVAC UPGRADES	F05-202-4/FNL		05/2009	35,270.08	
101-1920-532.20-06	11/12/2008	EOC HVAC UPGRADES	F05-202-4/FNL		05/2009	7,625.00	
02/06/2009	68090	STANDARD ELECTRONICS	504			360.00	
101-1910-419.21-04	01/12/2009	2009 EOC ALARM MONITORING	11995	090062	07/2009	360.00	
02/06/2009	68091	THYSSENKRUPP ELEVATOR	663			205.28	
101-3030-423.20-06	01/01/2009	JANUARY 2009	1037034538	090238	07/2009	205.28	
02/06/2009	68092	UNITED WAY OF SAN DIEGO COUNTY	1483			90.00	
101-0000-209.01-09	02/05/2009	PPE 1/29/09	20090205		08/2009	90.00	
02/06/2009	68093	US BANK TRUST	749			7,580.00	
730-0000-221.03-04	01/28/2009	ASSESSMNT DIST 68 INT DUE	94615280		08/2009	1,280.00	
725-0000-221.03-04	01/28/2009	ASSESSMNT DIST 66 INT DUE	94611300		08/2009	6,300.00	
02/06/2009	68094	VALLEY COAST CONSTRUCTION, INC	1920			59,884.75	
210-1235-513.20-06	08/01/2008	TEEPLE/REAMA/SPORTS PK	00012745	081082	02/2009	556.29	
210-1235-513.20-06	08/01/2008	TEEPLE/REAMA/SPORTS PK	00012745	081082	02/2009	21,595.36	
210-1235-513.20-06	08/25/2008	PK RENOVATIONS RETENTION	00012747	081082	02/2009	8,595.12	
210-1235-513.20-06	08/25/2008	PK RENOVATIONS RETENTION	00012747	081082	02/2009	18,475.49	
210-1235-513.20-06	08/25/2008	PK RENOVATIONS RETENTION	00012747	081082	02/2009	10,662.49	
601-5060-436.21-04	02/01/2009	JANUARY 2009	120090304	090011	08/2009	31.50	
02/06/2009	68095	WELLS FARGO BANK, N.A.	1597			1,467.50	
735-0000-221.03-04	01/20/2009	ASMNT DIST 71 DUE 3/02/09	71IMPE305		08/2009	1,467.50	
02/06/2009	68096	WEST COAST ARBORISTS	820			999.00	
101-6020-452.21-04	01/21/2009	TREE PRUNING SVCS	57159	090761	07/2009	999.00	
02/06/2009	68097	WESTERN HOSE & GASKET	836			233.11	
601-5060-436.28-01	01/26/2009	TIGERTAIL ASSY/MENDER STE	201661	090073	07/2009	233.11	
02/06/2009	68098	WTS-SAN DIEGO FEBRUARY PROGRAM	1			50.00	
101-1010-411.28-04	02/02/2009	WTS-WELCOME BREAKFAST	02-19-2009		08/2009	50.00	
02/06/2009	68099	XEROX CORPORATION	861			1,335.63	
101-1920-419.20-17	01/09/2009	DECEMBER 2008	037942726	090195	07/2009	1,335.63	

PREPARED 02/10/2009, 12:30:24  
PROGRAM: GM350L  
CITY OF IMPERIAL BEACH

A/P CHECKS BY PERIOD AND YEAR

PAGE 8

FROM 01/29/2009 TO 02/06/2009

BANK CODE

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CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT	
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT		
							DATE RANGE TOTAL *	794,776.08 *



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** GARY BROWN, CITY MANAGER  
**MEETING DATE:** FEBRUARY 18, 2009  
**ORIGINATING DEPT.:** PUBLIC WORKS *HGB*  
**SUBJECT:** RESOLUTION ADOPTING THE FISCAL YEAR 2009  
DISADVANTAGED BUSINESS ENTERPRISE RACE NEUTRAL  
(DBE) ANNUAL GOAL

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**BACKGROUND:**

Title 49 of the Code of Federal Regulations, Part 26 and the State of California, Department of Transportation Disadvantage Enterprise (DBE) program plan require an Annual Anticipated DBE Participation Level (AADPL) calculation and submission to CALTRANS. At the May 28, 2009, City Council meeting, City Council affirmed the Fiscal Year 2009 Disadvantaged Business Enterprise Race Neutral (DBE) annual goal of 1%. Upon submission of this goal to CALTRANS, CALTRANS staff rejected the goal as too small. After several months of discussions, including one face to face meeting with CALTRANS staff, to review the City staff's calculations, the calculated figure remained unchanged. Since the City staff could not calculate a higher DBE percentage it was mutually agreed to defer the issue until the next fiscal year – State FY 2010. This decision was based upon the fact that the City had no State or Federally funded projects in Fiscal Year 2009.

**DISCUSSION:**

Recently CALTRANS staff contacted the City noting that the City of Imperial Beach does not have an approved DBE goal and if the President's Economic Stimulus Package is approved and money is made available to the City, the City of Imperial Beach will not be eligible to accept those funds due to a lack of an approved DBE goal. In view of this, staff has revised the base entry data to very general categories which when taken in a global, non-project specific context, was recalculated at 7.45%.

**ENVIRONMENTAL DETERMINATION:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

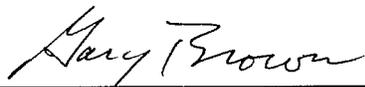
Adoption of the attached resolution does not pose a monetary cost to the City.

**DEPARTMENT RECOMMENDATION:**

1. Receive this report.
2. Adopt the attached resolution
3. Direct the Public Works Director to forward a revised Fiscal Year 2009 DBE goal OF 7.45% to CALTRANS.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.



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Gary Brown, City Manager

Attachments:

1. Resolution No. 2009-6715
2. Exhibit 9-B Local Agency DBE Annual Submittal Form.

**RESOLUTION NO. 2009-6715**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ADOPTING THE FISCAL YEAR 2009 DISADVANTAGED BUSINESS ENTERPRISE RACE NEUTRAL (DBE) ANNUAL GOAL**

**WHEREAS**, Title 49 of the Code of Federal Regulations, Part 26 and the State of California, Department of Transportation Disadvantage Enterprise (DBE) program plan require an Annual Anticipated DBE Participation Level (AADPL) calculation and submission to CALTRANS; and

**WHEREAS**, the CALTRANS DBE calculation methodology resulted in a City of Imperial Beach DBE goal of 7.45%.

**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. This legislative body approves a State Fiscal Year 2009 DBE goal of 5%.
3. The Public Works Director is directed to submit a revised State Fiscal Year DBE goal of 7.45% to CALTRANS.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Imperial Beach at its meeting held on the 18<sup>th</sup> day of February 2009, by the following roll call vote:

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

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**JAMES C. JANNEY, MAYOR**

**ATTEST:**

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**JACQUELINE M. HALD, CMC**  
**CITY CLERK**

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and correct copy of Resolution No. 2009-6715 – A Resolution of the City Council of the City of Imperial Beach, California, Adopting the Fiscal Year 2009 Disadvantaged Business Enterprise Race Neutral (DBE) Annual Goal

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CITY CLERK

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DATE



**Exhibit 9-B Local Agency DBE Annual Submittal Form**

TO: CALTRANS DISTRICT 11  
District Local Assistance Engineer

The amount of the Annual Anticipated DBE Participation Level (AADPL) and methodology are presented herein, in accordance with Title 49 of the Code of Federal Regulations, Part 26, and the State of California, Department of Transportation Disadvantaged Business Enterprise (DBE) Program Plan.

The City of Imperial Beach, submits our AADPL information. We have established an AADPL of 7.45 % for the Federal Fiscal Year 08 / 09, beginning on October 1, 2008, and ending on September 30, 2009.

Methodology

The calculation of the annual overall DBE is a two-step process. The first step established the base figure of relative availability of DBE's in the San Diego County region. San Diego County geographic region was selected as the City of Imperial Beach area of influence since historically contractors bidding jobs in Imperial Beach are located within the county. The base figure used data from CALTRANS list of Certified DBE's, the U.S. Census Bureau 2005 County Zip Code Business Patterns for each NAICS code. This corresponds to the methodology described in CALTRANS LAPM Chapter 9, section 9.7. The availability of DBE's (taken from the CALTRANS list of Certified DBE's) and comparable CBP firms is shown in table 1 as follows:

Tabular list of all NAICS Codes applicable to typical Street, Road, reconstruction, and renovation was created. For each NAICS Code, the number of available certified DBE's and the number of CBP Business were listed in separate columns. Calculate the DBE percentage (base figure) by dividing the total number of available certified DBE's by the total number of CBP Businesses. See Table 1

Table 1 (Step 1)  
Availability of DBE Firms and CBP Firms  
San Diego Region FY 2005

<u>CLASS DESCRIPTION</u>	<u>NAICS CODE</u>	<u>NO. AVAILABLE CERTIFIED DBE'S</u>	<u>NO. OF CBP BUSINESSES</u>
Highway, Street and Bridge Const.	23731	11	90
Poured Concrete Contractors	23811	5	242
Electricians (signal)	23821	10	723
Landscaping	56173	3	885
		29	1940
Base Figure		$29 \div 1940 = 1.49\%$	

**Step 2** adjusts the base figure to consider the specific project for this fiscal year (FY 2009). Each NAICS Code for certified DBE's is divided by the applicable CBP Businesses to determine the available ratio of DBE's for each NAICS code task. This ration is then multiplied by the estimated NAICS code expenditure. FY 2009 expenditures for certified DBE's are then summed. The total estimated DBE dollars for FY 2009 is divided by the total estimated FY 2009 expenditure. The resultant quotient is the Federal financial assistance in FHWA – assisted contract DBE for the Fiscal Year.

Table 2 (Step 2)  
Program Adjustment Methodology

<u>CLASS DESCRIPTION</u>	<u>NAICS CODE</u>	<u>DBE %</u>	<u>PROJECT ESTIMATE</u>	<u>PROJECT DBE \$</u>
Highway, Street and Bridge Construction	23731	12%	\$1,078,700	\$131,841.11
Poured Concrete Contractors	23811	2.07%	\$830,300	\$17,154.96
Electricians (signal)	23821	1.38%	\$57,500	\$795.30
<u>Landscaping</u>	<u>56173</u>	<u>.34%</u>	<u>\$46,000</u>	<u>\$155.93</u>
			\$2,012,500	\$149,947.30

DBE 7.45%

There is only one project in this fiscal year.

The one project is a construction project with 29 known DBE businesses technically capable to work as a first tier subcontractor. There are 4 first tier work codes with eligible DBE contractors. There is one work NAICS code that individually, if awarded to DBE would exceed the DBE goal. Thus it is reasonable to expect the DBE to be achievable.

**Project Number: Eco Bikeway 7<sup>th</sup> & Seacoast (CIP# S05-104)**

Disadvantaged Business Enterprise Liaison Officer (DBELO)

H. A. (Hank) Levien, Director of Public Works  
825 Imperial Beach Blvd.  
Imperial Beach, CA 91932  
Phone (619) 628-1369 Fax (619) 429-4861  
hlevien@cityofib.org

Prompt Pay

Federal regulation (49 CFR 26.29) requires one of three methods be used in federal-aid contracts to ensure prompt and full payment of any retainage, kept by the prime contractor or subcontractor, to a subcontractor. (Attached is a listing of the three methods. On the attachment, please designate which prompt payment provisions the local agency will use.)

\_\_\_\_\_  
(Signature) of H.A. (Hank) Levien, Public Works Director

\_\_\_\_\_  
Date

H.A. (Hank) Levien  
CITY OF IMPERIAL BEACH

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
**Erwin Gojuangco, District 11 Local Assistance Engineer**

\_\_\_\_\_  
Date

Distribution: (1) Original - DLAE  
Form (05/01/06)

**Attachment 1****Prompt Payment of Withheld Funds to Subcontractors**

Federal regulation (49 CFR 26.29) requires one of the following three methods be used in federal-aid contracts to ensure prompt and full payment of any retainage kept by the prime contractor or subcontractor to a subcontractor.

*Please check the box of the method chosen by the local agency to ensure prompt and full payment of any retainage.*

No retainage will be held by the agency from progress payments due to the prime contractor. Prime contractors and subcontractors are prohibited from holding retainage from subcontractors. Any delay or postponement of payment may take place only for good cause and with the agency's prior written approval. Any violation of these provisions shall subject the violating contractor or subcontractor to the penalties, sanctions, and other remedies specified in Section 7108.5 of the California Business and Professions Code. This requirement shall not be construed to limit or impair any contractual, administrative, or judicial remedies, otherwise available to the contractor or subcontractor in the event of a dispute involving late payment or nonpayment by the contractor, deficient subcontractor performance, and/or noncompliance by a subcontractor. This clause applies to both DBE and non-DBE subcontractors

No retainage will be held by the agency from progress payments due the prime contractor. Any retainage kept by the prime contractor or by a subcontractor must be paid in full to the earning subcontractor in 30 days after the subcontractor's work is satisfactorily completed. Any delay or postponement of payment may take place only for good cause and with the agency's prior written approval. Any violation of these provisions shall subject the violating contractor or subcontractor to the penalties, sanctions, and remedies specified in Section 7108.5 of the California Business and Professions Code. This requirement shall not be construed to limit or impair any contractual, administrative, or judicial remedies, otherwise available to the contractor or subcontractor in the event of a dispute involving late payment or nonpayment by the contractor, deficient subcontractor performance, and/or noncompliance by a subcontractor. This clause applies to both DBE and non-DBE subcontractors.

The agency shall hold retainage from the prime contractor and shall make prompt and regular incremental acceptances of portions, as determined by the agency of the contract work and pay retainage to the prime contractor based on these acceptances. The prime contractor or subcontractor shall return all monies withheld in retention from all subcontractors within 30 days after receiving payment for work satisfactorily completed and accepted including incremental acceptances of portions of the contract work by the agency. Any delay or postponement of payment may take place only for good cause and with the agency's prior written approval. Any violation of these provisions shall subject the violating prime contractor to the penalties, sanctions, and other remedies specified in Section 7108.5 of the California Business and Professions Code. This requirement shall not be construed to limit or impair any contractual, administrative, or judicial remedies otherwise available to the contractor or subcontractor in the event of: a dispute involving late payment or nonpayment by the contractor; deficient subcontractor performance and/or noncompliance by a subcontractor. This clause applies to both DBE and non-DBE subcontractors.





Imperial Beach  
Redevelopment Agency

AGENDA ITEM NO. 2.3

**STAFF REPORT  
IMPERIAL BEACH REDEVELOPMENT AGENCY**

**TO:** CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

**FROM:** GARY BROWN, EXECUTIVE DIRECTOR

**MEETING DATE:** FEBRUARY 18, 2009

**ORIGINATING DEPT.:** COMMUNITY DEVELOPMENT DEPARTMENT  
GREG WADE, DIRECTOR *GW*  
GERARD SELBY, REDEVELOPMENT COORDINATOR *GS*

**SUBJECT:** AGREEMENT WITH DIRT CHEAP DEMOLITION, INC. FOR THE  
DEMOLITION OF SINGLE-FAMILY DWELLING AT 776 10<sup>TH</sup>  
STREET

---

**BACKGROUND:**

In January 2009, the Imperial Beach Redevelopment Agency ("Agency") issued a Request for Proposals ("RFP") for Demolition Services for the demolition of an Agency-owned Single-Family Dwelling at 776 10<sup>th</sup> Street. The Agency contacted four demolition firms from the South Bay area and received two proposals. This selection was based on price, appropriate and valid contractor's license, and insurance. The Agency selected Dirt Cheap Demolition, Inc. for this work.

**DISCUSSION:**

Dirt Cheap Demolition Inc. will provide the necessary equipment and services to demolish the single-family dwelling at 776 10<sup>th</sup> Street. The contractor will remove all structures, foundations, patios, walkways, and driveway. The contractor will comply with the City of Imperial Beach's recycling regulations.

**ENVIRONMENTAL DETERMINATION:**

The approval of the proposed agreement is not a project as defined by CEQA. The demolition of the single-family dwelling has a Statutory Exemption from CEQA review [Pub. Res. Code 21080(b)(1)].

**FISCAL IMPACT:**

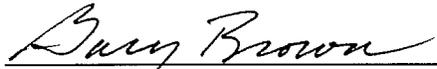
Funds for the proposed agreement are available in the Fiscal Year 2008-2009 Budget for professional services.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the Imperial Beach Redevelopment Agency adopt R-09-173 approving an agreement with Dirt Cheap Demolition, Inc. for Demolition Services in an amount not to exceed \$12,764.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

  
\_\_\_\_\_  
Gary Brown, Executive Director

Attachments: R-09-173           \*  
                  Agreement

R-09-173

**A RESOLUTION OF THE IMPERIAL BEACH  
REDEVELOPMENT AGENCY APPROVING AN  
AGREEMENT WITH DIRT CHEAP DEMOLITION, INC.  
FOR DEMOLITION SERVICES AT 776 10<sup>TH</sup> STREET.**

**The Imperial Beach Redevelopment Agency does hereby resolve as follows:**

**WHEREAS**, the Imperial Beach Redevelopment Agency ("Agency") is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Palm Avenue/Commercial Redevelopment Project Area ("Redevelopment Plan"); and

**WHEREAS**, in order to carry out and implement the Redevelopment Plan, the Agency purchase property located at 776 10<sup>th</sup>; and

**WHEREAS**, the Agency's redevelopment of the property require the demolition of the existing single-family dwelling; and

**WHEREAS**, in order to carry out and implement the Redevelopment Plan, the Agency proposes to entered into an agreement with Dirt Cheap Demolition, Inc. to provide the professional services to demolish a single-family dwelling at 776 10<sup>th</sup> Street.

**NOW, THEREFORE, BE IT RESOLVED**, by the Agency, that the Executive Director or designee, is authorized and empowered to execute, for and on behalf of the Agency, an agreement with Dirt Cheap Demolition, Inc for Demolition Services at 776 10<sup>th</sup> Street, under the terms and conditions set forth in the Agreement in an amount that shall not exceed TWELVE THOUSAND SEVEN HUNDRED SIXTY-FOUR DOLLARS (\$12,764).

**PASSED, APPROVED, AND ADOPTED** by the Imperial Beach Redevelopment Agency at its meeting held on the 18<sup>th</sup> of February, 2009, by the following roll call vote:

**AYES: COUNCILMEMBERS: NONE**  
**NOES: COUNCILMEMBERS: NONE**  
**ABSENT: COUNCILMEMBERS: NONE**

*James C. Janney*

**JAMES C. JANNEY,  
MAYOR**

**ATTEST:**

\_\_\_\_\_  
**Jacqueline M. Hald**

# **Item No. 2.3**

## **Attachment 2**

(Agreement with Dirt Cheap Demolition)

Not available at the time of agenda preparation. To be provided prior to Council meeting.



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** CITY COUNCIL  
**FROM:** GARY BROWN, CITY MANAGER

**MEETING DATE:** FEBRUARY 18, 2009  
**ORIGINATING DEPT:** COMMUNITY DEVELOPMENT DEPARTMENT  
GREG WADE, COMMUNITY DEVELOPMENT DIRECTOR *GW*  
JIM NAKAGAWA, AICP, CITY PLANNER

**SUBJECT:** *[Signature]* FIRST READING OF ORDINANCE NO. 2009-1082: SEACOAST INN: OWNER/APPLICANT: IMPERIAL COAST LIMITED PARTNERSHIP/PACIFICA COMPANIES RE SPECIFIC PLAN AMENDMENT (GPA 03-095), DESIGN REVIEW (DRC 03-094), AND SITE PLAN REVIEW (SPR 03-093), FOR PROPOSED ROOFTOP PATIO/GARDEN AND HEIGHT LIMIT RELIEF FOR PROJECTIONS ON ROOF OF APPROVED HOTEL REDEVELOPMENT PROJECT LOCATED AT 800 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF661

**PROJECT DESCRIPTION/BACKGROUND:**

The Seacoast Inn project was approved by the City Council of Imperial Beach in December 2007. The California Coastal Commission appealed the project to itself and, on April 10, 2008, the Coastal Commission voted 11-1 to support the project. In December of 2008, the Coastal Commission approved revised findings in support of the project. After approval by the Coastal Commission, Pacifica Companies ("Pacifica") approached City staff about the possibility of providing a rooftop patio/garden to the hotel. Staff has reviewed the request and has determined that, in order to approve the requested rooftop patio/garden, an amendment to the approved Specific Plan would be required. Because the request has impacts to elements of the project that legally project above the permitted building height, this proposal also requires design review by the Design Review Board (DRB) and the City Council.



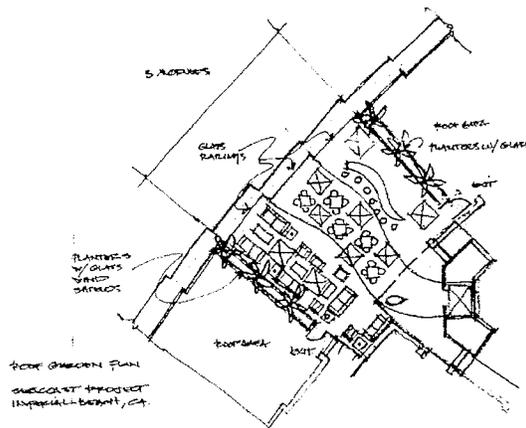
**PROJECT EVALUATION/DISCUSSION:**

Pacifica has provided the attached drawings regarding the addition of a proposed roof/patio on the Seacoast Inn. The Municipal Code allows elements such as "structures for the housing of elevators [and] stairways" as well as "parapet walls required by law" to extend above the height limit. The project was approved with such structures, however, the approved Specific Plan was more restrictive with respect to these elements of the building and allowed elevator penthouses and stairways to the roof to project no more than 84 inches (7 feet) above the roof height. Not only will the proposed rooftop patio/garden require these elements to project above the roof

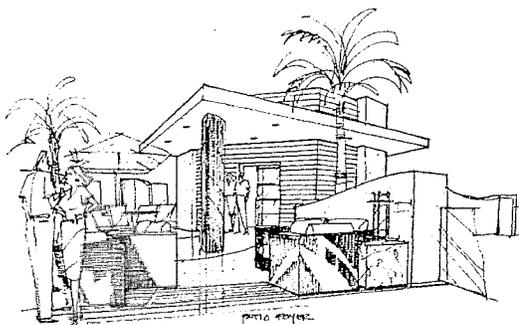
height more than 84 inches, but additional elevator penthouses and roof stairways are also proposed to project above this limit, thus prompting an amendment to the Specific Plan that requires approval by the City Council.

Pacifica has proposed the addition of a 2,500 square foot rooftop patio/garden which they have described as follows:

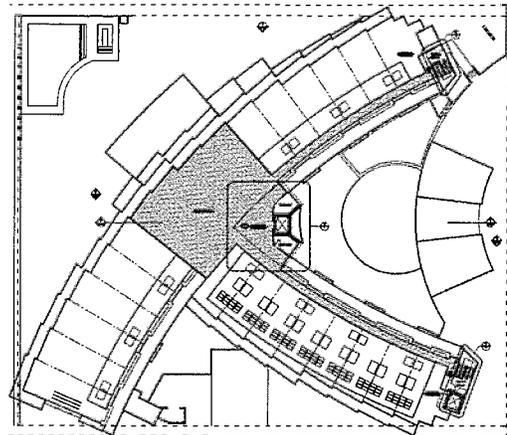
- The patio will consist of approximately 2,500 square feet of usable space (the entire roof is approximately 18,000 square feet). It will be used for special events for up to 150 people. It will also be used during peak bar time and for occasional restaurant service.
- Most installations will be movable (furniture, bars and burners, and planters). The only permanent installations will be the flooring system, exit gates and electrical outlets.
- The main elevator for the hotel will continue to the rooftop (and therefore exceed the current Specific Plan height limit of 84 inches for roof projections). The main elevator will occupy the same footprint as the other floors of the hotel. In the “patio foyer” illustration the main elevator is depicted with a lighted roof/awning extending from it (this can be made a moveable canopy, if necessary).
- The chases on either side of the elevator (which would otherwise be used for mechanical equipment and ducting on the other floors) will be used for storage of movable items such as roll-up bars and portable burners.
- The service elevator is also proposed to continue to the rooftop and will also exceed the current Specific Plan height limit of 84 inches. The staircase which was already approved with the Specific Plan would require no modification.
- The bathroom for rooftop patio guests will be located one level down on the 4<sup>th</sup> floor (accessed via the staircase).
- The parapet in the area of the roof patio will be substituted by a low wall topped by glass railings and wind shields.



Staff is generally very supportive of the proposal to add a rooftop patio/garden to the Seacoast Inn. Staff believes this would provide yet another amenity to the project that will be enjoyed by hotel guests as well as City residents and visitors. However, staff must also ensure that this proposed project element is consistent with relevant provisions of the Municipal Code. The rooftop patio/garden proposes elements that are allowed to project above the height limit; specifically the elevator penthouses, the stairways and the parapet walls. The elevator and stairway enclosures project 14' -10" to 16' above the roof height (see attached drawings). However, there are also elements proposed



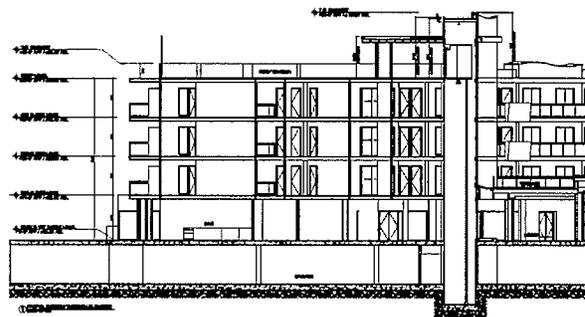
that, in staff's opinion, would not be allowed to project above the height limit without a liberal interpretation of the code. Those elements include the canopy attached to the main elevator structure, the service areas adjacent to the main elevator, and the glass wind shields. Since the glass railings and wind screens are transparent and would not have a visual impact to the allowable height, these elements of the project can be supported by City staff. Since the service areas and main elevator canopy, however, are not elements allowed to project above the height limit under the code, staff would not support these proposed elements unless it is determined that they are part of the overall elevator penthouse. The DRB would have to specifically recommend this to the City Council for their determination and approval.



Another element of the proposal that raises a concern with staff is the height of the northeast stairwell enclosure. There is no elevator in this location yet the proposed enclosure projects above the roof level the same height as the two proposed elevator penthouses. The project architects have informed staff that this is to "balance" the overall design of the project. In staff's opinion, this stairway enclosure should be reduced to a height sufficient only to enclose the stairway.

**General Plan/Local Coastal Plan/Zoning Consistency:**

The proposed development is subject to the C-2 (Seacoast Commercial) zoning requirements and the various elements, including the Coastal Policies, of the General Plan/Local Coastal Plan. The proposed addition of a 2500 square foot roof deck is a change from the original plan for the hotel approved by the City Council in 2007 and by the Coastal Commission in 2008. Accessibility and egress regulations of the California Building Code require that this project provide elevators and stairs to this roof facility to comply with those regulations. Section 19.40.020 (Exceptions) of the Zoning Ordinance allows certain roof structures to extend above the height limit without specifying a maximum limit. However, since the Seacoast Inn Specific Plan provides for a restrictive limit that cannot accommodate the new proposal, the applicant is seeking approval for relief from the Specific Plan height restrictions. This relief, as recommended by staff, would be consistent with the General Plan/Local Coastal Plan and Zoning Ordinance.

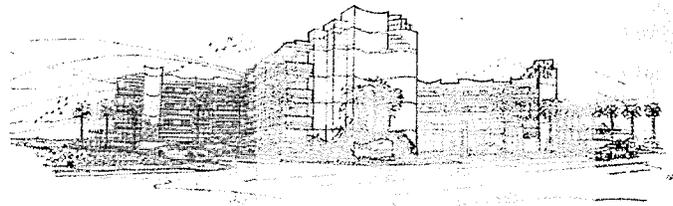


Accessibility and egress regulations of the California Building Code require that this project provide elevators and stairs to this roof facility to comply with those regulations. Section 19.40.020 (Exceptions) of the Zoning Ordinance allows certain roof structures to extend above the height limit without specifying a maximum limit. However, since the Seacoast Inn Specific Plan provides for a restrictive limit that cannot accommodate the new proposal, the applicant is seeking approval for relief from the Specific Plan height restrictions. This relief, as recommended by staff, would be consistent with the General Plan/Local Coastal Plan and Zoning Ordinance.

**Coastal Development Permit:** This project is located in the coastal zone as defined by the California Coastal Act of 1976. The City's coastal development permit (CP 03-091) that was issued for the original project on December 5, 2007 was appealed by the Coastal Commission on December 28, 2007 and the Commission made a finding of a substantial issue on February 7, 2008. The Coastal Commission subsequently approved their coastal development permit (A-6-IMB-07-131) for this project on April 10, 2008 with revised findings made on December 11, 2008. The Coastal Commission advised the applicant that this plan amendment would require an amendment to the applicant's coastal development permit A-6-IMB-07-131 due to parking issues.

**ENVIRONMENTAL DETERMINATION:**

The Final Environmental Impact Report (FEIR) for the Seacoast Inn Specific Plan was certified (SCH# 2005101113) by the City Council on December 5, 2007 pursuant to the provisions of the California Environmental Quality Act (CEQA). A copy of the FEIR document is available for public inspection at the Community Development Department, 825 Imperial Beach



Boulevard. Parking impacts associated with the roof deck were assessed based upon the Traffic Impact Analysis by Linscott Law & Greenspan wherein it concluded that the proposed parking ratio of 1.4 spaces per room would provide sufficient parking for the hotel rooms and all of its amenities. Aesthetic impacts due to elevator and stairway housing structures proposed on the roof will be mitigated with the requirement for standard screening and architectural treatments of the City. An addendum to the FEIR for this project is on file.

**FISCAL IMPACT:**

There is no direct fiscal impact to the City with this proposal. The applicant recently deposited \$25,000 to their account #03-95 to pay off their deficit for the processing of this project.

**DESIGN REVIEW BOARD (DRB) RECOMMENDATION:**

The DRB is scheduled to review this hotel height modification proposal at their February 12, 2009 meeting. City staff recommended to the DRB the following regarding the proposed rooftop patio/garden for the Seacoast Inn:

1. That the Design Review Board support a rooftop patio/garden at the Seacoast Inn.
2. That the Design Review Board support the projections above the height limit of the elevator penthouses, southeast stairway, parapet walls and wind shields.
3. That the Design Review Board not support the proposed enclosed service areas adjacent to the main elevator penthouse.
4. That the Design Review Board not support the proposed canopy extending from the main elevator penthouse.
5. That the Design Review Board not support the proposed height of the northeast stairway enclosure.

Staff will present the DRB recommendation at the February 18, 2009 City Council hearing.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that:

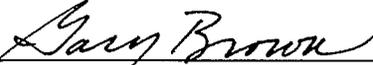
1. A public hearing be convened to entertain public testimony on the proposed project;
2. The Mayor call for the introduction of Ordinance No. 2009-1082 (Approving the

Seacoast Inn Specific Plan Amendment);

3. A motion be considered to dispense First Reading of the ordinance;
4. The City Clerk read Ordinance No. 2009-1082 by title only; and
5. Ordinance No. 2009-1082 be considered for Second Reading and Adoption on March 4, 2009.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

  
\_\_\_\_\_  
Gary Brown, City Manager

Attachments:

1. Ordinance No. 2009-1082
2. Proposed Rooftop Patio/Garden Plans

cc: file MF 661

Ash Israni, President, Pacifica Companies, 1785 Hancock Street, Suite 100, San Diego, CA 92110

Allison Rolfe, Planning Director, Pacifica Companies, 1785 Hancock Street, Suite 100, San Diego, CA 92110

John Keating, Linscott, Law, and Greenspan Engineers, 4542 Ruffner Road, Suite 100, San Diego, CA 92111

Deutsch Architects, 5855 Green Valley Circle, Suite 105, Culver City, California 90230-6965

David Caron, PE, LEED AP, Senior Civil Engineer, Construction Testing & Engineering, Inc., 1441 Montiel Road, Suite 115, Escondido, CA 92026

Bobby Zarei, PE, GBE, Principal Engineer, Leading Edge Consulting Engineers, 6650 Flanders Drive, Suite J, San Diego, CA 92121

Diana Lilly, Coastal Planner, California Coastal Commission, 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108-1735



# ATTACHMENT 1

## ORDINANCE NO. 2009-1082

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AMENDING THE SEACOAST INN SPECIFIC PLAN (GPA 03-095) BY DELETING SPECIFIED HEIGHT LIMITS THAT APPLY TO QUALIFIED PROJECTIONS ABOVE THE ROOF LINE FOR AN APPROVED 4-STORY, 78 ROOM HOTEL LOCATED AT 800 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 661**

**OWNER: IMPERIAL COAST LIMITED PARTNERSHIP  
APPLICANT: PACIFICA COMPANIES**

**WHEREAS**, on February 18, 2009 and on March 4, 2009, the City Council of the City of Imperial Beach held duly advertised public hearings to consider the merits of approving or denying an amendment to delete specified height limits that apply to qualified projections above the roof line for an approved Specific Plan (GPA 03-095), Design Review (DRC 03-091), and Site Plan Review (SPR 03-093), that proposed the redevelopment of an existing hotel into a 4-story, 78-room hotel, 40-feet high with 111 parking spaces in a subterranean garage, a restaurant, swimming pool, meeting rooms, and a new vertical seawall to be located 35 feet east of the existing timber seawall. The proposed project is located on 1.39 acres (APN 625-262-01-00) at 800 Seacoast Drive in the C-2 (Seacoast Commercial Zone) and is legally described as follows:

Lots 1 to 15, inclusive, in Block 7, in South San Diego Beach, in the City of Imperial Beach, County of San Diego, State of California, according to Map Thereof No. 1071, filed in the Office of the County Recorder of San Diego County, July 6, 1907.

Also all that certain alley in said Block 7 lying and being east of and adjacent to Lots 1 and 7, inclusive, in said Block and West of and adjacent to Lots 8 and 12 in said Block, and also all of the other certain alley of said Block, lying between Lots 8, 9, 10 and 11 on the south and Lots 12, 13, 14 and 15 on the north.

Also all that portion of Ocean Boulevard described as follows:

Commencing at the Southwest Corner of Said Block 7, and running thence Northerly along the West line of said Block as shown upon said Map to the Northwest Corner Thereof; Thence at right angles westerly to the high tide line of said Pacific Ocean; Thence Southerly along said high tide line to a point opposite and directly West of the Southwest Corner of said Block; Thence East to said Southwest Corner of said Block and being all that point of said boulevard lying between said Block 7 and the high tide of Pacific Ocean, and extending in a general Northerly direction from said south line of said Block projected Westerly to said high tide line, to the North line of said Block projected Westerly to said high tide line. Said alleys and said portion of Ocean Boulevard were vacated and closed to public use on December 9, 1908, by an order of the Board of Supervisors of San Diego County, recorded in Book 27, Page 432 and Page 433 of the records of said Supervisor's Office.

Except any portion thereof lying below the Mean High Tide Line of the Pacific Ocean.

Together with the reversionary rights, if any, to the centerline of Seacoast Drive, Daisy Avenue, and Date Avenue adjacent Thereto.

Lots 18 and 19, Block 7, Silver Strand Beach Gardens Addition to Imperial Beach, in the City of Imperial Beach, County of San Diego, Sate of California, according to map thereof No. 1902, filed in the Office of the County Recorder of San Diego County, March 25, 1926; Excepting therefrom any portion therefore heretofore or now lying below the ordinary high tide of the Pacific Ocean; and,

**WHEREAS**, the California Government Code Section 65430 et. seq. provides authority to cities to prepare Specific Plans for the systematic implementation of the General Plan. Section 65452 provides that the Specific Plan may address any subjects which the planning agency determines are desirable to implement the General Plan; and

**WHEREAS**, on April 16, 2003, the City Council of the City of Imperial Beach adopted Ordinance No. 2003-1002 amending Ordinance 2002-984 that permits the development of hotels to a maximum height limit of 40 feet, and specifies a process for the adoption of a Specific Plan for hotel uses within the C-2 Zone subject to findings, and conformance to the development requirements as specified in said Ordinance; and

**WHEREAS**, Pacifica Companies submitted an application on November 13, 2003 for Specific Plan approval to the City in conjunction with other entitlement permit requests for the development of a 4-story hotel in the Seacoast Commercial (C-2) Zone located at 800 Seacoast Drive; and

**WHEREAS**, the City determined that said application required the preparation of an Environmental Impact Report (EIR) evaluating project related impacts. A Draft and Final EIR was prepared, circulated and completed in accordance with the requirements of the California Environmental Quality Act (CEQA). By separate but concurrent action and Resolution, the City Council of the City of Imperial Beach certified the Final EIR (SCH# 2005101113) on December 5, 2007 with a Statement of Overriding Considerations and incorporated the environmental findings and conditions cited in said resolution; and

**WHEREAS**, the City determined that parking impacts associated with the roof deck amendment were assessed based upon the Traffic Impact Analysis by Linscott Law & Greenspan wherein it concluded that the proposed parking ratio of 1.4 spaces per room would provide sufficient parking for the hotel rooms and all of its amenities. Aesthetic impacts due to elevator and stairway housing structures proposed on the roof will be mitigated with the requirement for standard screening and architectural treatments of the City; and

**WHEREAS**, the City Council of the City of Imperial Beach found that the project was consistent with the General Plan as demonstrated in Chapter 3 of the Seacoast Inn Specific Plan and the project design of the 78-guest room hotel, 40 feet high was compatible in use with surrounding commercial and residential developments in the vicinity which consist of multiple-story multiple-family residential developments to the north and south, and commercial buildings to the north and east, and, therefore, was consistent with Policy D-8 of the Design Element of the General Plan which promotes project design harmonious with adjoining residential and surrounding uses; and

**WHEREAS**, the City Council of the City of Imperial Beach finds this specific plan amendment for relief from specified height restrictions for qualified roof mounted structures is consistent with the General Plan/Local Coastal Plan and Zoning Ordinance as Municipal Code Section 19.40.020 (Exceptions) does not specify a height limit for qualified projections above the roof; and

**WHEREAS**, in compliance with the provisions of AB 32, The California Climate Solutions Act of 2006, the potential impacts of the Seacoast Inn project were, to the extent that such impacts were, as directly associated with the project conditions, evaluated in the Draft and Final EIR for the project (reference- Section 3.12 of said EIR). The project applicant has agreed to incorporate: solar panels for direct use, hot water production and other specific measures discussed in the EIR, and

**WHEREAS**, the City Council of the City of Imperial Beach again further offers the following findings in support of its decision to approve the amendment to the Seacoast Inn Specific Plan as required by Section 19.27.150:

**1. The proposed project as amended will not adversely affect the General Plan or the Local Coastal Program.**

The Seacoast Inn project, as amended, is consistent with the City's adopted General Plan and Local Coastal Program in the following manner: The Seacoast Inn Specific Plan complies with specific parking policy of the General Plan, specifically Policy C-22 of the Circulation Element, which encourages the provision of parking facilities, shared parking and development of parcels west of Seacoast Drive as commercial and recreational uses rather than parking lots. The proposed 78 room full service hotel increases the number of hotel guest rooms and visitor serving facilities on the west side of Seacoast Drive, and is providing an increase of off-street parking facilities in a subterranean garage. Additionally, new on-street parking spaces will be installed by separate action by the City on Date Avenue.

A more pedestrian friendly design and improvements will be installed along Seacoast Drive and Date Avenue in the form of wider public sidewalks, grand entryway design treatments and contemporary building architecture for this project.

The specific plan amendment for height relief is also consistent with the Imperial Beach Zoning Ordinance as Municipal Code Section 19.40.020 (Exceptions) does not specify a height limit for qualified projections above the roof.

**2. The proposed project as amended will not be detrimental to the public health, safety, or welfare.**

Based on the Final Environmental Impact Report (EIR), the proposed project is not expected to have any adverse or negative impacts on public health, safety or welfare. Improved pedestrian safety will be provided by wider public sidewalks along Seacoast Drive and Date Avenue. Ingress/egress for the project will be located off of Date Avenue and be clearly visible to pedestrians and other vehicles. Additionally, the project is providing for the replacement of an existing timber seawall with a new seawall structure that is incorporated into the building design and set back 35 feet from the former location

in conformance with the City's "stringline policy" for this portion of the beach area. This new seawall will provide property protection from flooding conditions during storm and high tide events.

Project parking conforms to requirements for providing a parking ratio of 1.4 spaces per room, as evident through a certified traffic engineering analysis demonstrating the conditions and findings in support of said ratio. The proposed project provided a traffic analysis, which is incorporated into the Draft and Final EIR documents, prepared by Linscott, Law & Greenspan. This analysis supports a parking ratio of 1 space per room. The project is providing 1.4 spaces per room, which would be adequate to accommodate the demands of the hotel guest rooms and all of its amenities.

**3. The proposed project, when considered as a whole, will be beneficial to the community and the City.**

The proposed project will provide several benefits to the City that specifically comply with or implement public policies, goals and objectives. The proposed project will increase property taxes to the City through its use of condominium financing for the guest rooms, and as a result of new building construction at the project site. The City will also receive increased hotel (TOT) taxes from the increase of available hotel guest rooms from 38 guest rooms to 78 guest rooms. Retail sales taxes are anticipated to increase as a result of the new hotel operations which will be providing full-service facilities, including a public restaurant, meeting rooms and other hotel amenities that generate sales tax revenues.

The proposed hotel is designed to incorporate and include environmentally friendly building design features that reduce water and energy consumption and lowers its anticipated carbon footprint through the use of, but not limited to the use of roof-top solar panels, drought-tolerant landscape materials, bicycles for guest use, high-efficiency appliances throughout the hotel operations/facilities, the dedication of a senior hotel person that is dedicated to be an environmental manager responsible for the monitoring and implementation of environmental programs and activities on-site.

The proposed hotel will also be geared toward promoting and attracting eco-tourism markets, which is consistent with the City's unique position of being the host city for existing State and Federal Wildlife Park areas located in close proximity to the proposed hotel.

The proposed hotel also removes physical encroachments in existing public rights-of-way for public sidewalk areas; will also remove encroachment by private stairs accessing the beach area from a private deck area of the existing hotel, which limits lateral beach access.

The proposed hotel also provides for the dedication of private beach area from the mean high tide line back to the public for use and benefit in conformance with the City's Local Coastal Program, and increases public access with the provision of new ADA ramps from the north side of the hotel building to the beach and from the street end at Date Avenue to the beach area.

**4. The proposed deviations are appropriate for the location and will result in a more desirable project than would be achieved if designed in strict conformance with zoning regulations in the C-2 Zone.**

A 4-story, 78 room, full service hotel cannot be accommodated at the current site using existing C-2 Zone regulations. A 4-story high structure would not be allowed in this Zone. The proposed project design has been achieved using the City's Specific Plan process that results in a design increasing public lateral and horizontal access to the beach area, provides a unique boutique hotel honoring the "small beach community character" of Imperial Beach, enhances views from other public areas, provides a catalyst for enhancement of the Seacoast Drive commercial zone, and returns a private beach area to public use and benefit. The curvilinear building design of the project not only achieves these results, but the project design could not be achieved by the strict conformance with C-2 Zone regulations for height, parking and building design features.

The height relief from the specific plan restrictions are still in compliance with Municipal Code Section 19.40.020 (Exceptions) as the Code does not specify a height limit for qualified projections above the roof and such roof-mounted structures will be subject to design review procedures and any visual effects would be mitigated by screening and standard city architectural requirements.

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

**SECTION 1.** The Seacoast Inn Specific Plan is hereby amended as follows:

**Section**

**3.1(c) Height, Setbacks, Parking**

The following may be considered as part of an approved Specific Plan for the property:

Height- *Maximum building height to be four (4) stories and forty (40) feet.*

- *The height of new buildings to be calculated as follows: The height of the building shall be measured from a plane that results from averaging the existing perimeter elevations at the portion(s) of the site affected by the new development.*

The height of the proposed building is to be measured from a plane that results from averaging the existing perimeter elevations. The plane has been determined to be at elevation 14 feet above mean sea level on a survey dated 4/24/2002 by DEI Professional Services, L.L.C., and as such the maximum height of the roof base will be 54 feet. Any roof sloping structures above 40 feet will be screened by a stucco parapet that will also screen roof items and shall not exceed the roof height by more than 48 inches be subject to design review approval by the City Council. Structures, such as elevator penthouses, shall not exceed the roof height by more than 84 inches. housing for sStairways to the roof, needing to be above the roof elevation shall not exceed the roof height by more than 84 inches. eEquipment such as condensers, fans, and other HVAC related equipment, shall not exceed the roof height by more than 48 inches. gGarage ventilation fans, and kitchen ventilation fans, if required, shall not exceed roof height by more than 96 inches and shall be screened. and sSolar panels, either for hot water production or photovoltaic generation, shall not exceed roof height by more than 72 inches. The

~~maximum height of 72 inches has been chosen to accommodate the need to angle solar panels to improve efficiency; however, to the maximum extent possible the best available technology will be utilized to reduce the height of the panels. This ratio of parapet height to the maximum roof item height will ensure that roof items will not be seen from the ground in the surrounding area be subject to the provisions of Municipal Code Section 19.40.020 (Exceptions) wherein said section does not specify a height limit for qualified projections above the roof and such roof-mounted structures will be subject to design review procedures and any visual effects would be mitigated by standard screening and city architectural requirements. Solar panel details and other roof items will be further described and refined, for the purpose of minimizing height, in the construction documents. See Exhibit E for cross-sections of roof items, their respective heights, and screening techniques is hereby deleted in deference to final building plans that may be subsequently approved pursuant to this height relief amendment.~~

**SECTION 2:** The City Council of the City of Imperial Beach hereby declares that should any section, paragraph, sentence, phrase, term or word of this Ordinance, hereby adopted, be declared for any reason to be invalid, it is the intent of the City Council that it would have adopted all other portions of this Ordinance irrespective of any such portion declared invalid.

**SECTION 3:** The City Clerk is directed to prepare and have published a summary of this ordinance no less than five days prior to the consideration of its adoption and again within 15 days following adoption indicating votes cast.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption by the City Council. Within fifteen (15) days after its adoption, the City Clerk of the City of Imperial Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

**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, held the 18<sup>th</sup> day of February 2009; and thereafter **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Imperial Beach, California, held on the 4<sup>th</sup> day of March 2009, by the following roll call vote:

**AYES:**                   **COUNCILMEMBERS:**  
**NOES:**                   **COUNCILMEMBERS:**  
**ABSENT:**               **COUNCILMEMBERS:**  
**DISQUALIFIED:**       **COUNCILMEMBERS:**       (DUE TO POTENTIAL CONFLICTS OF INTEREST)

*James C. Janney*  
\_\_\_\_\_  
**JAMES C. JANNEY, MAYOR**

**ATTEST:**

*Jacqueline M. Hald*  
\_\_\_\_\_  
**JACQUELINE M. HALD, CMC**  
**CITY CLERK**

**APPROVED AS TO FORM:**

*James P. Lough*  
\_\_\_\_\_  
**JAMES P. LOUGH**  
**CITY ATTORNEY**

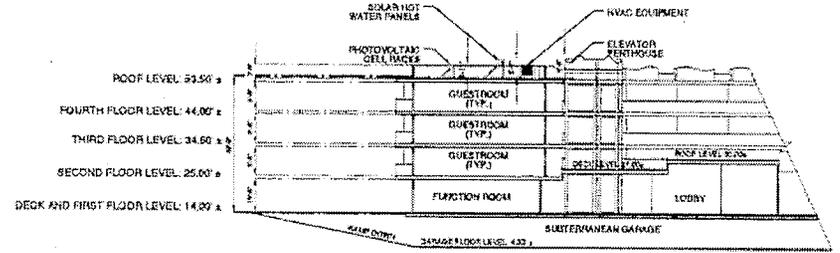
I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and correct copy of Ordinance No. 2009-1082 – An Ordinance of the City Council of the City of Imperial Beach, California, AMENDING THE SEACOAST INN SPECIFIC PLAN (GPA 03-095) BY DELETING SPECIFIED HEIGHT LIMITS THAT APPLY TO QUALIFIED PROJECTIONS ABOVE THE ROOF LINE FOR AN APPROVED 4-STORY, 78 ROOM HOTEL LOCATED AT 800 SEACOAST DRIVE IN THE C-2 (SEACOAST COMMERCIAL) ZONE. MF 661.

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
DATE

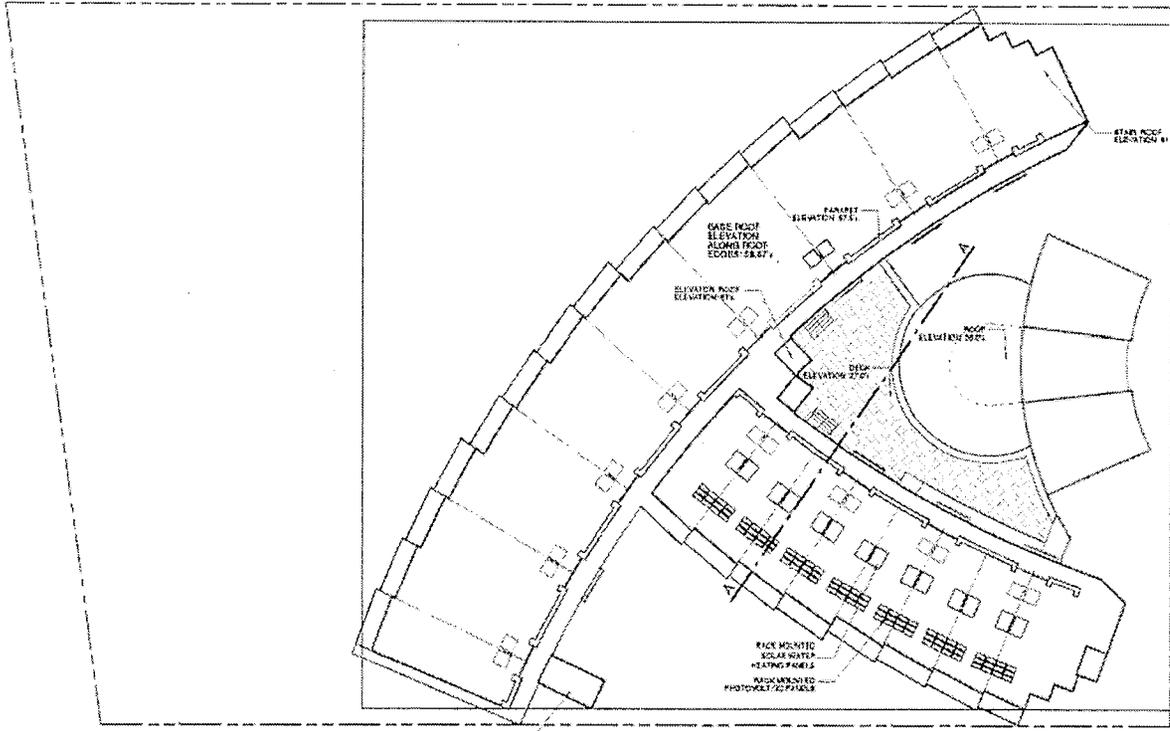


# ATTACHMENT 2



SCHEMATIC SECTION A-A  
1/8" = 1'-0"

THE HEIGHT OF THE PROPOSED BUILDING IS TO BE MEASURED FROM A PLANE THAT RESULTS FROM AVERAGING THE EXISTING REGISTERED ELEVATIONS. THE PLANE HAS BEEN DETERMINED TO BE AT ELEVATION 14 FEET ON A SURVEY DATED 02/24/2022 BY DEI PROFESSIONAL SERVICES, L.L.C. AND AS SUCH THE MAXIMUM HEIGHT OF THE ROOF ITEMS WILL BE 54 FEET. ANY ROOF BLOPPING ABOVE 40 FEET WILL BE SCREENED BY A 6" WOOD PARAPET THAT WILL ALSO SCREEN ROOF BEAMS AND SHALL NOT EXCEED THE ROOF HEIGHT BY MORE THAN 48 INCHES. STRUCTURES SUCH AS ELEVATOR PERITHOUSES SHALL NOT EXCEED THE ROOF HEIGHT BY MORE THAN 48 INCHES. AIRWAYS TO THE ROOF, BEING TO BE ABOVE THE ROOF ELEVATION SHALL NOT EXCEED THE ROOF HEIGHT BY MORE THAN 48 INCHES. EQUIPMENT SUCH AS CONDENSERS, PANS, AND OTHER HVAC RELATED EQUIPMENT SHALL NOT EXCEED THE ROOF HEIGHT BY MORE THAN 48 INCHES. OUTSIDE VENTILATION PANS AND STORED VENTILATION PANS, IF REQUIRED, SHALL NOT EXCEED ROOF HEIGHT BY MORE THAN 48 INCHES AND SHALL BE SCREENED. SOLAR PANELS, EITHER FOR HOT WATER PRODUCTION OR PHOTOVOLTAIC GENERATION, SHALL NOT EXCEED ROOF HEIGHT BY MORE THAN 72 INCHES. THE MAXIMUM HEIGHT OF 72 INCHES HAS BEEN CHOSEN TO ACCOMMODATE THE NEED TO ANGLE SOLAR PANELS TO IMPROVE EFFICIENCY; HOWEVER, TO THE MAXIMUM EXTENT POSSIBLE THE BEST AVAILABLE TECHNOLOGY WILL BE UTILIZED TO REDUCE THE HEIGHT OF THE PANELS. THIS RATIO OF PARAPET HEIGHT TO THE MAXIMUM ROOF-ITEM HEIGHT WILL ENSURE THAT ROOF ITEMS WILL NOT BE SEEN FROM THE GROUND IN THE SURROUNDING AREA. SOLAR PANEL DETAILS AND OTHER ROOF ITEMS WILL BE FURTHER DESCRIBED AND REFINED FOR THE PURPOSE OF VERIFYING HEIGHT IN THE CONSTRUCTION DOCUMENTS.



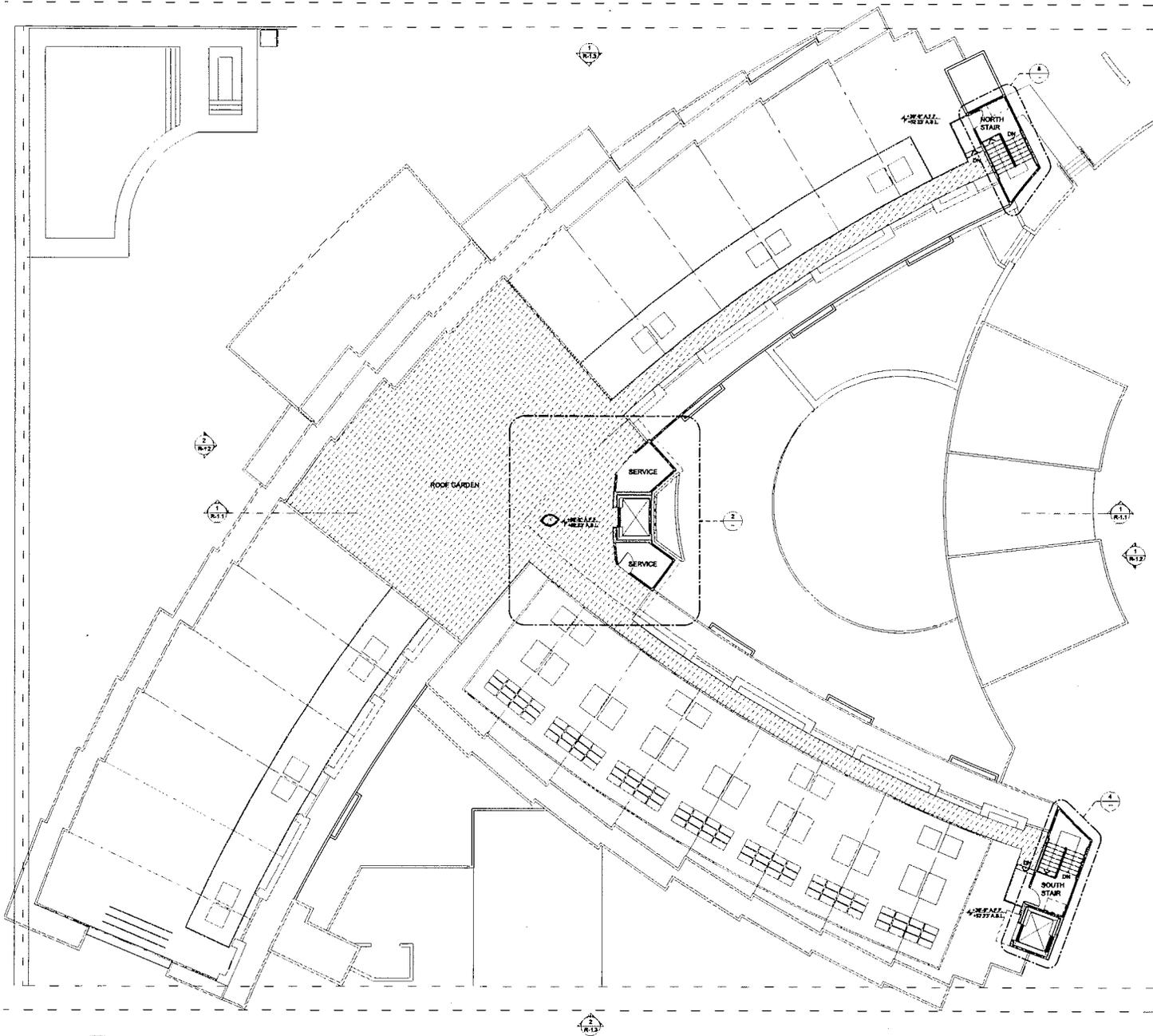
ROOF PLAN  
1/8" = 1'-0"



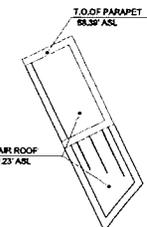
SEA COAST INN SCHEMATICS  
022022

DARRALL DESIGN CONSULTANTS  
310-478-1708 FAX 310-478-1825  
dcdesign@earthlink.net  
310-375-0002 FAX 310-310-1004  
dcdesign@earthlink.net

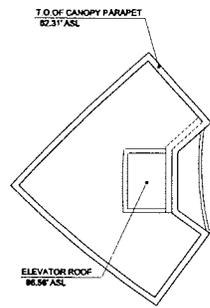




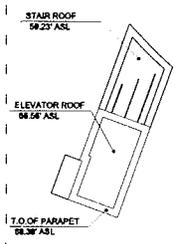
1 ROOF LEVEL GENERAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



3 PARTIAL UPPER ROOF PLAN  
SCALE: 1/8" = 1'-0"

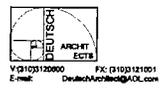


2 PARTIAL UPPER ROOF PLAN  
SCALE: 1/8" = 1'-0"



4 PARTIAL UPPER ROOF PLAN  
SCALE: 1/8" = 1'-0"

DARRALL DESIGN CONSULTANTS  
V: 913 947 8178 F: 913 947 8125  
E: ddc-usa@earthlink.net



1866 Green Valley Circle, Suite 105  
Culver City, California, USA 90230

OWNER:



JOB NAME: BEACONST INN  
100 BEACONST DRIVE  
IMPERIAL BEACH, CALIFORNIA

JOB #:

PHASE:

TITLE: ROOF LEVEL GENERAL FLOOR PLAN  
SCALE: AS NOTED

DRAWN BY: CR / JB  
CHECKED BY: PD / DD  
DATE: 02/04/08

PROFESSIONAL & CONFIDENTIAL INFORMATION  
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OWNER:



JOB NAME: BEACONST DRN  
 800 SEACAST DRIVE  
 IMPERIAL BEACH, CALIFORNIA

JOB #:

PHASE:

TITLE: ENLARGED BUILDING SECTION

SCALE: AS NOTED

DRAWN BY: GR/JB

CHECKED BY: PD/DD

DATE: 02-04-08

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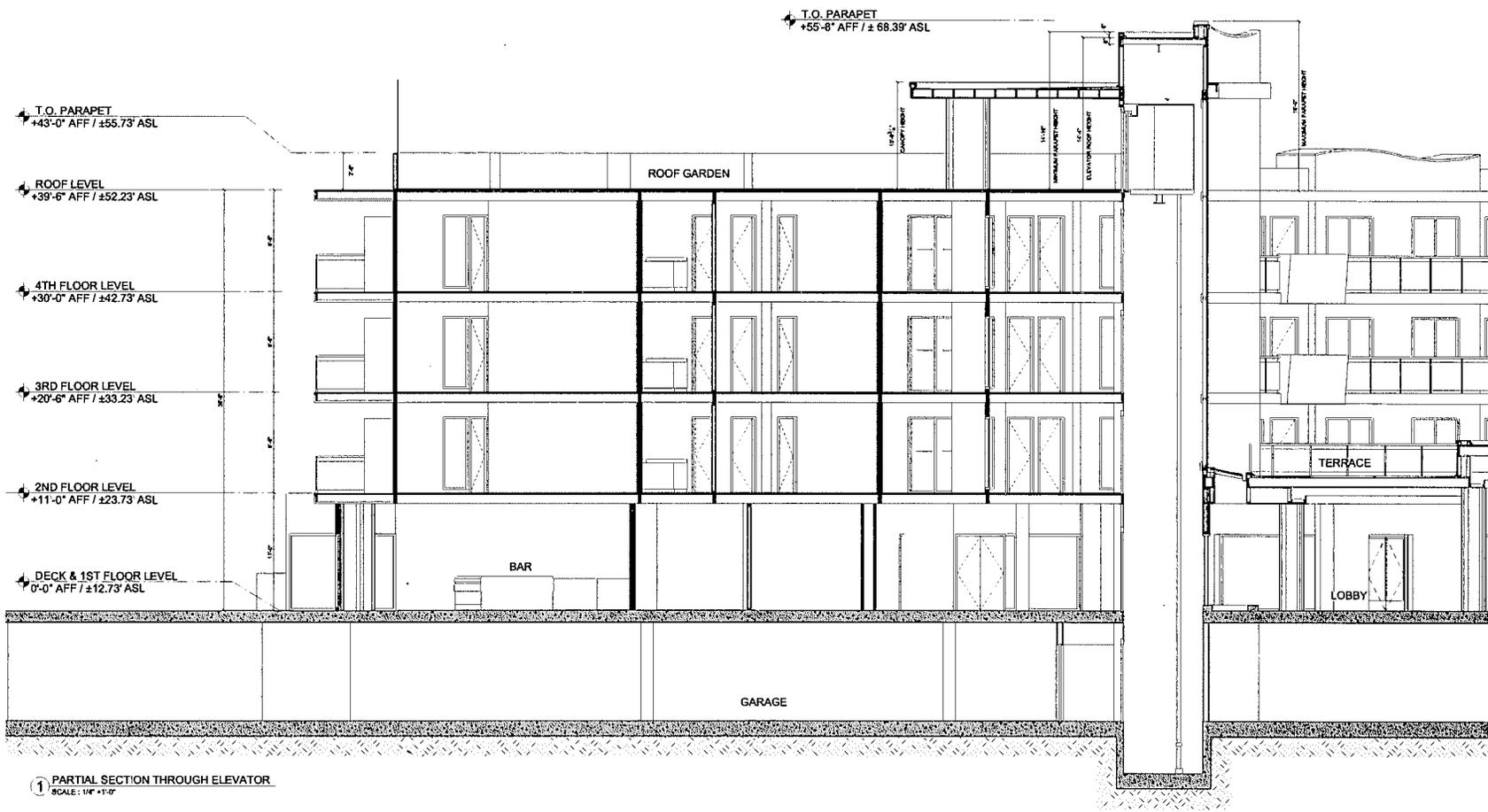
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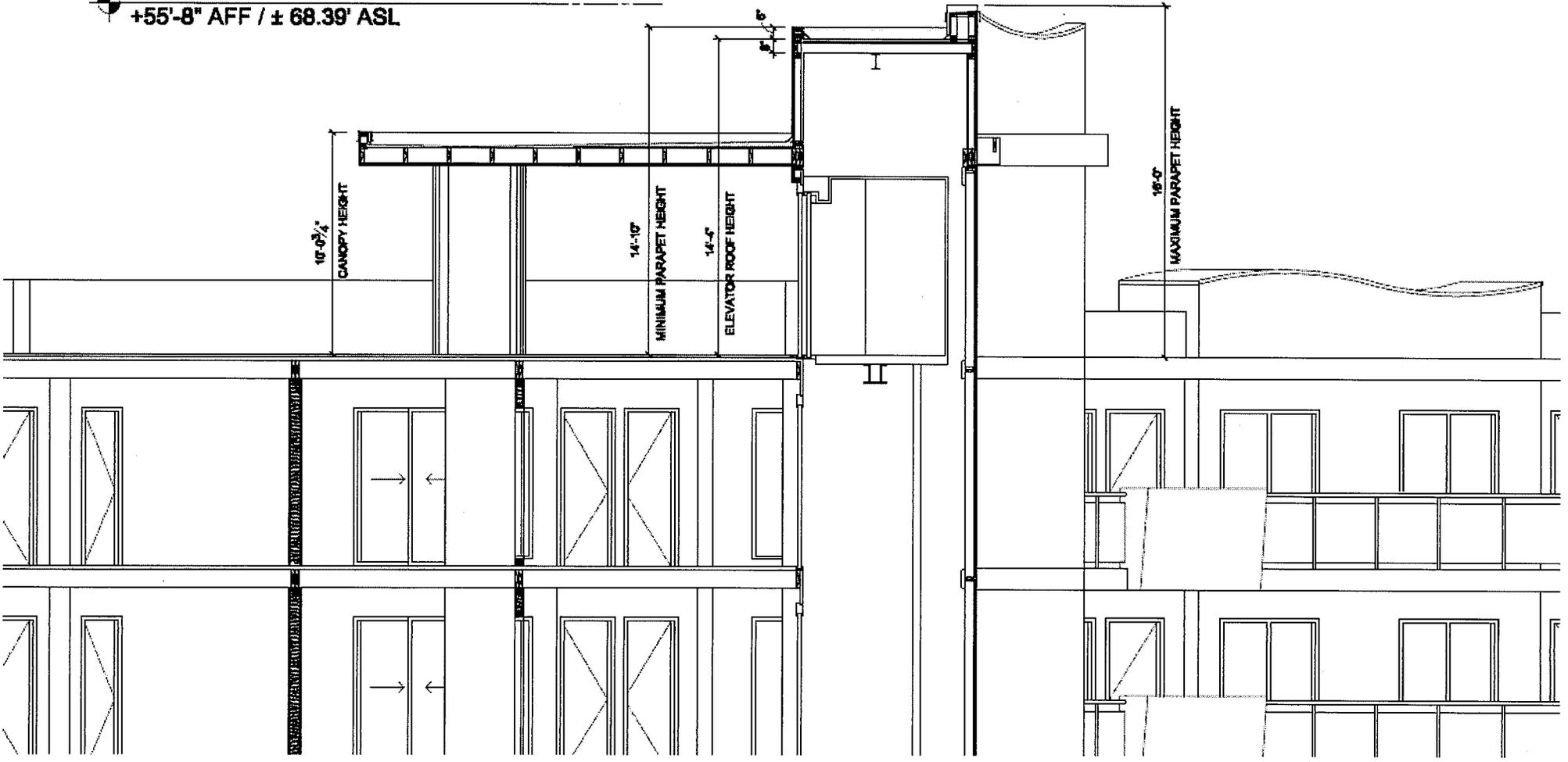
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R-1.1



1 PARTIAL SECTION THROUGH ELEVATOR  
 SCALE: 1/4" = 1'-0"

T.O. PARAPET  
+55'-8" AFF / ± 68.39' ASL

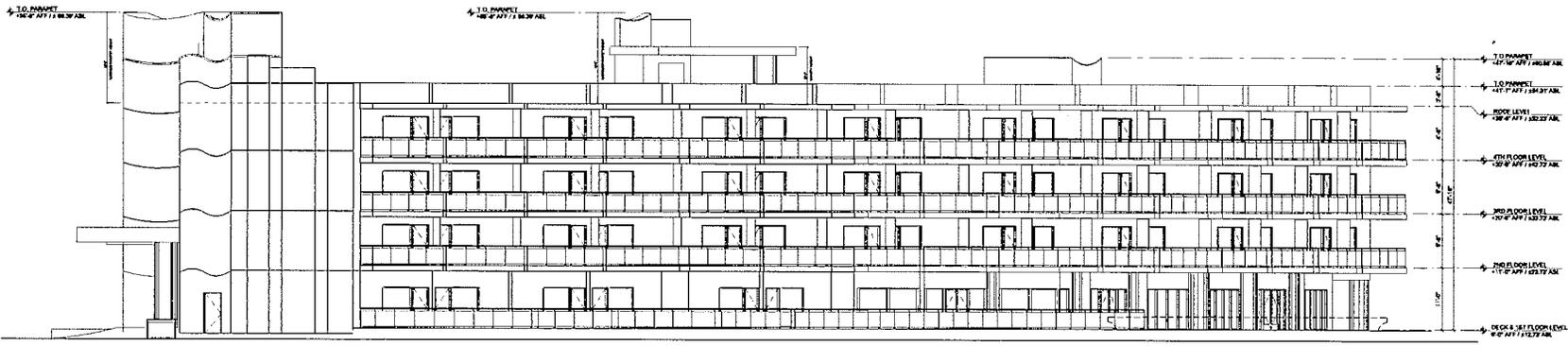




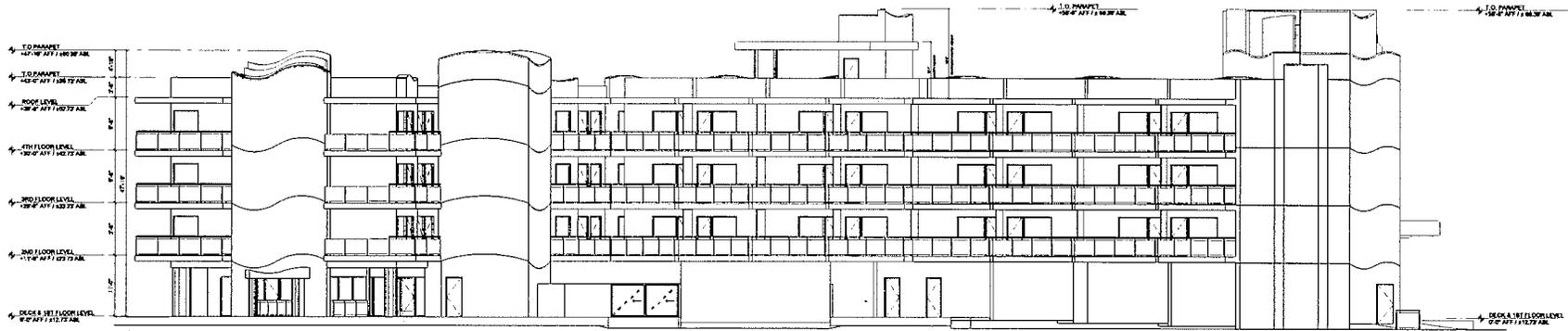
OWNER:



JOB NAME: BEACONSBAY  
800 BEACONSBAY DRIVE  
IMPERIAL BEACH, CALIFORNIA



1 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



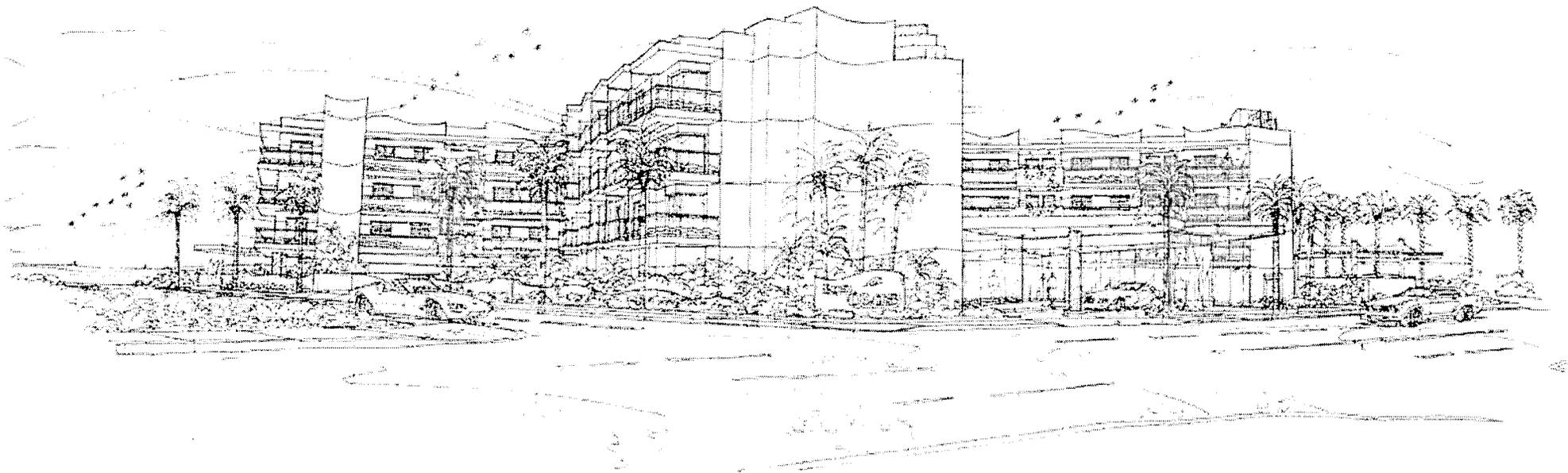
2 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

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PHASE: \_\_\_\_\_  
TITLE: ENLARGED EXTERIOR ELEVATIONS  
SCALE: AS NOTED  
DRAWN BY: GR/JS  
CHECKED BY: POU/BD  
DATE: 02-04-08

PROPRIETARY & CONFIDENTIAL INFORMATION  
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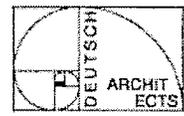
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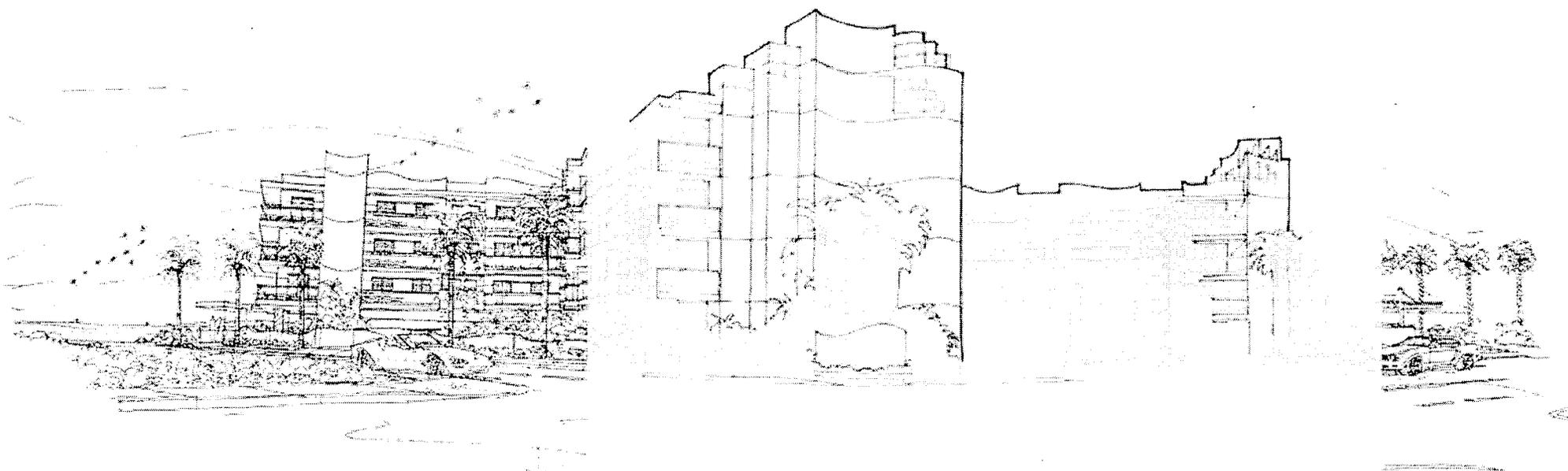
**PACIFICA**  
COMPANIES

SEACOAST INN BUILDING EXTERIOR  
VIEW LOOKING NORTHWEST

**DDC**  
DARRALL DESIGN CONSULTANTS  
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Tel: 310-210-1708 Fax: 310-210-1826  
E-Mail: [ddc@pacificacompanies.com](mailto:ddc@pacificacompanies.com)

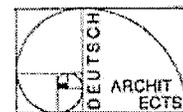


Architecture +  
Planning

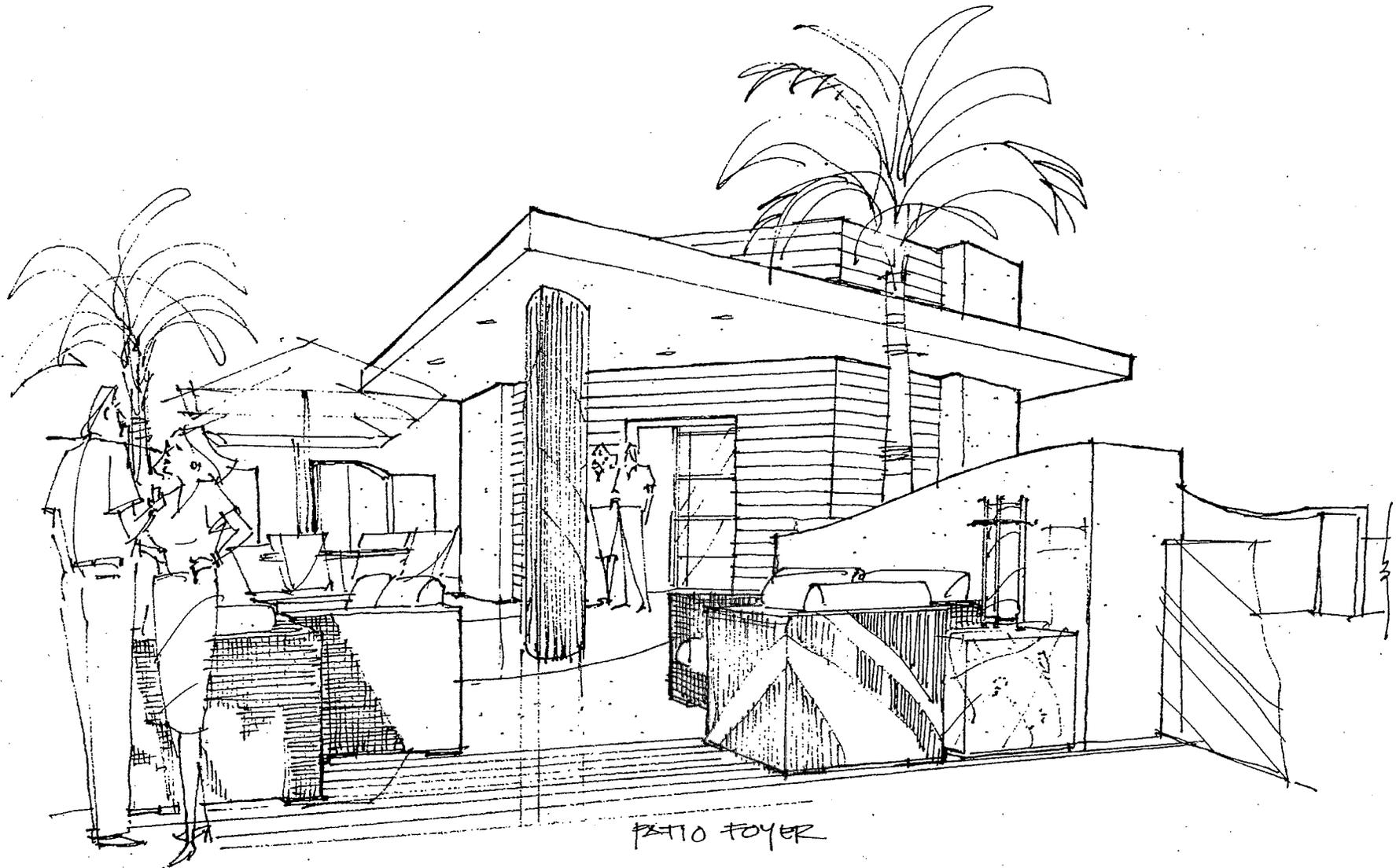


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COMPANIES

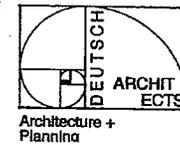
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Architecture +  
Planning



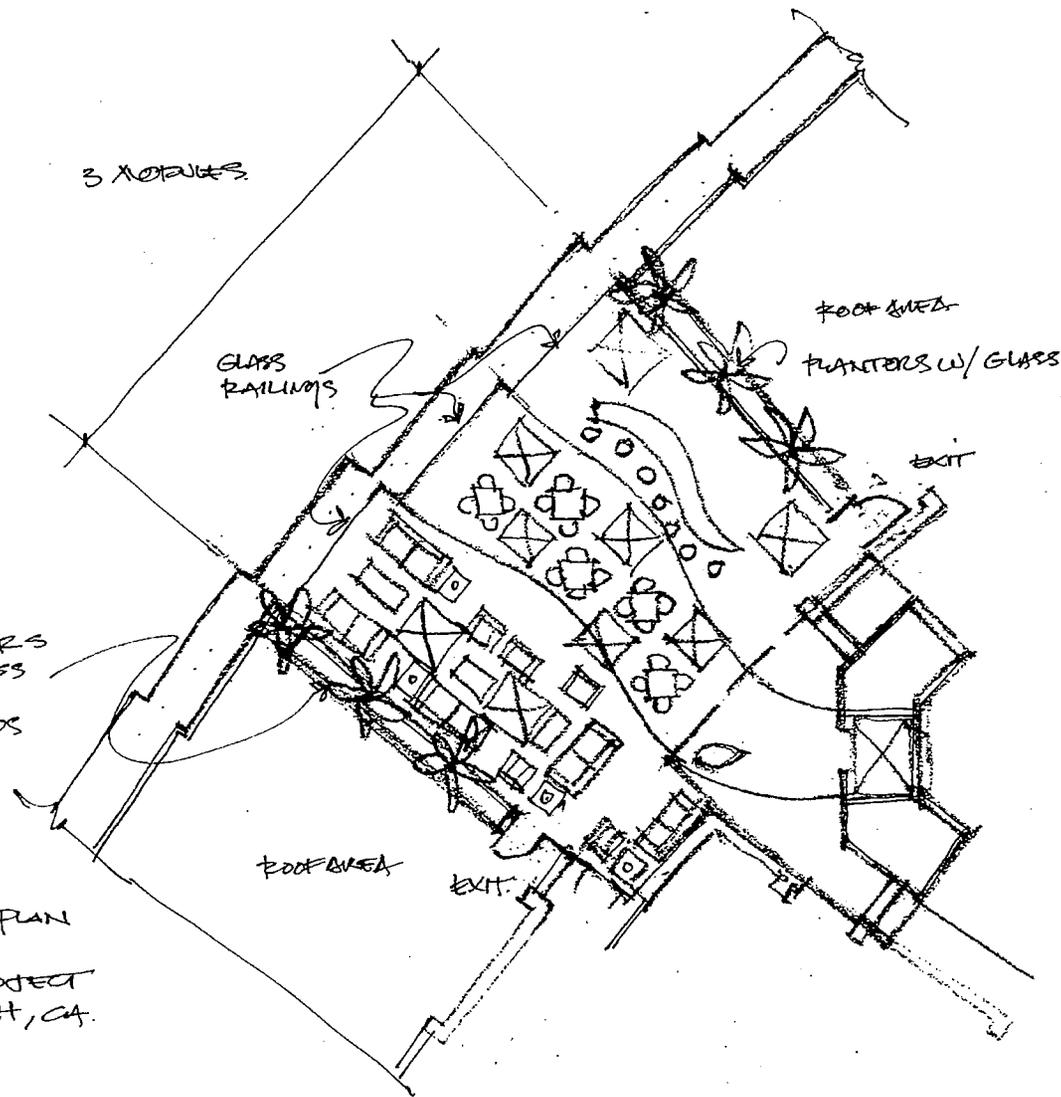
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COMPANIES



Architecture +  
Planning

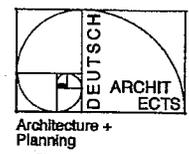
**DDC**  
DARRALL DESIGN CONSULTANTS

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Culver City, California 90230-6985  
Tel: 310-216-1768 Fax: 310-216-1826  
E-Mail: [ddc-usa@earthlink.net](mailto:ddc-usa@earthlink.net)

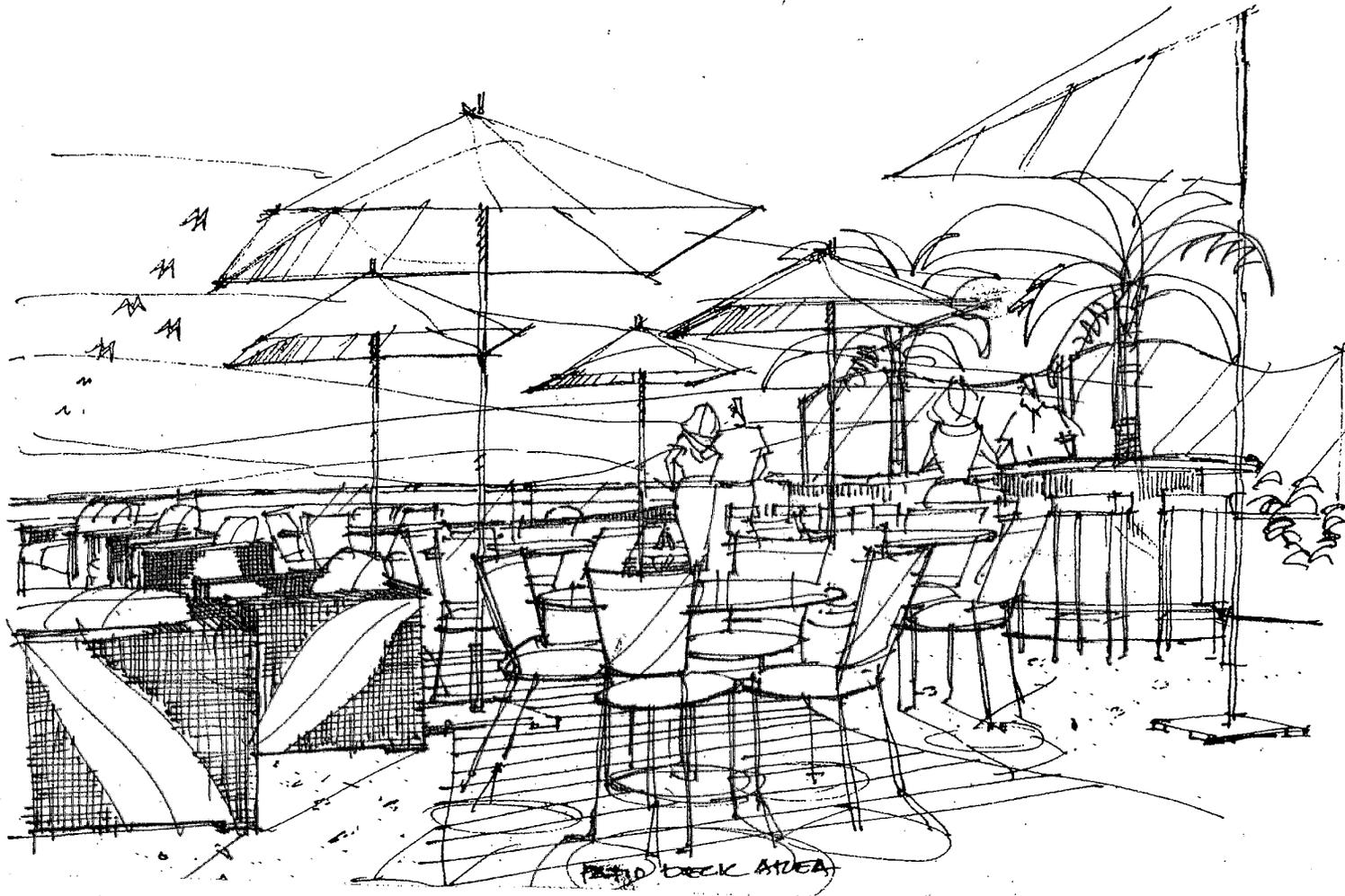


ROOF GARDEN PLAN  
 SEACOAST PROJECT  
 IMPERIAL BEACH, CA.

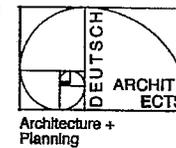
**PACIFICA**  
 COMPANIES



**DDC**  
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**PACIFICA**  
COMPANIES



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Culver City, California, 90230-6965  
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E-Mail: [ddc-usa@earthlink.net](mailto:ddc-usa@earthlink.net)





**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** GARY BROWN, CITY MANAGER  
**MEETING DATE:** FEBRUARY 18, 2009  
**ORIGINATING DEPT.:** PUBLIC WORKS *Had*  
**SUBJECT:** PUBLIC HEARING ADOPTING AMENDMENT NO. 8 TO THE  
TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF  
PROJECTS FOR FISCAL YEARS 2009 THROUGH 2013

---

**BACKGROUND:**

At the November 19, 2008, City Council meeting, City Council adopted Resolution No. 2008-6693 authorizing staff to revise the TransNet Extension expenditure plan to include the \$37,500 carryover funds to be split for FY 2009 as follows:

- |                                    |          |
|------------------------------------|----------|
| a. Street Maintenance & Operations | \$11,250 |
| b. Congestion Relief Project       | \$26,250 |

See attachment 3.

When staff forwarded the adopted resolution no. 2008-6693, SANDAG staff rejected the amendment because the adopted resolution was not done through a noticed public hearing and was not in the format provided by SANDAG staff. Thus, this staff report and resolution is prepared and forwarded for City Council action consistent with the direction of SANDAG staff.

Additionally the City has \$200,000 cash on hand that was left over from prior RTIP projects. This cash needs to be reallocated to existing SANDAG RTIP projects.

**DISCUSSION:** See attachment 3.

You will note that Agenda Item 6.2 of the November 19, 2008, Council packet (attachment no. 3) showed the amendment as Amendment No. 1 while this staff report shows the amendment as Amendment No 8. SANDAG has reported that some administrative modifications to the TransNet Local Street Improvement Program of Projects for Fiscal Years 2009 through 2013 were considered amendments, thus this would be Amendment No. 8.

The \$200,000 cash on hand is proposed herein to be allocated to the FY 08/09 Major Street Improvements project.

**ENVIRONMENTAL DETERMINATION:**

Approval of this budget plan, Amendment No. 8, is not a project as defined by CEQA. However, once a project has been designed using these funds, an environmental determination may be required.

**FISCAL IMPACT:**

Approval of the carryover TransNet funds will make \$11,250 available to the Fiscal Year 2009 Street Division O&M budget and add \$26,250 to the FY 2009 Congestion Relief Project – Overlay of 5<sup>th</sup> Street and Dahlia Avenue.

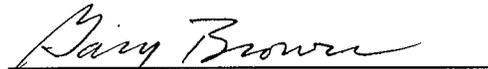
Allocation of the “cash on hand” to the FY 2009 Congestion Relief Project will make the total RTIP budget for that project for FY 2008/09 at \$669,000.

**DEPARTMENT RECOMMENDATION:**

1. Open the public hearing
2. Receive this report.
3. Take public comment.
4. Close the public hearing.
5. Discuss the proposed program amendment.
6. Adopt Resolution 2009-6716.
7. Authorize the Public Works Director to submit new Project Trak Form for Fiscal Years 2009 through 2013 to add carryover funds to the FY 2009 TransNet Extension Projects.

**CITY MANAGER’S RECOMMENDATION:**

Approve Department recommendation.



Gary Brown, City Manager

**Attachments:**

1. Resolution No. 2009-6716
2. Resolution No. 2009-6716 Exhibit A
3. November 19, 2008, Agenda Item 6.2 “Amendment No. 1 to the TransNet Extension Local Street and Road Program of Projects for Fiscal Years 2009-2013”

## RESOLUTION NO. 2009-6716

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ADOPTING AMENDMENT NO. 8 TO THE TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2009 THROUGH 2013**

**WHEREAS**, on November 3, 1987, the voters of San Diego County approved the original San Diego Transportation Improvement Program Ordinance and Expenditure Plan (Ordinance); and

**WHEREAS**, on November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (Extension Ordinance); and

**WHEREAS**, the Ordinance and the Extension Ordinance (collectively referred to as the Ordinances) provide that SANDAG, acting as the Regional Transportation Commission, shall approve a multi-year program of projects submitted by local jurisdictions identifying those transportation projects eligible to use transportation sales tax (TransNet) funds; and

**WHEREAS**, the City of Imperial Beach was provided with an estimate of annual TransNet local street improvement revenues for fiscal years 2009 through 2013; and

**WHEREAS**, the City of Imperial Beach received notification that the City of Imperial Beach had \$37,500 of remaining prior year carryover balance and that the carryover funds were to be programmed into the Fiscal Years 2009 through 2013 expenditure plan; and

**WHEREAS**, the City of Imperial Beach had \$200,000 "cash on hand" left over from prior RTIP funded projects that was to be programmed to the Fiscal Years 2009 – 2013 expenditure plan; and

**WHEREAS**, the City of Imperial Beach has held a public hearing in accordance with Section 5(a) of the Ordinances; **NOW THEREFORE**

**BE IT RESOLVED** that pursuant to Section 2(c)(1) of the Extension Ordinance, the City of Imperial Beach certifies that no more than 30 percent of its annual revenues shall be spent on maintenance-related projects.

**BE IT FURTHER RESOLVED** that pursuant to Section 4(E)(3) of the Extension Ordinance, the City of Imperial Beach certifies that all new projects, or major reconstruction projects, funded by TransNet revenues shall accommodate travel by pedestrians and bicyclists, and that any exception to this requirement permitted under the Ordinance and proposed shall be clearly noticed as part of the City of Imperial Beach public hearing process.

**BE IT FURTHER RESOLVED** that pursuant to Section 8 of the Extension Ordinance, the City of Imperial Beach certifies that the required minimum annual level of local discretionary funds to be expended for street and road purposes will be met throughout the 5-year period consistent with the most recent Maintenance of Effort Requirements adopted by SANDAG.

**BE IT FURTHER RESOLVED** that pursuant to Section 9A of the Extension Ordinance, the City of Imperial Beach certifies that it will extract \$2,000 from the private sector for each newly constructed residential housing unit in that jurisdiction to comply with the provisions of the Regional Transportation Congestion Improvement Program (RTCIP).

**BE IT FURTHER RESOLVED** that pursuant to Section 13 of the Extension Ordinance, the City of Imperial Beach certifies that it has established a separate Transportation Improvement Account for TransNet revenues with interest earned expended only for those purposes for which the funds were allocated.

**BE IT FURTHER RESOLVED** that pursuant to Section 18 of the Extension Ordinance, the City of Imperial Beach certifies that each project of \$250,000 or more will be clearly designated during construction with TransNet project funding identification signs.

**BE IT FURTHER RESOLVED** that the City of Imperial Beach does hereby certify that all other applicable provisions of the Ordinances and SANDAG Board Policy 31 have been met.

**BE IT FURTHER RESOLVED** that the City of Imperial Beach agrees to indemnify, hold harmless, and defend SANDAG, the San Diego Regional Transportation Commission, and all officers and employees thereof against all causes of action or claims related to local TransNet funded projects.

**BE IT FURTHER RESOLVED** by the City of Imperial Beach as follows:

1. The above recitals are true and correct.
2. The RTIP list of projects in Exhibit A (Project Trak forms for fiscal years 2009 as provided in Amendment No. 8 is hereby approved.
3. The Public Works Director is authorized and directed to forward the RTIP form requesting allocation of the TransNet Ordinances 87-01 and 04-01 funds as provided in Exhibit A.

**PASSED AND ADOPTED** by the City Council of the City of Imperial Beach at its meeting held on the 18<sup>th</sup> day of February 2009, by the following roll call vote:

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

\_\_\_\_\_  
**JAMES C. JANNEY, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**JACQUELINE M. HALD, CMC**  
**CITY CLERK**

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and correct copy of Resolution No. 2009-6716 – A Resolution of the City Council of the City of Imperial Beach, California, Adopting Amendment No. 7 to the Transnet Local Street Improvement Program Of Projects For Fiscal Years 2009 Through 2013

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
DATE

**Table 1**  
**2008 Regional Transportation Improvement Program**  
**Amendment No. 8**  
**San Diego Region (in \$000s)**

**Imperial Beach, City of**

MPO ID: IB02		Capacity Status: NCI					RTIP #: 08-08			
TITLE: Street Maintenance Operations		Exempt Category: Safety - Pavement resurfacing and/or rehabilitation					(Maint)			
DESCRIPTION: Various locations - street maintenance										
CHANGE REASON: Adding TransNet Carry Over Funds From FY 07-08										
EST TOTAL COST:										\$2,707
	<b>TOTAL</b>	<b>PRIOR</b>	<b>08/09</b>	<b>09/10</b>	<b>10/11</b>	<b>11/12</b>	<b>12/13</b>	<b>PE</b>	<b>RW</b>	<b>CON</b>
TransNet - L	\$1,658	\$1,658								\$1,658
TransNet - LSI	\$1,038		\$190	\$197	\$207	\$217	\$227			\$1,038
TransNet - LSI Carry Over	\$11		\$11							\$11
<b>TOTAL</b>	<b>\$2,707</b>	<b>\$1,658</b>	<b>\$201</b>	<b>\$197</b>	<b>\$207</b>	<b>\$217</b>	<b>\$227</b>			<b>\$2,707</b>

MPO ID: IB12		Capacity Status: NCI					RTIP #: 08-08			
TITLE: Major Street Improvements		Exempt Category: Safety - Pavement resurfacing and/or rehabilitation					(CR)			
DESCRIPTION: Dahlia St. from 5th St. to Carolina, 5th St. from Palm Ave. to Elm Ave., Grove St. from Connecticut to Delaware, Delaware Ave. from Grove to Imperial Beach Blvd., Elm Ave. Storm drain from Florence to Florida, Calla Storm Srain from 532 Calla to Rainbow, 9th Steet Overlay from Calla to Imperial Beach Blvd. - work includes but not limited to overlay, new sidewalks, curbs and gutters, ramps, and storm drain										
CHANGE REASON: Adding TransNet Carry Over Funds From FY 07-08										
EST TOTAL COST:										\$2,647
	<b>TOTAL</b>	<b>PRIOR</b>	<b>08/09</b>	<b>09/10</b>	<b>10/11</b>	<b>11/12</b>	<b>12/13</b>	<b>PE</b>	<b>RW</b>	<b>CON</b>
TransNet - L (Cash)	\$200		\$200							\$200
TransNet - LSI	\$2,421		\$443	\$460	\$483	\$506	\$529	\$727		\$1,694
TransNet - LSI Carry Over	\$26		\$26							\$26
<b>TOTAL</b>	<b>\$2,647</b>		<b>\$669</b>	<b>\$460</b>	<b>\$483</b>	<b>\$506</b>	<b>\$529</b>	<b>\$727</b>		<b>\$1,920</b>

**2008 Regional Transportation Improvement Program  
Amendment No. 8  
San Diego Region (in \$000s)**

**RTIP Fund Types**

AC	=	Advanced Construction
BIA	=	Bureau of Indian Affairs
BIP	=	Border Infrastructure Program (Federal under SAFETEA-LU)
BTA	=	Bicycle Transportation Account (State)
CBI	=	Corridors and Borders Infrastructure Program (Federal under TEA-21)
CMAQ	=	Congestion Mitigation and Air Quality (Federal formula)
CMIA	=	Corridor Mobility Improvement Account (Prop. 1B state bond)
DEMO	=	High Priority Demonstration Program under TEA-21 (Federal discretionary)
DEMO-Sec 115	=	High Priority Demonstration Program under FY 2004 Appropriations
DEMO-Sec 117/STP	=	Surface Transportation Program under FHWA Administrative Program (congressionally directed appropriations)
FSP	=	Freeway Service Patrol (State legislation)
HBP	=	Highway Bridge Program under SAFETEA-LU (Federal)
HBRR	=	Highway Bridge Repair and Rehabilitation under TEA-21 (Federal)
HES	=	Hazard Elimination System (Federal administered by Caltrans)
HPP	=	High Priority Demonstration Program under SAFETEA-LU (Federal discretionary)
HRCSA	=	Highway-Railroad Crossing Safety Account (Prop. 1B state bond)
HSIP	=	Highway Safety Improvement Program (State administered by Caltrans)
IBRC	=	Innovative Bridge Research & Construction (Federal)
IM	=	Interstate Maintenance Discretionary (Federal)
IRR	=	Indian Reservation Roads program (Federal)
ITS	=	Intelligent Transportation System (Federal)
NCPD	=	National Corridor Planning & Development (Federal - same as CBI)
PLH	=	Public Lands Highway (Federal)
PTA	=	Public Transportation Account (State)
PTMISE	=	Public Transportation Modernization, Improvement, and Service Enhancement (Prop. 1B state bond)
RSTP	=	Regional Surface Transportation Program (Federal)
RTP	=	Recreational Trails Program (Federal)
SHOPP AC	=	State Highway Operation & Protection Program federal share (for Caltrans use only)
SHOPP State Cash	=	State Highway Operation & Protection Program cash match (for Caltrans use only)
SRTS	=	Safe Routes to School (Federal program administered by Caltrans)
STIP-IIP	=	State Transportation Improvement Program - Interregional Program (State)
STIP-RIP	=	State Transportation Improvement Program - Regional Improvement Program (State)
Section 5307	=	Federal Transit Administration Urbanized Area Formula Program
Section 5309 (Bus)	=	Federal Transit Administration Discretionary Program
Section 5309 (FG)	=	Federal Transit Administration Fixed Guideway Modernization (Formula program)

\*\* Pending final SANDAG approval

**2008 Regional Transportation Improvement Program  
Amendment No. 8  
San Diego Region (in \$000s)**

Section 5309 (NS)	=	Federal Transit Administration Discretionary - New Starts Program (Discretionary)
Section 5310	=	Federal Transit Administration Elderly & Disabled Program (Discretionary allocated by CTC)
Section 5311	=	Federal Transit Administration Rural Program (Formula and Discretionary)
Section 5316 (JARC)	=	Federal Transit Administration Jobs Access Reverse Commute (Discretionary)
Section 5317 (NF)	=	Federal Transit Administration New Freedom
TCIF	=	Trade Corridor Improvement Fund (Prop. 1B state bond)
TCRP	=	Traffic Congestion Relief Program (State)
TCSP	=	Transportation & Community & System Preservation (Federal)
TDA	=	Transportation Development Act (State)
TDA-B	=	Transportation Development Act-Bicycle & Pedestrian Facilities (State)
TEA	=	Transportation Enhancement Activities Program (Federal)
TLSP	=	Traffic Light Synchronization Program (Prop. 1B state bond)
TSGP	=	Transit Security Grant Program (Prop. 1B state bond)
TSM	=	Transportation Systems Management (State)
TransNet-78	=	Prop. A Local Transportation Sales Tax - SR 78 (Local)
TransNet-ADA	=	Prop. A Local Transportation Sales Tax - compliance with federal Americans with Disabilities Act (Local)
TransNet-B	=	Prop. A Local Transportation Sales Tax - Bike (Local)
TransNet-BRT/Ops	=	Prop. A Local Transportation Sales Tax - Bus Rapid Transit/New Service (Local)
TransNet-Border	=	Prop. A Local Transportation Sales Tax - Border, part of Major Corridor (Local)
TransNet-H	=	Prop. A Local Transportation Sales Tax - Highway (Local)
TransNet-L	=	Prop. A Local Transportation Sales Tax - Local Streets & Roads (Local)
TransNet-LSI	=	Prop. A Extension Local Transportation Sales Tax -Local System Improvements (Local)
TransNet-MC	=	Prop. A Extension Local Transportation Sales Tax - Major Corridors (Local)
TransNet-REMP	=	Prop. A Extension Local Transportation Sales Tax - Regional Environmental Mitigation (Local)
TransNet-S&D	=	Prop. A Local Transportation Sales Tax - Senior/Disabled (Local)
TransNet-SS	=	Prop. A Extension Local Transportation Sales Tax - Senior Services (Local)
TransNet-T	=	Prop. A Local Transportation Sales Tax - Transit (Local)
TransNet-TSI	=	Prop. A Extension Local Transportation Sales Tax - Transit System Improvements (Local)



AGENDA ITEM NO. 0.2

**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** GARY BROWN, CITY MANAGER

**MEETING DATE:** NOVEMBER 19, 2008

**ORIGINATING DEPT.:** PUBLIC WORKS *HAL*

**SUBJECT:** AMENDMENT NO. 1 TO THE TRANSNET EXTENSION LOCAL STREET AND ROAD PROGRAM OF PROJECTS FOR FISCAL YEARS 2009-2013

**BACKGROUND:**

On March 19, 2008, City Council adopted Resolution No. 2008-6603 which approved the TransNet Extension Local Street and Road Program of projects for fiscal years 2009 – 2013. In compliance with the TransNet Extension ordinance, no more than 30% of the allocated funds from the TransNet Extension ordinance were applied towards Street Maintenance and Operation (O&M). Resolution 2008-6603 further authorized the Public Works Director to forward the RTIP form requesting the allocation of TransNet Ordinances 87-01 and 04-10 funds as provided in the TransNet ProjecTrak Forms – Exhibit A to Resolution 2008-6603. Those forms were submitted in August 2008.

In an October 24, 2008, e-mail from SANDAG staff, the City was advised that the City must allocate carryover funds from previous fiscal years' TransNet allocations before TransNet Extension funds will be paid. SANDAG has identified \$37,500 of carryover funds from previous fiscal year allocations that must be added to this fiscal year's expenditure plan.

**DISCUSSION:**

City Council approved the FY 2009 allocation was as follows:

- |                                     |           |
|-------------------------------------|-----------|
| • Street Maintenance and Operations | \$189,600 |
| • Congestion Relief Project         | \$442,400 |

To maintain the 30% / 70% split of TransNet Extension funds, staff recommends the \$37,500 carryover funds be split for FY 2009 as follows:

- |                                   |           |
|-----------------------------------|-----------|
| • Street Maintenance & Operations | \$ 11,250 |
| • Congestion Relief Project       | \$ 26,250 |

**ENVIRONMENTAL DETERMINATION:**

Approval of this budget plan is not a project as defined by CEQA. However, once a project has been designed using these funds, an environmental determination may be required.

**FISCAL IMPACT:**

Approval of carryover TransNet funds will make \$11,250 available to the Fiscal Year 2009 Street Division O&M budget and add \$26,250 to the FY 2009 Congestion Relief Project – Overlay of 5<sup>th</sup> Street and Dahlia Avenue.

**DEPARTMENT RECOMMENDATION:**

1. Receive this report.
2. Authorize the Public Works Director to submit new ProjecTrak Forms for Fiscal Year 2009 to add the carryover funds to the FY 2009 TransNet Extension Projects.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.



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Gary Brown, City Manager

Attachments:

1. Resolution No. 2008-6693

**RESOLUTION NO. 2008-6693**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ADOPTING AMENDMENT 1 TO TRANSNET LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2009-2013**

**WHEREAS**, on March 19, 2008, City Council adopted Resolution No. 2008-6603 which approved the TransNet Extension Local Street and Road Program of projects for fiscal years 2009 – 2013; and

**WHEREAS**, Resolution 2008-6603 further authorized the Public Works Director to forward the RTIP form requesting the allocation of TransNet Ordinances 87-01 and 04-10 funds as provided in the TransNet ProjectTrak Forms – Exhibit A to Resolution 2008-6603; and

**WHEREAS**, those forms were submitted in August 2008; and

**WHEREAS**, in an October 24, 2008, e-mail from SANDAG staff, the City was advised that the City must allocate carryover funds from previous fiscal years' TransNet allocations before TransNet Extension funds will be paid; and

**WHEREAS**, SANDAG has identified \$37,500 of carryover funds from previous fiscal year allocations that must be added to this fiscal year's expenditure plan; and

**WHEREAS**, to maintain the 30% / 70% split of TransNet Extension funds, staff recommends the \$37,500 carryover funds be split for FY 2009 as follows:

- Street Maintenance & Operations \$ 11,250
- Congestion Relief Project \$ 26,250.

**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 Public Works Director is authorized to submit a revised TransNet Extension expenditure plan to include the \$37,500 carryover funds to be split for FY 2009 as follows:
  - a. Street Maintenance & Operations \$ 11,250
  - b. Congestion Relief Project \$ 26,250

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Imperial Beach at its meeting held on the 19<sup>th</sup> day of November 2008, by the following roll call vote:

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

**JAMES C. JANNEY, MAYOR**

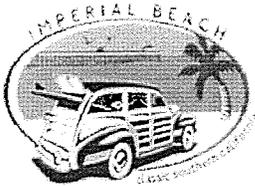
**ATTEST:**

\_\_\_\_\_  
**JACQUELINE M. HALD, CMC**  
**CITY CLERK**

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and correct copy of Resolution No. 2008-6693 – A Resolution of the City Council of the City of Imperial Beach, California, Adopting Amendment 1 to Transnet Local Street Improvement Program Of Projects For Fiscal Years 2009-2013.

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
DATE



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** GARY BROWN, CITY MANAGER

**MEETING DATE:** FEBRUARY 18, 2009

**ORIGINATING DEPT.:** GREG WADE, DIRECTOR COMMUNITY DEVELOPMENT  
ELIZABETH CUMMING, ASSISTANT PROJECT MANAGER

**SUBJECT:** PALM AVENUE COMMERCIAL CORRIDOR MASTER PLAN  
FINAL DRAFT

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**BACKGROUND:**

In April 2004, the City Council directed staff to proceed with the development of the Palm Avenue Commercial Corridor Master Plan ("Master Plan"). In October 2005, staff submitted an application for a California Department of Transportation ("Caltrans") Community-Based Transportation Planning Grant and in May 2006, the City of Imperial Beach was notified that Caltrans approved the application and awarded also \$50,000 towards preparation of the Master Plan. In May 2007, a Request for Qualifications ("RFQ") was issued for a consultant team for the preparation of the Palm Avenue Commercial Corridor Master Plan and in September 2007, the City entered into an Agreement with Moore Iacofano Goltsman Inc. ("MIG") for the project.

The project study area encompassed the "core" of the corridor and is defined as one block area north and south of Palm Avenue. The purpose of the Master Plan was to propose streetscape improvements and urban design strategies that support the common goal of creating a vibrant, safe and pedestrian and bicycle-friendly commercial hub along Palm Avenue. Priorities include transformation of the six-lane highway to a "Main Street" environment based on Caltrans' Main Street Design Guidelines, creation of a new desirable context that promotes new mixed-use developments that provide amenities and services to the community, connections to surrounding residential neighborhoods, and a reinforcement of the small-scale beach-town feel of the area.

The Final Draft includes suggested revisions in response to comments and recommendations from the City Council and Design Review Board. The final draft of the Master Plan also includes the Imperial Beach SR-75 Corridor Traffic Impact Analysis.

**DISCUSSION:**

The master plan is intended to directly address the streetscape issues along Palm Avenue to help revitalize the primary commercial corridor of Imperial Beach. To accomplish this, modifications are proposed to existing motor vehicle travel lanes, parking areas, medians, landscaping, sidewalks, crosswalks, curbs and gutter, and traffic signalization. MIG will provide

a detailed presentation of the draft Master Plan to the City Council/Redevelopment Agency.

**ENVIRONMENTAL DETERMINATION:**

This phase of the Master Plan is exempt from CEQA pursuant to CEQA Guidelines Section 15262 and pursuant to CEQA Guidelines Section 15306. If this Palm Avenue Commercial Corridor Master Plan Study is accepted by the City Council, the Council will then need to direct and authorize the preparation of required environmental documents to support the Plan as a Master Plan that may amend the City's general plan/local coastal plan, prompt a coastal development permit, site plan review, and design review for future capital improvements.

**FISCAL IMPACT:**

The City has received a \$150,000 Transportation Planning grant from the California Department of Transportation and \$50,000 was budgeted and available in the Fiscal Year 2007-2008 Capital Improvement Program Budget in Account Number 407126241132006.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:

1. Consider the presentation and approve the Palm Avenue Commercial Corridor Master Plan Final Draft;

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

  
\_\_\_\_\_  
Gary Brown, City Manager

Attachments(s): R-09-174  
Palm Avenue Commercial Corridor Master Plan Final Draft

RESOLUTION NO. R-09-174

A RESOLUTION OF THE IMPERIAL BEACH REDEVELOPMENT AGENCY APPROVING THE PALM AVENUE COMMERCIAL CORRIDOR MASTER PLAN FINAL DRAFT

The Imperial Beach Redevelopment Agency ("Agency") does hereby resolve as follows:

WHEREAS, the Agency engaged in activities necessary to carry out and implement the Redevelopment Plan for the Palm Avenue/Commercial Redevelopment Project Area, [the "Project"]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency shall approve the Palm Avenue Commercial Corridor Master Plan Final Draft;

NOW, THEREFORE, BE IT RESOLVED, by the Imperial Beach Redevelopment Agency as follows:

That the Agency approve the Palm Avenue Commercial Corridor Master Plan Final Draft.

AND BE IT FURTHER RESOLVED, by the Imperial Beach Redevelopment Agency as follows:

PASSED, APPROVED, AND ADOPTED by the Imperial Beach Redevelopment Agency at its meeting held on the 18<sup>th</sup> of February, 2009, by the following roll call vote:

AYES: COUNCILMEMBERS: NONE
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: NONE

James C. Janney
JAMES C. JANNEY, MAYOR

ATTEST:

Jacqueline M. Hald

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and exact copy of Resolution No. R-09-174 - A Resolution to approve the Palm Avenue Commercial Corridor Master Plan Final Draft.

CITY CLERK

DATE

# **Item No. 6.1**

## **Attachment 2**

(Palm Ave. Commercial Corridor  
Master Plan Final Draft)

Available for review in the  
City Clerk's Office





Imperial Beach  
Redevelopment Agency

AGENDA ITEM NO. 6.2

**STAFF REPORT  
IMPERIAL BEACH REDEVELOPMENT AGENCY**

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** GARY BROWN, EXECUTIVE DIRECTOR

**MEETING DATE:** FEBRUARY 18, 2009

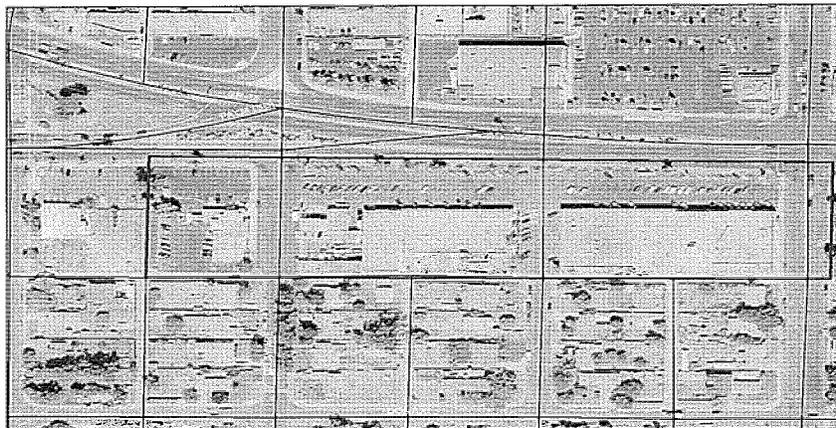
**ORIGINATING DEPT.:** COMMUNITY DEVELOPMENT DEPARTMENT  
GREG WADE, DIRECTOR *GW*  
GERARD SELBY, REDEVELOPMENT COORDINATOR *GS*

**SUBJECT:** REQUEST FOR QUALIFICATIONS/PROPOSALS FOR REAL ESTATE DEVELOPMENT IN IMPERIAL BEACH

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**BACKGROUND**

In December 2008, the Imperial Beach Redevelopment Agency ("Agency") authorized staff to negotiate Purchase and Sale Agreements for the North Island Credit Union and Miracle Shopping Center properties. ("Development Site") The Agency will take possession of these properties by February 13, 2009.



At the December City Council Workshop and the January 18, 2009 City Council meeting, staff received comments from the public and direction from the Agency Board regarding the redevelopment of 9<sup>th</sup> & Palm. The Agency Board directed staff to prepare

a draft Request for Qualifications/Proposals ("RFQ/P") and present it at the February 18, 2009 Agency meeting.

## **DISCUSSION**

### Redevelopment Agency Objectives

The expected outcomes for the proposed redevelopment project are as follows:

- ✓ The proposed development should strengthen the economic viability of Imperial Beach through greater retail opportunities;
- ✓ Improve the quality of life for the entire community; and
- ✓ Provide an anchor development that is designed to be a destination and offer an exciting and stimulating place.

### Scope of Development

The proposed development needs to maximize the development potential of the Site. The Agency's primary goal is to achieve a successful retail commercial development on the Site. The proposed Site is located within a Smart Growth area and is a part of the developable land inventory that satisfies both the Regional Housing Needs Assessment and the Draft Housing Element. The Agency is very aware of the current negative state of residential development; however, the Agency is open to consider a project that integrates market-rate multi-family residential with retail. While the Agency wishes to maximize the commercial development potential of the site, a residential component can be considered, and the Agency recognizes that the development community may consider the "highest and best use" for this site is retail commercial.

### Urban Design Considerations

- The entire street wall shall employ well-detailed, high quality, durable materials such as stone, tile, metal, brick, or limited expanses of architectural concrete, with recessed, tall storefronts and clear glass.
- All blank wall area shall be enhanced with architectural detailing, material texture, ornamentation, and/or artwork.
- The ground floor of the project must provide a high degree of pedestrian transparency, access, and visual interest.
- The public rights-of-way including the alley must provide a high degree of pedestrian access and visual interest particularly along Palm Avenue/SR75.
- The project must be sensitive to and step-down to the scale and bulk of the residential neighborhood to the south.

- The project's commercial space height must be at least 15 feet; depth should be at least 40 feet.
- Any public open space is required to have commercial uses adjacent to it and provide direct entrances to the open space from the commercial uses.
- The grade of public open space cannot be more than 3 feet above or below the grade.
- The project should integrate pedestrians, bicycles and automobiles and provide all with access and safety.
- Right-of-way and on-site improvements are to be consistent with the recommendations of the Palm Avenue Commercial Corridor Master Plan.

This draft RFQ/P requests prospective respondents to submit sufficient information regarding their development expertise, approach to development, and financial capability to enable the Agency to select a development team and to enter into an Exclusive Negotiation Agreement (“ENA”).

The Agency intends to select the developer based on the following criteria: Development Experience, Financial Resources and Transaction Terms, Project Architecture/Planning/Urban Design, and Economic Benefits.

### Selection Criteria

#### **Development Experience**

- Currently under-construction or recently completed projects in a redevelopment area and/or developed projects in a public/private partnership
- Completed commercial and/or mixed-use developments

#### **Financial Resources and Transaction Terms**

- Ability to provide sufficient project equity to demonstrate commitment to the success of the project and to satisfy conventional lender requirements
- Demonstrated ability to provide project funding, including current relationships with major lenders and past funding experience with projects
- Appropriateness of the business transaction proposed by the developer or development team

#### **Project Architecture/Planning/Urban Design**

- Architectural, landscape architecture, and urban design experience on projects

similar in scale to the proposed project

- Experience with development sites that require working with significant site design and engineering constraints
- Transitions to and integrates the adjacent residential neighborhood
- Ability to generate development concepts for the project that will minimize adverse impacts to the quality of life in the community
- Meets the goals of the General Plan, the Redevelopment Plan, and the 5-Year Implementation Plan
- Compliance with the Imperial Beach Zoning Code
- Design and construction incorporate “green building” and broadband technologies
- Integrates and considers concepts and proposals outlined in the Commercial Corridor Palm Avenue Master Plan

**Economic Benefits**

- Maximizes retail/commercial opportunities
- Demonstrated commitments from national and/or regional brand names for leasing space
- Committed to a good faith effort to solicit and/or contract with Imperial Beach-based sub-contractors, vendors and suppliers for materials, goods, and services
- Provide residents a mix of local, regional, and recognizable national brands
- Provide a net benefit to the City of Imperial Beach through an increase in tax increment and sales tax

Proposed Schedule For Developer Selection

Distribute RFQ/P	February 19, 2009
Pre-submission Conference & Walk-through	Wednesday, March 11, 2009 @ 10:00 a.m.– Development Site
Proposals Submitted	May 6, 2009
Evaluation by Staff	June 2009
Recommendation to Agency	July 2009
Exclusive Negotiation Agreement	September 2009
Disposition and Development Agreement	December 2009

**ENVIRONMENTAL IMPACT**

Not a project as defined by CEQA.

**FISCAL IMPACT**

There is no direct fiscal impact with this report.

**DEPARTMENT RECOMMENDATION**

Staff recommends that the Agency:

1. Receive this report and provide direction to staff; and
2. Authorize the issuance of a Request for Qualifications/Proposals for Real Estate Development in Imperial Beach.

**EXECUTIVE DIRECTOR'S RECOMMENDATION**

Approve Department recommendation.

  
\_\_\_\_\_  
Gary Brown, Executive Director

Attachments:

1. Draft Request For Qualifications/Proposals for Real Estate Development in Imperial Beach





*Imperial Beach  
Redevelopment Agency*

---

**REQUEST FOR QUALIFICATIONS/PROPOSALS  
FOR  
REAL ESTATE DEVELOPMENT  
IN  
IMPERIAL BEACH**

**Tasks**

Pre-submission Conference  
& Site Walk through  
Proposals Submitted

**Dates/Times/Locations**

Wednesday, March 11, 2009 @ 10:00 am –  
Development Site  
May 6, 2009 – Agency Office

# DEVELOPMENT SITE



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## **INTRODUCTION**

The purpose of this Request for Qualifications/Proposals (“RFQ/P”) is to describe an exceptional real estate development opportunity in Imperial Beach and to solicit the interest of creative and capable development teams with proven track records of successful development.

This RFQ/P requests prospective respondents to submit sufficient information regarding their development expertise, approach to development, and financial capability to enable the Imperial Beach Redevelopment Agency (“the Agency”) to select a development team as partners in this redevelopment opportunity.

The Agency is responsible for a wide range of activities including property acquisition and disposition, working with qualified developers and property owners on rehabilitation or new developments and construction or rehabilitation of public improvements and facilities. The Agency works closely with the Imperial Beach Planning, Building, and Public Works Departments to facilitate redevelopment projects in the city.

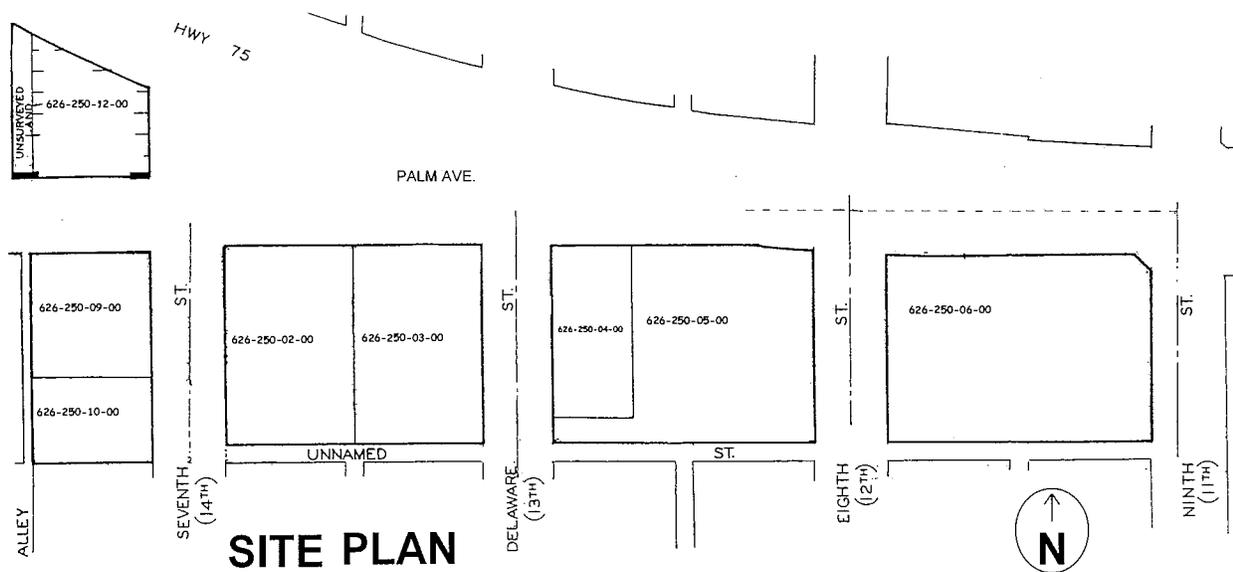
The Agency intends to select and enter into an Exclusive Negotiation Agreement (“ENA”) with a qualified development team who proposes a redevelopment project that best meets the Agency’s redevelopment objectives. The Agency seeks to maximize the potential for developing a deal structure that provides the greatest benefit to the Agency.

## **PROPOSED DEVELOPMENT SITE**

The approximately 3.9-acre site (“the Site”) is located on the south side of State Route 75 (“SR 75”)/Palm Avenue between 9<sup>th</sup> and 7<sup>th</sup> Streets. The Site is easily accessible from all areas of the community and is adjacent to the direct route between Coronado, Imperial Beach, and San Diego’s Nestor community and Interstate 5. The Site is seven blocks from the Pacific Ocean.

The Site includes the entire Miracle Shopping Center and the former North Island Credit Union properties. Access to Site is from a signalized intersection at 9<sup>th</sup> and 7<sup>th</sup> Streets with additional access by Delaware and Eighth Streets. The Agency would consider opportunities to expand the proposed development site, if expansion would result in a feasible project from both a financial and land use perspective.

The Site is near numerous retail and commercial uses. On the northwest corner of 9<sup>th</sup> Street and SR 75 is a shopping center, anchored by a CVS Drug Store. The shopping center also contains additional tenants and a stand-alone “Jack in the Box”. On the northeast corner of 9<sup>th</sup> street and SR 75 is Union Bank of California and on the southeast corner is a gas station, a convenience mart and a car wash. The southern side of the Site is predominately single family residential. The existing shopping center is below the grade of SR 75 and the Site slopes downward from the west.



The Agency and the City of Imperial Beach are willing to consider the vacation of public rights-of-way to facilitate a project. The Agency owns all of the properties in the Site. Existing tenants will be relocated by the Agency and the structures on the Site will be demolished.

## PROJECT GOALS AND OBJECTIVES

The Goals and Objectives of the project are based on the Imperial Beach General Plan, the objectives of the Palm Avenue/Commercial Avenue Redevelopment Plan and the Five-Year Implementation Plan, and the strategies and mission of the Economic Development Plan:

- ✓ pursue a public/private partnership to improve large commercial properties in the Palm Avenue commercial corridor that will stimulate further improvements in the area;
- ✓ facilitate redevelopment of the Palm and 9<sup>th</sup> Street Commercial Retail Properties; and
- ✓ strengthen the economic viability of Imperial Beach through expanding commercial retail activity and improving the quality of life for the entire community.

The expected outcomes for the proposed redevelopment project are as follows:

- ✓ The proposed development should strengthen the economic viability of Imperial Beach through greater retail opportunities;
- ✓ The proposed development should improve the quality of life for the entire community; and
- ✓ The proposed development should provide an anchor development that is designed to be a destination and offer the community a place to gather.

## SCOPE OF DEVELOPMENT

The proposed development needs to maximize the development potential of the Site. The Agency's primary goal is to achieve a successful retail commercial development on the Site. The proposed Site is located within a Smart Growth area and is a part of the developable land inventory that satisfies both the Regional Housing Needs Assessment and the Draft Housing Element. The Agency is very aware of the current negative state of residential development; however, the Agency is open to consider a project that integrates market-rate multi-family residential with retail. While the Agency wishes to maximize the commercial development potential of the site, a residential component can be considered, and the Agency recognizes that the development community may consider the "highest and best use" for this site is retail commercial.

### Land Use Regulations

- The site is zoned C-1 General Commercial. The purpose of the C-1 Zone is to provide land that meets the demands for goods and services required primarily by the visitor and tourist population, as well as local residents.
- Permitted development in this zone includes hotels and motels, stores, shops, offices supplying commodities or performing services for residents of the City such as retail food stores, restaurants, department stores, specialty shops, banks, business or professional offices, financial institutions, and personal service enterprises.
- Residential dwelling units are allowed above the first floor at a maximum density of one unit per every one thousand square feet of lot area, subject to the approval of a conditional use permit.
- The maximum building height is 40-feet.
- Parking for general retail is 1 space (18' deep by 8<sup>1/2</sup> wide) per 250 square feet net floor area and 1 per 2 employees at the largest work shift.
- Parking for residential is 1.5 spaces per unit

### Urban Design Considerations

- The entire street wall shall employ well-detailed, high quality, durable materials such as stone, tile, metal, brick, or limited expanses of architectural concrete, with recessed, tall storefronts and clear glass.
- All blank wall area shall be enhanced with architectural detailing, material texture, ornamentation, and/or artwork.
- The ground floor of the project must provide a high degree of pedestrian transparency, access, and visual interest.

- The public rights-of-way including the alley must provide a high degree of pedestrian access and visual interest particularly along SR75/Palm Avenue.
- The project must be sensitive to and step-down to the scale and bulk of the residential neighborhood to the south.
- The project's commercial space height must be at a minimum of 15 feet; depth should be at least 40 feet.
- Any public open space is required to have commercial uses adjacent to it and provide direct entrances to the open space from the commercial uses.
- The public open space cannot be more than 3 feet above or below the grade.
- The project should integrate the pedestrian, bicyclist and vehicular traffic providing all with access and safety.
- Right-of-way and on-site improvements are to be consistent with the recommendations of the Palm Avenue Commercial Corridor Master Plan.

## **AGENCY PARTICIPATION**

The Agency seeks to limit further Agency investment in the Site. If Agency assistance is provided, the assistance can be in the form of a land "write down". Financial assistance shall be based upon such factors as market conditions, type of financing, scope of development, conveyance of right-of-way, cost of development, risks incurred, estimated or actual profit, estimated or actual sales prices or rental rates for development to be constructed, public purpose, and other matters relevant to establishing the fair market value for the uses permitted to be developed.

## **TERMS AND CONDITIONS**

- The Agency retains the right to reject all submissions.
- Issuance of this RFQ/P does not commit the Agency to enter into a development agreement or to pay any costs incurred in the preparation of a response to this request
- Selection is also dependent upon the negotiation of a mutually acceptable agreement with the successful respondent.
- Pursuant to the Redevelopment Plan, the Agency may exercise its power of eminent domain to acquire sites to cause their redevelopment. By issuing this RFQ/P, neither the Agency nor the City is committing itself or agreeing to undertake any activity requiring the subsequent exercise of discretion by the Agency or City, or any department thereof, including, but not limited to, the provision of financial assistance for the development of any public or private interest in real property; the authorization or obligation to use the Agency's or City's eminent domain authority; or any other such activity.

## **ENVIRONMENTAL**

### Issues & Concerns

There are no known environmental issues at the Site. With respect to any known contamination, the Agency will deliver the Site in the following manner: Abated and Remediated.

### CEQA Documentation

The redevelopment of the Site does not require Coastal Commission review. The Agency has adopted a Program Environmental Impact Report for the Redevelopment Project area. The selected development team will be required to provide traffic and parking studies before the approval of any Disposition and Development Agreement.

## **SELECTION CRITERIA**

The Agency intends to select the developer based on the following criteria: development experience, financial resources, urban design expertise, and economic benefits. The Agency will evaluate completed projects, review the development team's experience, and contact references. The Agency reserves the right to request additional information during the evaluation of responses and to reject any or all proposals. The Agency may conduct interviews and/or require public presentation of the proposed projects.

### Demonstration of Experience

- Currently under-construction and recently completed projects in a redevelopment area and/or developed projects in a public/private partnership
- Completed commercial and/or mixed-use developments

### Financial Resources and Transaction Terms

- Demonstrated ability to provide project funding, including current relationships with major lenders and past funding experience with projects
- Ability to provide sufficient project equity to demonstrate commitment to the success of the project and to satisfy conventional lender requirements
- Appropriateness of the business transaction proposed by the developer or development team

### Project Architecture/Planning/Design

- Architectural, landscape architecture, and urban design experience on projects similar in scale to the proposed project
- Experience with development sites that require working with significant site design and

engineering constraints

- Transitions to and integrates the adjacent residential neighborhood
- Ability to generate development concepts for the project that will minimize the impacts to the quality of life in the community
- Meets the goals of the General Plan, the Redevelopment Plan, and the 5-Year Implementation Plan
- Compliance with the Imperial Beach Zoning Code
- Design and construction incorporate “green building” and broadband technologies
- Integrates and considers concepts and proposals outlined in Palm Avenue Commercial Corridor Master Plan

#### Economic Benefits

- Maximizes retail/commercial opportunities
- Demonstrated commitments from national and/or regional brand names for leasing space
- Committed to a good faith effort to solicit and/or contract with Imperial Beach-based sub-contractors, vendors and suppliers for materials, goods, and services
- Provide residents a mix of local, regional, and recognizable national brands
- Provide a net benefit to the City of Imperial Beach through an increase in tax increment and sales tax

#### **SELECTION PROCESS**

The Agency's selection of proposals will take the form of the Agency's approval of an Exclusive Negotiating Agreement (“ENA”) between the selected developer and development team. It is anticipated that the ENA will provide for a 120-day exclusive negotiation period within which to prepare a Disposition and Development Agreement (“DDA”) with up to a 30-day extension of the negotiating period at the sole discretion of the Agency.

Upon approval by the Redevelopment Agency Board and prior to the signing an Exclusive Negotiation Agreement, the Developer(s) will be required to provide a \$75,000 deposit to the Redevelopment Agency to offset consultant costs. The unused portion of the deposit is refundable if negotiations with the Agency are conducted in good faith, whether or not a transaction is consummated.

## **SUBMITTAL REQUIREMENTS**

A concise, professional, and complete response to this RFQ/P will help the Agency identify the most qualified developer or development team and will be indicative of the level of the respondent's commitment to the project. Completeness, quality, and the veracity of required content are important. The initial proposal must include, and only include, the following information:

Development Team - Identify the Development Team, Project Architect(s) and other members of the development team or consultants who would be responsible to implement the proposed project(s) (name of individual, firm address and telephone number).

Development Team Experience – Provide concise narrative identifying any development team experience in developing projects in a redevelopment area and/or developing projects in a public/private partnership, include type of project, project address, unit count by type and size of unit, completed value, lenders involved (with contact references), and construction/completion date.

Development Team Financial Resources - Provide a very concise narrative addressing the availability of local resources, sources and amount cash available to developer to meet equity requirements of the proposed project. Provide three business references.

Development Team References – Provide three public/partnership references with full names, address, email address, and telephone number.

Development Concept - Provide a project description and a site plan of the ground level only, two exterior elevations, off-site improvements and two cross-sections of the project at scale of one-inch (1") equals fifty-feet (50'); a very concise narrative identifying any aspect of the project's design that does not meet any minimum development program specified in this RFQ/P or the requirements of the City of Imperial Beach Municipal and Zoning Code.

Development Pro-Forma - (See Pro - Forma Form - Exhibit A)

## **PROPOSED SCHEDULE FOR DEVELOPER SELECTION**

The Agency staff will review and evaluate all responses to this RFQ/P. Staff may meet with any or all of the developers or development teams. Staff may seek additional information from developers, conduct site visits and reference checks as appropriate, and may request that teams make presentations to a Selection Committee.

The solicitation, receipt and evaluation of proposals, and selection process is anticipated to observe the following:

Distribute RFQ/P	February 19, 2009
Pre-submission Conference & Site Walk through	Wednesday, March 11, 2009 @ 10:00 am – Development Site
Proposals Submitted	May 6, 2009
Evaluation by Staff	June
Recommendation to Agency	July

**Note:** Dates are subject to change.

Six (6) copies of the proposal shall be delivered not later than 1:00 p.m. on Wednesday, May 6, 2009 to:

Jerry Selby, Redevelopment Coordinator  
Imperial Beach Redevelopment Agency  
825 Imperial Beach Blvd.  
Imperial Beach CA 91932

Questions concerning this RFQ/P should be directed to Jerry Selby by telephone at (619) 424-2226 or email at [jsselby@cityofib.org](mailto:jsselby@cityofib.org)

## **DUE DILIGENCE**

The information provided in this RFQ/P is to assist respondents with information the Agency has assembled as of this preliminary stage in the process. Any respondent that is selected will be expected to conduct its own due diligence prior to commencement of development. The Agency will make no representations or warranties with respect to these matters.

## **CONFLICTS OF INTEREST**

Please note that State law makes it illegal for public officials or their employees to participate in the making of a contract in which he or she is financially interested. The law defines the making of a contract to include responding to RFQ/Ps. The law further defines a public Official very broadly to include members of advisory boards that are not actual parties to the contract. Prospective respondents who are aware of circumstances that could create a conflict of interest if a proposal were submitted are urged to contact the Agency immediately.

List of attached Exhibits:

Pro - Forma Form - Exhibit A

Exhibit A  
Pro-Forma Sample Form

<b>Direct Costs</b>	Totals	Per Unit	Comments
Off-Site Improvements			
On-Site Improvements			
Parking - Structured/at grade			
Parking - Below-grade			
Shell Construction - Residential			
Shell Construction - Retail			
Tenant Improvements			
Amenities			
FF&E			
Subtotal Direct Costs			
Contingency			
Total Direct Costs			
<b>Indirect Costs</b>			
Architecture & Engineering			
Permits & Fees			
Legal & Accounting			
Taxes & Insurance			
Developer Fee			
Marketing/Sales - Residential			
Marketing/Lease-Up - Retail			
Subtotal Indirect Costs			
Contingency			
Total Indirect Costs			
Financing Costs			
Loan Fees			
Interest During Construction			
Interest During Sales			
HOA Dues on Unsold Units			
Subtotal Financing Costs			
Total Development Costs			
Residential Product Mix:			
	Total		
Parking Mix:			
Parking Ratio - Residential			
Parking Ratio - Commerical			
	Total		
Average SF/Space			
Parking - Structured/at grade			
Parking - Below-grade			
	Total		

Exhibit A  
Pro-Forma Sample Form

<u>Gross Sales Proceeds</u>	<u>Average Unit Size (SF)</u>	<u># of Units</u>	<u>Price Per SF</u>	<u>Price Per Unit</u>	<u>Gross Sales</u>
One Bedroom		(SF)			
Two Bedroom		(SF)			
Three Bedroom		(SF)			
<b>Total/Average Gross Sales Proceeds</b>					
<b>Net Operating Income</b>	<b>SF</b>		<b>Rent/SF</b>		<b>Total Amount</b>
Retail Gross Scheduled Income (GSI)		SF		SF	\$0
(Less) Vacancy					<u>\$0</u>
Effective Gross Income (EGI)					\$0
(Less) Unreimbursed Operating Expenses					<u>\$0</u>
Net Operating Income (NOI)					\$0

Exhibit A  
Pro-Forma Sample Form

Gross Sales Proceeds - Residential  
(Less) Cost of Sale  
(Less) Developer Profit

Warranted Investment - Residential

**Net Operating Income - Retail**

Target Return on Investment @

Warranted Investment - Retail

**Warranted Investment**

Warranted Investment - Residential

Warranted Investment - Retail

Warranted Investment - Total

(Less) Total Development Cost

**Residual Land Value**

Per Unit

Per SF Site Area

(Less) Acquisition Costs

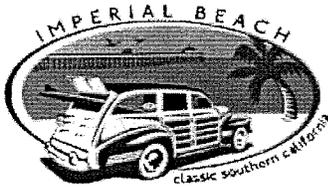
(Less) Relocation Costs

Total Acquisition and Relocation Costs

Financing Surplus/(Deficit)

Per Unit

Per SF Site Area



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** GARY BROWN, CITY MANAGER  
**MEETING DATE:** FEBRUARY 18, 2009  
**ORIGINATING DEPT.:** TOM RITTER, ASSISTANT CITY MANAGER   
**SUBJECT:** REVIEW AND ADOPT COUNCIL'S STRATEGIC GOALS FOR 2009-2014 AS DISCUSSED AT THE JANUARY 2009 STRATEGIC PLANNING WORKSHOP

---

**BACKGROUND:**

At the City Council meeting of February 4, 2009, City Council took action to move this item to the meeting of February 18, 2009.

**ENVIRONMENTAL IMPACT**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

No direct fiscal impact. Staff resources will be allocated toward the accomplishment of these goals with specific expenditures brought back for Council approval as appropriate.

**DEPARTMENT RECOMMENDATION:**

Review attached staff report from February 4, 2009, Strategic Goals for 2009-2014, make any modification as necessary, and then adopt the final City of Imperial Beach City Council Strategic Goals for 2009-2014.

**CITY MANAGER'S RECOMMENDATION:**

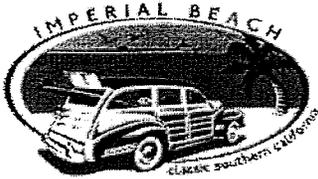
Approve Department recommendation.

  
\_\_\_\_\_  
Gary R. Brown, City Manager

**Attachments:**

1. Staff Report from February 4, 2009
2. City of Imperial Beach City Council Strategic Goals for 2009-2014
3. Draft Council Ranking of Strategic Goals



AGENDA ITEM NO. **6.10**

**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** GARY BROWN, CITY MANAGER

**MEETING DATE:** FEBRUARY 4, 2009

**ORIGINATING DEPT.:** TOM RITTER, ASSISTANT CITY MANAGER *TR*

**SUBJECT:** REVIEW AND ADOPT COUNCIL'S STRATEGIC GOALS FOR 2009-2014 AS DISCUSSED AT THE JANUARY 2009 STRATEGIC PLANNING WORKSHOP

**BACKGROUND:**

At your January 13 – 14, 2009 Strategic Planning Workshop the City Council discussed their strategic goals for the next 2 – 5 years. Attached for Council's consideration is the final list of recommendations for discussion and adoption if no further modification is needed.

**DISCUSSION:**

At your most recent strategic planning workshop the City Council set their priorities under three major issue categories of Quality of Life, Fiscal Stability (Sustainability), and Priority Development Opportunities. Council developed a list of actionable items under each broad category then ranked them in order of priority as either high, medium, or low priority. Staff then assigned a priority number based on Council's ranking. In addition, staff has modified the language of most goals to clarify intent, combined a few duplicate goals, and eliminated one goal ("be careful of Coastal Commission if general plan is re-written") that was not a goal per se.

Staff requests Council to review the attached goals, make any modifications as necessary, and then adopt the final list as the City Council's Strategic Goals for 2009-2014. Staff will then incorporate these goals into action plans through our operating and capital budgets, master plans, and departmental goals. Approximately every two years, or as deemed necessary by the Council, these Strategic Goals will be reviewed and updated.

**ENVIRONMENTAL IMPACT**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

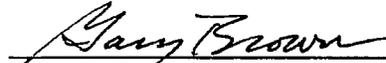
No direct fiscal impact. Staff resources will be allocated toward the accomplishment of these goals with specific expenditures brought back for Council approval as appropriate.

**DEPARTMENT RECOMMENDATION:**

Review attached Strategic Goals for 2009-2014, make any modification as necessary, and then adopt the final City of Imperial Beach City Council Strategic Goals for 2009-2014.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

  
\_\_\_\_\_  
Gary R. Brown, City Manager

Attachments:

1. City of Imperial Beach City Council Strategic Goals for 2009-2014
2. Draft Council Ranking of Strategic Goals

# City of Imperial Beach

## City Council Strategic Goals 2009-2014

### Quality of Life

- Continued emphasis on code enforcement 3
- Maintaining existing public facilities/infrastructure 3
- Public Safety - seek funding to increase service levels 3
- Parking enforcement – consider hiring parking enforcement officer(s) as a cost saving measure 2.8
- Review/re-adopt sign ordinance and begin proactive enforcement 2.8
- Continued emphasis on making IB a bikable community 2.6
- Develop beautification plan for the intersection of IB Blvd. & 13<sup>th</sup> St. 2.6
- Parks & Recreation - increase recreational opportunities through partnerships with school districts 2.6
- Complete Skate Park in Sports Park 2.6
- Continue to work for improved ocean water quality 2.5
- Support efforts to clean up trash/debris in Tijuana River Valley 2.5

- 
- Pursue funding for Carnation Avenue street end project 2.4
  - Continue to pursue sand renourishment/replenishment projects 2.4
  - Continued law enforcement emphasis on alcohol, drugs, domestic violence 2.4
  - Continue to implement Clean and Green program 2.2
  - Seek funding, siting opportunities for community Tennis Court(s) 2.2
  - Educate public about climate change 2
  - Seek opportunities for xeriscape project(s) 2
  - Regulation of smoke shops 2
  - Continued emphasis on making IB a walkable community 2
  - Meet state mandated low/moderate income housing goals 2

- 
- Look for ways to improve pedestrian access across Highway 75 at 9<sup>th</sup> 1.8
  - Support efforts to modify dams to provide sand naturally for our beaches 1.75
  - Seek development of more retail (such as a bookstore, etc.) 1.6

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# City of Imperial Beach

## City Council Strategic Goals 2009-2014

### Fiscal Sustainability

- Consider conducting retail sales tax audits 3
  - Seek Development of Hotels 3
  - Seek Development of Retail 3
  - Careful Spending 3
  - Consider RDA bond 2.8
  - Pursue cost saving energy conservation in our buildings 2.6
  - Improve revenue collection of existing fees/taxes 2.6
  - Consider placing a tax initiative on the 2010 ballot 2.6
  - Develop plan to maintain infrastructure with Non-RDA money source 2.6
- 

- Review level of all franchise fees 2.4
- Increase building/development and other fees as appropriate 2.4
- Continue to seek ways to improve ecotourism 2.4
- Continue to look for ways to market City 2.4
- As a last resort – consider raising taxes 2.25
- Continue to look for ways to get greatest return on RDA investments 2.2
- Consider contracting out some city services 2
- Work with SANDAG and others on changing state law to create greater sales tax distribution equity 2

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# City of Imperial Beach

## City Council Strategic Goals 2009-2014

### Priority Development Opportunities

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H**

- Seacoast Inn 3
  - 9<sup>th</sup> and Palm 3
  - Focus on one site on Old Palm 2.8
  - Focus on one site on Seacoast 2.8
  - Hotel development on Mundt property (IB Blvd. & Seacoast) 2.8
  - El Camino/ Bernardo Shores/ Adjacent Hwy 75 parcels 2.6
- 

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- Restaurants 2.4
  - Palm Avenue Master plan (implement at least one phase) 2.4
  - 13<sup>th</sup> Street and Imperial Beach Blvd. 2.2
  - West Side of Seacoast Drive 2.2
  - East Side of Seacoast Drive 2
  - Other parcels on Seacoast (between IB Blvd. and Old Palm) 2
  - Pond 20 2
- 

**L  
O  
W**

- S.R. 75 1.75
- Rainbow/Hwy 75/Palm Avenue triangle area 1.6



## Council Ranking

Rank as either: H = High, M = Medium, or L = Low

### Quality of Life

HIGH

- Code enforcement 3
- Maintain Facilities 3
- Public Safety- how to increase and fund at the same time 3
- Parking violations- Look at parking enforcement officers 2.8
- Sign ordinance Enforcement 2.8
- Biking Communities 2.6
- Beautify Imperial Beach and 13<sup>th</sup> Street Intersection 2.6
- Parks & Recreation - Increase of recreational opportunities through partnerships with school districts 2.6
- Skate Park 2.6
- Ocean water quality 2.5
- Trash cleanup along Tijuana River Valley 2.5

MED

- 
- Carnation Street End 2.4
  - Sand renourishment 2.4
  - Sand Replenishment – Corps, State, Port 2.4
  - Law Enforcement: Drunks, Drugs 2.4
  - Alcohol, drugs, domestic violence 2.4
  - Clean and Green 2.2
  - Tennis Court 2.2
  - Educate public about climate change 2
  - Be careful of Coastal Commission if general plan is re-written 2
  - Landscape – Xeriscape 2
  - Smoke shops 2
  - Walking 2
  - Housing 2

LOW

- 
- Pedestrians access across Highway 75 at 9<sup>th</sup> 1.8
  - Modify dams to let out more water - move sand 1.75
  - Bookstore/ More Retail 1.6

Rank as either: H = High, M = Medium, or L = Low

**Fiscal Stability**

**H  
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H**

- Sales Tax Audit 3
  - Develop Hotels 3
  - Develop Retail 3
  - Careful Spending 3
  - Consider RDA bond 2.8
  - Energy conservation in our buildings 2.6
  - Improve Revenue Collection 2.6
  - 2010 Parcel Tax Initiative 2.6
  - Develop plan to maintain infrastructure with Non-RDA money source 2.6
- 

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D**

- Franchise fees – EDCO, etc. 2.4
- Increase Fees - building permit, developer fees 2.4
- Ecotourism 2.4
- Marketing 2.4
- Last Resort - Raise taxes 2.25
- Investments - Get Return-On-Investment 2.2
- Consider contracting some city services 2
- Work with SANDAG on Fiscal distribution of Sales Tax 2

Rank as either: H = High, M = Medium, or L = Low

**Priority Development Opportunity**

**HIGH**

- Seacoast Inn 3
  - 9<sup>th</sup> and Palm 3
  - Focus on one site on Old Palm 2.8
  - Focus on one site on Seacoast 2.8
  - Mundt property 2.8
  - El Camino/ Bernardo Shores/ Adjacent Hwy 75 parcels 2.6
- 

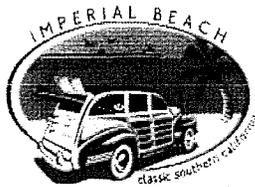
**MED**

- Restaurants 2.4
  - Palm Avenue Master plan (implement at least one phase) 2.4
  - 13<sup>th</sup> Street and Imperial Beach Blvd. 2.2
  - West Side of Seacoast Drive 2.2
  - East Side of Seacoast Drive 2
  - Parcels on Seacoast (between IB Blvd. and Palm) 2
  - Pond 20 2
- 

**LOW**

- S.R. 75 1.75
- Silver Strand to gas station 1.6





**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** GARY BROWN, CITY MANAGER  
**MEETING DATE:** FEBRUARY 18, 2009  
**ORIGINATING DEPT.:** PUBLIC WORKS *Ha L*  
**SUBJECT:** PUBLIC NOTICE OF DECLARATION OF STAGE 1 WATER WATCH; REVIEW OF

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**BACKGROUND:**

Chapter 13.12, article 13.12.010, Imperial Beach Municipal Code reads:

“The City Manager, as a representative of the City of Imperial Beach, hereinafter referred to as the City, upon recommendation by California-American Water Company, hereinafter referred to as the company, is authorized to determine and declare that a water shortage emergency exists in any and/or all parts of the City of Imperial Beach, and upon such determination, to promulgate such regulations, rules and conditions relative to the time of using water, the purpose or purposes for which it may be used, and such other necessary limitations as will, in the City’s and the company’s opinion, relieve the water shortage in any such section or sections of the City. The City Manager’s decision to declare which stage is in effect shall be reviewed by the City Council. (Ord. 817 § 1, 1990)”

Chapter 13.12 article 13.13.040, Imperial Beach Municipal Code reads:

“The City Manager, or designee, upon the recommendation of the company, and following public notice, is authorized and directed to implement the applicable provisions of this chapter upon the determination that such implementation is necessary to protect the public welfare and safety under the following conditions:

A. In the event of an unforeseeable disaster or water emergency such as an earthquake, aqueduct break, or other major disruption in the water supply, the City Manager, or designee, in conjunction with the company, is authorized to implement the emergency provisions of this chapter as provided herein. Public notice will follow enactment of said provision.

B. In the event of a foreseeable water emergency such as extended drought conditions, the City Manager, or designee, in conjunction with the company, may be authorized to implement the applicable provisions of this chapter as provided herein. (Ord. 817 § 4, 1990)”

Chapter 13.12 article 060 provides a description of the water conservation stages as follows:

“No customer of the company shall knowingly make, cause, use or permit the use of water for residential, commercial, industrial, agricultural, governmental or other purpose in a manner contrary to any provision of this chapter, or in an amount in excess of that use permitted by the following conservation stages which are in effect pursuant to action taken by the city manager, or designee, in conjunction with the company, in accordance with the provisions of this chapter. At no time shall water be wasted or used unreasonably. The following stages shall take effect upon declaration as herein provided:

A. Stage 1. Voluntary Compliance - Water Watch. Stage 1 applies during periods when the possibility exists that the company will not be able to meet all of the water demands of its customers. All elements of Stage 2 shall, during Stage 1, apply on a voluntary basis only.

B. Stage 2. Mandatory Compliance - Water Alert. Stage 2 applies during periods when the probability exists that the company will not be able to meet all of the water demands of its customers. The following restrictions shall apply except when reclaimed water is used.

1. Irrigation utilizing individual sprinklers or sprinkler systems for lawns, gardens, landscaped areas, trees, shrubs or other plants is permitted only during designated irrigation hours. Irrigation of lawns, gardens, landscaped areas, trees, shrubs or other plants is permitted at any time if:

- a. A hand-held hose equipped with a positive shutoff nozzle is used;
- b. A hand-held, faucet-filled bucket of five gallons or less is used; or
- c. A drip irrigation system is used.

Exception: Commercial nurseries and similarly situated establishments are exempt from Stage 2 irrigation restrictions but will be required to curtail all nonessential water use.

2. The washing of automobiles, trucks, trailers, boats, airplanes and other types of mobile equipment is permitted at any time. Such washing shall be done with a hand-held bucket or a hand-held hose equipped with a positive shutoff nozzle for quick rinses.

3. The filling, refilling or adding of water to swimming pools, wading pools, spas, artificial lakes, or fountains is permitted only during designated hours.

Exception: Commercial and public facilities may add water at any time, but will be required to curtail all nonessential usage.

4. The use of water for irrigation of golf courses, parks, school grounds and recreational fields is permitted only during designated hours, except golf course greens.

5. Use of water from fire hydrants shall be limited to firefighting, related activities or other activities necessary to maintain the health, safety and welfare of the public.

6. All restaurants are prohibited from serving water to their customers except when specifically requested by the customer.

7. Water shall not be used to wash down sidewalks, driveways, parking areas, tennis courts, patios or other paved areas, except to alleviate immediate fire or sanitation hazards.

C. Stage 3. Mandatory compliance - Water warning. Stage 3 applies during periods when the company will not be able to meet all of the water demands of its customers. Upon recommendation by the company, the city manager shall, upon public notice, implement the following restrictions, except where reclaimed water is used.

1. Lawn watering and landscape irrigation shall be permitted only during designated hours on designated irrigation days. A designated irrigation day is determined by the last digit in the street address. Properties with addresses ending in an even number may use water on even numbered days and addresses ending in an odd number may use water on odd numbered days. The 31st day of any month is a non-irrigation day.

2. Commercial nurseries shall use water only during designated hours. The watering of propagation beds is permitted at any time.

3. The washing of automobiles, trucks, trailers, boats, airplanes and other types of mobile equipment is prohibited. Washing is permitted at any time on the immediate premises of a commercial car wash. The use of water by all types of commercial car washes not using partially reclaimed or recycled water shall be reduced in volume by twenty percent. Further, such washings are exempted from these regulations where the health, safety and welfare of the public is contingent upon frequent vehicle cleanings, such as garbage trucks and vehicles to transport food and perishables.

4. The filling, refilling or adding of water to swimming pools, wading pools, spas, or artificial lakes, is permitted only on designated days during designated hours.

5. The watering of all golf courses, parks, school grounds and recreational fields, except greens, is permitted only during designated hours.

6. Use of water from fire hydrants shall be limited to firefighting or other activities immediately necessary to maintaining the health, safety and welfare of the public.

7. All restaurants are prohibited from serving water to their customers except when specifically requested by the customer.

8. Water shall not be used to wash down sidewalks, driveways, parking areas, tennis courts, patios or other paved areas, except to alleviate immediate fire or sanitation hazards.

9. The operation of any ornamental fountain or similar structure is prohibited.

10. New construction meters and permits requiring construction water will not be issued.

D. Stage 4. Mandatory Compliance - Water Emergency. Stage 4 applies when a major failure of any supply or distribution facility, whether temporary or permanent, occurs in the water distribution system of the State Water Project, metropolitan water district, San Diego County water authority, city of San Diego, or the company. Upon recommendation by the company, and implementation by the city manager and publication of notice, the following restrictions shall apply, except where reclaimed water is used.

1. All outdoor irrigation of vegetation is prohibited, with the exception of plant materials classified to be rare, exceptionally valuable or essential to the well-being of rare animals.

2. The use of water at commercial nurseries and similarly situated establishments is to be reduced in volume by fifty percent.

3. The washing of automobiles, trucks, trailers, boats, airplanes and other types of mobile equipment is prohibited. The use of water by all types of commercial car washes or commercial vehicles service stations and not in the immediate interest of the public health, safety and welfare shall be reduced in volume by fifty percent. Further, such washings are exempted from these regulations where the health, safety and welfare of the public is contingent upon frequent vehicle cleanings, such as garbage trucks and vehicles to transport food and perishables.

4. The filling, refilling or adding of water to swimming pools, wading pools, spas or artificial lakes is prohibited.

5. Watering of all golf course areas, except greens, is prohibited. Watering of parks, school grounds and recreation fields is prohibited with the exception of plant materials classified to be rare, exceptionally valuable, or essential to the well-being of rare animals.

6. Use of water from fire hydrants shall be limited to firefighting or other activities immediately necessary to maintain the health, safety and welfare of the public.

7. All restaurants are prohibited from serving water to their customers except when specifically requested by the customers.

8. Water shall not be used to wash down sidewalks, driveways, parking areas, tennis courts, patios or other paved areas, except to alleviate immediate fire or sanitation hazards.

9. The operation of any ornamental fountain or similar structure is prohibited.

10. New construction meters or permits for unmetered service will not be issued. Construction water shall not be used for earth work or road construction purposes. (Ord. 817 § 6, 1990)"

**DISCUSSION:**

In accordance with the I.B.M.C. Chapter 13.12 provided above, a "public notice" is hereby published establishing a Stage 1 Water Watch. Further, in accordance with the I.B.M.C provided above, this staff report is provided for City Council's review of the City Manager's declaration.

CALAM Manager, Brian Bruce, sent the City water customers a letter (see Attachment 1) announcing a tiered rate structure designed to encourage water conservation. The letter further requested customers, in addition to on-going water conservation practices, avoid:

- Use of water that results in run-off to gutters, waterways, patios, driveways or streets
- Use of water for water washing vehicles without a shut-off nozzle
- Watering down sidewalks, walkways, driveways, patios, parking lots or other paved areas
- Use of water for watering streets with trucks, except for initial wash-down for construction purposes or for public health protection
- Serving water in restaurants unless requested

In attachment 2, the San Diego County Water Authority sent the City a reminder that, "We have a serious multi-year supply challenge and it is critical that we immediately reduce water usage throughout the region." The Authority is trying to acquire additional water for the region, but warns that we should prepare for water rationing.

**ENVIRONMENTAL DETERMINATION:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

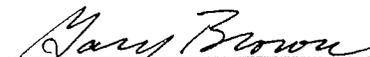
Unknown

**DEPARTMENT RECOMMENDATION:**

1. Receive this report.
2. Affirm the City Manager's declaration of Stage 1 Water Watch.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

  
\_\_\_\_\_  
Gary Brown, City Manager

Attachments:

1. California American Water Company letter dated October 24, 2008
2. San Diego County Water Authority letter dated January 15, 2009.





California American Water P 619.409.7750  
 1019 Cherry Ave F 619.575.2070  
 Imperial Beach, CA 91932

[www.californiaamwater.com](http://www.californiaamwater.com)

October 24, 2008

Dear California American Water customer:

I am pleased to let you know we have scheduled customer information workshops to discuss our new rate structure, conservation programs, customer service and water quality.

Workshops are being held in November at the following locations:

CORONADO	IMPERIAL BEACH
<p><b>Wednesday, November 5</b>            6:00–8:00 P.M.            Coronado Public Library            (Winn Room)            640 Orange Avenue            Coronado, CA 92118</p>	<p><b>Thursday, November 6</b>            6:00–8:00 P.M.            Imperial Beach City Hall            (Community Room in the rear)            825 Imperial Beach Boulevard            Imperial Beach, CA 91932</p>

California is in the throes of a drought. That was made official earlier this year when Governor Schwarzenegger declared a statewide drought. In short, the Governor reminded Californians of what we already know—we need to reduce our water use and stretch the limited supplies we have, not only in times of drought but as a matter of everyday living.

One of the most effective ways California American Water can encourage water conservation is through a tiered rate structure. Tiered rates are designed to reduce water use. Also called conservation rates, tiered rates give you more control over your water bill—high-water-using customers pay a higher rate for each unit (748 gallons) of water, and low-water-using customers pay a lower rate per unit.

The California Public Utilities Commission (CPUC) has stressed the importance for retail water agencies to adopt conservation rates. Conservation rates are a requirement of the Memorandum of Understanding that most California water purveyors have signed with the California Urban Water Conservation Council.

Long before the drought was declared, California American Water began the process of developing conservation rates for its residential customers in the San Diego area. Those rates are anticipated to go into effect early in 2009. Conservation rates do NOT result in an overall revenue increase to California American Water, but they do reallocate the cost of water. High-water-users could realize a larger water bill; low-users will likely see a reduced bill. In short, the less water you use, the more you save. Included in this letter are the new rate structures and examples of their impact on the average user.

Please select the date and location that is most convenient for you. You are welcome to attend either workshop, or to attend both workshops. You are invited to bring any of your previous water bills to the workshop. We can help you calculate the impact of tiered rates on your specific bill.

In addition to adopting tiered rates, California American Water has also implemented its Tariff Rule 14.2, our conservation plan approved by the CPUC. Rule 14.2 is a voluntary water conservation plan that targets a 10 percent reduction in water use. The current Rule 14.2 requests that customers, in addition to on-going water conservation practices, avoid:

- Use of water that results in run-off to gutters, waterways, patios, driveways or streets
- Use of water for washing vehicles without a shut-off nozzle
- Watering down sidewalks, walkways, driveways, patios, parking lots of other paved areas
- Use of water for watering streets with trucks, except for initial wash-down for construction purposes or for public health protection
- Serving water in restaurants unless requested

We look forward to seeing you soon. Please contact me at [Brian.Bruce@amwater.com](mailto:Brian.Bruce@amwater.com), or (619) 409-7754, if you have any questions.

Sincerely,



Brian Bruce  
Operations Manager  
California American Water



## San Diego County Water Authority

4677 Overland Avenue • San Diego, California 92123-1233  
(858) 522-6600 FAX (858) 522-6568 www.sdcwa.org

January 15, 2009

Gary Brown, City Manager  
City of Imperial Beach  
825 Imperial Beach Boulevard  
Imperial Beach, CA 91932

### MEMBER AGENCIES

Carlsbad  
Municipal Water District

City of Del Mar

City of Escondido

City of National City

City of Oceanside

City of Poway

City of San Diego

Fallbrook  
Public Utility District

Helix Water District

Lakeside Water District

Olivenhain  
Municipal Water District

Otay Water District

Padre Dam  
Municipal Water District

Camp Pendleton  
Marine Corps Base

Rainbow  
Municipal Water District

Ramona  
Municipal Water District

Rincon del Diablo  
Municipal Water District

San Dieguito Water District

Santa Fe Irrigation District

South Bay Irrigation District

Vallecitos Water District

Valley Center  
Municipal Water District

Vista Irrigation District

Yuima  
Municipal Water District

### OTHER REPRESENTATIVE

County of San Diego

Happy New Year!

For those of you who attended the December 4, 2008 City/County Management Association lunch, you heard Paul Lanspery's update on the drought. We have a serious multi-year supply challenge and it is critical that we immediately reduce water usage throughout the region. Many of your constituents have already embraced a "Water Smart" use philosophy and that is an ethic we need to establish for all water users.

I know you have serious financial issues to address in 2009 and the last thing you need on your plate is another crisis to manage. We are doing everything we can do to acquire additional water for the region but we must be prepared for potential rationing of our supplies. All of our retail member agencies have adopted a Drought Response Conservation Program ordinance which establishes uniform actions to deal with supply shortages. We are also working on long-term solutions with your agencies including a model ordinance that addresses future landscaping projects and how we irrigate them.

In 2009 we specifically need your help in managing your organization's water usage (aka - walking the talk). When we require your residents and businesses to reduce their water usage, they will expect the same of you. Here are five actions we are requesting you take:

1. Analyze your expenditures for water over a three year period. What's the split between indoor and outdoor usage? What locations are consuming the most water? This analysis should provide you with a framework to target areas to save water and money.
2. Reduce outdoor watering. The frequency, rate, and time of day all need to be adjusted. Eliminate street/sidewalk runoff by adjusting irrigation heads to avoid hardscapes. And turn off sprinkler systems in advance of predicted rain storms and leave them off until irrigation is needed to sustain plant material.
3. Ask your employees to sign up for the 20 gallon challenge program ([www.20gallonchallenge.com](http://www.20gallonchallenge.com))
4. Consider ways to link water conservation activities with your stormwater pollution prevention program activities.
5. Work with your water agency to determine if recycled water is available for your parks, open space areas and streetscapes.

Thank you for all of your efforts to reduce our regions water demand and be a Water Smart organization.

Sincerely,

Maureen A. Stapleton  
General Manager

*A public agency providing a safe and reliable water supply to the San Diego region*





STAFF REPORT  
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: FEBRUARY 18, 2009

ORIGINATING DEPT.: PUBLIC WORKS *HAL*

SUBJECT: AWARD OF PUBLIC WORKS CONTRACT, TO WIT: DEMPSEY HOLDER SAFETY CENTER WOOD FLOORING RESTORATION (F05-401) PROJECT AND AUTHORIZE THE TRANSFER OF FACILITIES MAINTENANCE FUND 504 ACCOUNT MONEYS TO DEMPSEY HOLDER FACILITY IMPROVEMENT (F05-401) PROJECT

**BACKGROUND:**

The Five-Year Capital Improvement Program Budget Fiscal Year 2004/2005 through Fiscal Year 2008/2009 adopted by Resolution No. 2005-6089 and as amended December 7, 2005 – Resolution No. 2005-6253 and February 6, 2008 – Resolution No. 2008-2008-6574 - included Dempsey Holder Facility Improvements (F05-401), “Wooden Floors, Repair and Refurbish” as an unfunded element. The second deck hardwood floor has been worn and damaged since the facility was constructed and is in need of refurbishment in order to not incur more permanent damage.

**DISCUSSION:**

Staff invited a professional in the wood restoration business to analyze the condition of the Dempsey Center hardwood floors. This professional provided staff with recommended repair specifications. Staff proceeded to prepare plans and specifications to refurbish the Dempsey Holder Safety Center hardwood floor using the specifications of this professional. On January 15, 2009, the “Dempsey Holder Safety Center Wood Flooring Restoration” (CIP F05-401) project Request for Proposals (RFP) was advertised. On February 5, 2009, the bids were opened and evaluated. The following bids were received:

- Geary Floors \$4,777.00
- J.H. Benton Construction, Inc. \$7,480.00

Dempsey Holder Facility Improvement, CIP F05-401, listed the “Wooden Floors, Repair and Refurbish”, however, funding was not provided at the time of adoption of the CIP and CIP Amendments. There are currently no funds committed to the CIP F05-401 project. In the adoption of the two-year (FY 2007/2008 and 2008/2009) Operating Budget, City Council approved \$200,000 per fiscal year for the Facilities Maintenance Fund – 504 Account. The purpose of this fund was, “...to provide for the repair and replacement of general capital facilities, including City Hall buildings, roofs, parking lots and other facilities used in City operations.”

Staff believes that the deterioration of the Dempsey Holder hardwood floor meets this criterion. To date the City has used approximately \$90,000 from the 504 Account during the past two fiscal years to repair material deficiencies, leaving \$110,000 from FY 2008 and \$200,000 from FY 2009.

Engineer's Estimate was \$8,000.

**ENVIRONMENTAL DETERMINATION:**

An environmental review was conducted on this project and it was determined that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15302(c): Replacement or Reconstruction of Existing Utility Systems and Facilities.

**FISCAL IMPACT:**

Facilities Maintenance Fund – 504 Account

• Budget (FY 2008 and FY 2009)	\$400,000
• Prior expenditures	\$ 90,000
• Proposed expenditure for Dempsey Holder Safety Center Wood Flooring	\$ 4,777
○ <b>TOTAL 504 Account funds remaining</b>	<b>\$305,223</b>

**DEPARTMENT RECOMMENDATION:**

1. Receive this report.
2. Authorize the City Manager to move the "Wooden Floors, Repair and Refurbish" element of CIP F05-401 project from the "unfunded" category to the "Funded & Pending" category.
3. Adopt the attached resolution awarding a contract to the lowest, responsible qualified bidder.
4. Authorize the City Manager to sign a contract with Geary Floors.
5. Authorize the City Manager to approve a purchase order for the Dempsey Holder Safety Center Woodwork Restoration project with Geary Floors.
6. Authorize the transfer of \$6,000 from the Facilities Maintenance Fund (504 Account) to the Dempsey Holder Facility Improvements CIP F05-401 project to cover the construction and administrative cost for the "Wooden Floors, Repair and Refurbish" work.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2009-6714

## RESOLUTION NO. 2009-6714

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AWARD OF PUBLIC WORKS CONTRACT, TO WIT: DEMPSEY HOLDER SAFETY CENTER WOOD FLOORING RESTORATION (F05-401) PROJECT AND AUTHORIZE THE TRANSFER OF FACILITIES MAINTENANCE FUND 504 ACCOUNT MONEYS TO DEMPSEY HOLDER FACILITY IMPROVEMENT (F05-401) PROJECT**

**WHEREAS**, the Five-Year Capital Improvement Program Budget Fiscal Year 2004/2005 through Fiscal Year 2008/2009 adopted by Resolution No. 2005-6089 and as amended December 7, 2005 – Resolution No. 2005-6253 and February 6, 2008 – Resolution No. 2008-2008-6574 - included Dempsey Holder Facility Improvements (F05-401), “Wooden Floors, Repair and Refurbish” as an unfunded element; and

**WHEREAS**, the second deck hardwood floor has been worn and damaged since the facility was constructed and is in need of refurbishment in order to not incur more permanent damage; and

**WHEREAS**, staff invited a professional in the wood restoration business to analyze the condition of the Dempsey Center hardwood floors; and

**WHEREAS**, this professional provided staff with recommended repair specifications; and

**WHEREAS**, staff proceeded to prepare plans and specifications to refurbish the Dempsey Holder Safety Center hardwood floor using the specifications of this professional; and

**WHEREAS**, on February 5, 2009, the bids were opened and evaluated with the lowest responsive and qualified bid received from Geary Floors. at a bid price of \$4,777.00; and

**WHEREAS**, the Dempsey Holder Safety Center Wood Flooring Restoration work must have new funding in order to cover the cost of the woodwork restoration should City Council chose to authorize the Dempsey Holder Safety Center Wood Flooring Restoration work; and

**WHEREAS**, in the adoption of the two-year (FY 2007/2008 and 2008/2009) Operating Budget, City Council approved \$200,000 per fiscal year for the Facilities Maintenance Fund – 504 Account; and

**WHEREAS**, to date the City has used approximately \$90,000 from the 504 Account for various facility repairs; and

**WHEREAS**, the Facilities Maintenance Fund – 504 Account, is an eligible account for the payment of the “Refurbish decks and railings and exterior glue lams” element of the Dempsey Holder Facility Improvement (F05-401) project.

**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 indentified 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. \_\_\_\_\_.

3. The Contractor will 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 set forth in the plans and specifications for the project.
5. The City Manager is authorized to approve a purchase order with the lowest responsible qualified bidder.
6. The legislative body authorizes the transfer of the "Wooden Floors, Repair and Refurbish" element of CIP F05-401 from the "Unfunded" category to the "Funded & Pending" category.
7. The legislative body authorizes the transfer of \$6,000 from the "Facilities Maintenance Fund – 504 Account" to the CIP F05-401 project.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Imperial Beach at its meeting held on the 18<sup>th</sup> day of February 2009, by the following roll call vote:

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

\_\_\_\_\_  
**JAMES C. JANNEY, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**JACQUELINE M. HALD, CMC  
CITY CLERK**

I, City Clerk of the City of Imperial Beach, do hereby certify the foregoing to be a true and correct copy of Resolution No. 2009-6714 – A Resolution of the City Council of the City of Imperial Beach, California, Award Of Public Works Contract, To Wit: Dempsey Holder Safety Center Wood Flooring Restoration (F05-401) Project And Authorize The Transfer Of Facilities Maintenance Fund 504 Account Moneys To Dempsey Holder Facility Improvement (F05-401) Project

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
DATE



**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** GARY BROWN, CITY MANAGER

**MEETING DATE:** FEBRUARY 18, 2009  
**ORIGINATING DEPT.:** JACQUELINE M. HALD, CMC, CITY CLERK

**SUBJECT:** TIDELANDS ADVISORY COMMITTEE APPOINTMENT TO FILL ONE (1) POSITION WITH A TERM EXPIRING DECEMBER 31, 2009

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**BACKGROUND**

On August 7, 1991, the City Council of the City of Imperial Beach adopted Resolution No. 91-4037, establishing the Tidelands Advisory Committee (TAC), consisting of seven (7) to eleven (11) members who are residents of the City of Imperial Beach. The original scope of the TAC covered issues involving the San Diego Unified Port District tidelands. On January 14, 2004, the City Council expanded the scope of the TAC to allow the committee to provide recommendations to the City Council on issues relating to the tideland areas within and adjacent to the City of Imperial Beach. On January 17, 2007, the City Council reduced the membership of the TAC from eleven (11) members to seven (7) members.

**DISCUSSION:**

A letter of resignation was received from Debra Carey on December 9, 2008, resigning her position as a member of the Tidelands Advisory Committee effective December 31, 2008. City Council was promptly advised of the unscheduled vacancy and a special notice of vacancy was published in the Eagle and Times and posted within the City. The term ends on December 31, 2009. Three applications were received and are attached for consideration.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

None associated with this report.

**DEPARTMENT RECOMMENDATION:**

1. Mayor recommend appointment to fill the one (1) vacancy on the Tidelands Advisory Committee with a term expiring on December 31, 2009 and
2. Approval of appointment by City Council

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

  
\_\_\_\_\_  
Gary Brown, City Manager

**Attachments**

1. Letter of resignation from Debra Carey
2. Applications



RECEIVED

2008 DEC -9 P 3: 27

CITY MANAGER/PERSONNEL  
CITY CLERK OFFICES

Debra Carey  
Imperial Beach, CA 91932

December 8, 2008

The Honorable James Janney  
Imperial Beach City Hall  
Imperial Beach, CA 91932

Dear Jim:

I am writing to inform you of my resignation from the Tidelands Advisory Committee effective December 31, 2008. It's been an honor to have served on the Committee for the past fourteen years. Now that the regulatory hurdles for the new Seacoast Inn have been cleared, it's time for me to turn my attention to other endeavors.

I feel that our current members are all very able and enthusiastic and will continue to serve the best interests of the City. They are a wonderful group of people and I have enjoyed working with them over the past couple years.

All my best to you and the City staff.

Yours truly,



Debra Carey,  
Chair, Tidelands Advisory Committee



**APPLICATION FOR APPOINTMENT  
TO CITY OF IMPERIAL BEACH  
BOARDS, COMMITTEES & COMMISSIONS**

ATTACHMENT 2

**TIDELANDS ADVISORY COMMITTEE**

APPLICANT MUST RESIDE WITHIN THE CORPORATE LIMITS OF THE CITY OF IMPERIAL BEACH

**I hereby submit the following resume for consideration for appointment to the  
IMPERIAL BEACH TIDELANDS ADVISORY COMMITTEE.**

**NAME:** Jody A. Crawford

**ADDRESS:** Imperial Beach Ca. 91932

**TELEPHONE:** (Home) ( ) (Business) \_\_\_\_\_

**EDUCATION:**  
ASSOC. BUSINESS MGMT.

RECEIVED  
2009 JAN 20 P 12:20  
CITY MANAGER/PERSONNEL  
CITY CLERK OFFICES

**OCCUPATION/PROFESSION:**  
US NAVY RETIRED / ASST. PASTOR LATTER RAIN MINISTRIES

**EMPLOYMENT:**  
Retired

**MEMBERSHIP IN CIVIC ORGANIZATIONS, SERVICE CLUBS, ETC:**  
MASONIC Order

**ACHIEVEMENTS AND AWARDS (CIVIC, SCHOLASTIC, OR OTHER):**  
NONE

**QUALIFICATIONS OR TRAINING YOU FEEL YOU POSSESS THAT WILL AID YOU IN SERVING ON THE COMMISSION, BOARD, OR COMMITTEE, AND THE PEOPLE OF IMPERIAL BEACH:**

20 year Military Service

**STATE BRIEFLY WHY YOU ARE INTERESTED IN SERVING:**

I want to serve on this committee to get more involved in the IB to serve with pride

I understand that my application will be kept on file for one year from the date it is submitted, and that I may be considered for appointment to fill any vacancies, either scheduled or unscheduled, during that time.

Joey A. Gd  
SIGNATURE

13 JAN 2009  
DATE OF FILING

Please complete and return this application by 5:30 P.M. on Friday, February 6, 2009 to:

Office of the City Clerk  
City of Imperial Beach  
825 Imperial Beach Boulevard  
Imperial Beach, CA 91932  
Phone (619) 423-8616

Should you require additional space, please attach additional sheets to this application.



**QUALIFICATIONS OR TRAINING YOU FEEL YOU POSSESS THAT WILL AID YOU IN SERVING ON THE COMMISSION, BOARD, OR COMMITTEE, AND THE PEOPLE OF IMPERIAL BEACH:**

OVER 30 YEARS military + civilian service that requires working in a team environment.

Ability to impartially review technical + non technical documents + information to arrive at an evaluation of the merits of proposed solutions or recommendations.

**STATE BRIEFLY WHY YOU ARE INTERESTED IN SERVING:**

I have been looking for a way to give back to the city of I.B. I am also an AVID proponent of our beaches and other natural habitats. This would be a way to become more aware of the challenges the city faces and help provide an input to how best to meet those challenges.

I understand that my application will be kept on file for one year from the date it is submitted, and that I may be considered for appointment to fill any vacancies, either scheduled or unscheduled, during that time.

David Carlton  
SIGNATURE

1/27/2009  
DATE OF FILING

Please complete and return this application by 5:30 P.M. on Friday, February 6, 2009 to:

Office of the City Clerk  
City of Imperial Beach  
825 Imperial Beach Boulevard  
Imperial Beach, CA 91932  
Phone (619) 423-8616

Should you require additional space, please attach additional sheets to this application.

David A. Carleton

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CLEARANCE: Secret

EDUCATION: MSEE, Naval Postgraduate School, Monterey, CA  
BSOC, Southern Illinois University, Carbondale, IL

RESUME SUMMARY:

- Certified Project Management Professional, PMP, August 2005
- Fully responsible for development, tracking, and reporting of all fiscal year budget planning and execution artifacts for SCN acquisition management and engineering for government customers for the past 6 years. Annual budgets ranged from approximately \$11M to \$19M.
- 18+ years experience in the leadership of personnel and management of systems and programs including Information Technology systems.
- Developed the ability to manage large teams of integrators, manufacturing, and engineering organizations to provide on time and under budget service for a variety of customers.

RELEVANT PROFESSIONAL HISTORY:

Principle Engineer (10/08-Present) at SAIC

Consulting Employee

Sr. Systems Engineer & Project Manager (10/02 – 10/08) at SAIC.

Principal responsibilities included management of a team of Senior Engineers providing engineering program management and technical support to PEO C4I & Space/SPAWAR PMW 160 for all Naval Afloat Networks Systems specifically related to systems engineering, systems integration and installation, task management, and product support services required for networking and common network services efforts, related to the Navy's new ship construction program.

Provide programmatic and engineering support to SPAWAR PMW 160 for the Integrated Shipboard Network System (ISNS) and Navy Integrated Networks (NIN) specifically related to systems engineering, systems integration and installation, task management, and product support services required for networking and common network services efforts. Ship classes supported included CV/CVN, DDG, LHA/LHD, LPD, T-AKE and Cobra Judy (T-AGM). Specific tasks included:

- Provide technical support for engineering changes to the production baseline by development of product engineering tasking.
- Provide analysis of ISNS baseline and production operations, processes and systems and assistance in development of production quality assurance procedures and evaluation of engineering changes to correct deficiencies in the ISNS production baseline and review production design data and documentation utilizing Fleet ISNS customer input.
- Provide engineering analysis for the evaluation of engineering changes to correct deficiencies and take advantage of progress in state of the art technologies to improve the design and provide technical advances to improve reliability/maintainability/availability of the ISNS baseline.
- Provide evaluation of engineering change proposals (ECP) to correct deficiencies, waivers and deviations to the ISNS network services software production baseline.
- Review and evaluate production design data and documentation.
- Produce, review and evaluate production design data and documentation.

- Provide program planning and assistance with program execution strategies.

Sr. Systems Engineer (12/01 - 10/02) at SAIC.

Provide IT network engineering in support of SPAWAR PMW 166-4 as the Lead Engineer for the BLII OCONUS program. Review engineering design documents for BAN/LAN/WAN/MAN. Ensure that established commercial best practice design is used to develop templates and architectural standards. Considers multiple alternate designs, understands trade-offs that trigger iteration of the design process. Responsible for the implementation of engineering processes that provide for timely and appropriate integration of all engineering disciplines to ensure a network system design that meets all requirements including Service Level Agreements. Identifies problems and risk areas and develops recommendations to mitigate their impact. Also provides engineering assistance for the OCONUS Pier infrastructure upgrades, and Telephony upgrade program.

Base Operations Manager Remote (11/01 - 12/01) at WAMINET.

Managed all base level activity for a remote network operations team at multiple locations. Acted as liaison between the customer and other team members to ensure network design and implementation met with program requirements and standards. Managed the project schedule and was inherently proactive when challenged with obstacles. Responsible for 14 - 16 remote sites. Additional responsibilities required an in depth understanding of the requirements of the NMCI Program and how they relate to a specific base including: Responsibility for SLAs at each base, improving efficiencies of operation, manage inventory database of Base assets, insure compliance with contractual and Navy guidelines pertaining to operations, oversee the network surveys and design at assigned bases, insure compliance with Base Implementation Plan and network engineering standards, supervise local small businesses to perform work -- create work orders, issue work orders, inspect work, approve invoice, report activity, track work to be accomplished/work completed and subsequent reporting requirements, manage assigned personnel, manage budgets, and provide Risk Analysis.

Sr. Network Engineer / Program Manager (02/01 - 10/01) at DATALINE.

Support the Information Strike Force (ISF), with Electronic Data Systems (EDS) as the lead integrator, in assembling, training, and managing a team of over 40 network engineers and network cabling technicians for as-is network infrastructure validation support of the Navy and Marine Corp Intranet (NMCI). Performing as Team Leader (TL) for Space and Naval Warfare Command SD and Naval Technical Engineering Center, NI, coordinate and facilitate all site infrastructure validation activities including government furnished equipment (GFE), existing wiring closets, physical access and security requirements, and inside/outside cable plant including mapping/testing of all cabling systems. Provides system engineering support for the Dataline NMCI Voice team researching current technologies including enterprise network management, and Voice over IP (VoIP) technologies.

Technical Trainer (10/00 - 02/01) at VORTEX DATA.

Provide technical training to senior IT professionals both civilian and military in topics ranging from Microsoft Windows NT 4.0, and Windows 2000 certified systems engineering curriculums to basic Network+ certification courses. Designated staff technical expert specializing in delivery of training for Microsoft Systems Management Server 2.0 and TCP/IP implementation. One of only six full time staff members at the top rated technical training company in San Diego and number seven in the US.

Certifications include:

Microsoft Certified Professional (MCP)  
Microsoft Certified Trainer (MCT)

Jul 07, 1999  
Oct 01, 1999

Microsoft Certified Systems Engineer (MCSE)	Jul 24, 2000
Microsoft Certified Professional + Internet (MCP+I)	Jul 24, 2000
064 Implementing and Supporting Windows@95	Jul 07, 1999
058 Networking Essentials	Aug 02, 1999
073 Implementing and Supporting NT 4.0 Workstation	Aug 19, 1999
067 Implementing and Supporting NT Server 4.0	Aug 23, 1999
068 Implementing and Supporting NT Server 4.0 in the Enterprise	Aug 27, 1999
059 Internetworking with TCP/IP on Microsoft@ Windows NT 4.0	Jul, 13, 2000
087 Implementing and Supporting Microsoft@ IIS 4.0	Jul 24, 2000
210 Installing, Configuring, and Admin Windows@ 2000 Professional	Oct 30, 2000
086 Implementing and Supporting Microsoft@ SMS 2.0	Dec 08, 2000

Senior Systems Engineer & Program Manager (08/99 - 10/00) at QED.

Served as Puget Sound Naval Shipyard Planning Yard (PSNS PY) technical engineering representative to SPAWAR San Diego, Design War Room. Responsible for insuring that correct up to date ship installation drawings (SID's) were provided to various SPAWAR technical departments. Performed ship checks required to determine applicability of drawing packages to specific ships. Routinely required to conduct fact-findings, and make engineering decisions based on sound engineering practices and consensus of all parties involved.

Senior Engineer & Project Manager (10/96 - 04/99) at XENOTECHNICS.

Lead Design Engineer for NALCOMIS base-wide Local Area Network (LAN) upgrade for Naval Air Station Whidbey Island. Determined equipment specifications and vendor requirements, fiber and copper cable specifications, designed the indoor/outdoor cable plant and determined testing requirements. Designed, installed, maintained, and administered the 10base-T LAN for Xenotechnics West Coast offices. Utilizing Windows NT Server/Workstation and Windows 95/98 client software maintained the LAN 100% operational since installation in 1996. Lead programmer and project manager for development of a database application utilizing MS Access that was implemented command wide at the Naval Ship Repair Facility in Sasebo, JA. The Maintenance Database Reporting System (MDRS) was implemented for day-to-day requirements for all facets of ship repair projects including tracking and reporting and virtually replaced the need for MRMS (an antiquated Navy Management system). Has lead projects for development of MS-Access applications, and conversion of DOS based dBase & Clipper applications for use on facility-wide LANs. Also has managed programmers working on converting applications utilized Navy wide for Diesel Engine Trend Analysis, Diesel Inspection Reporting, and Diesel Engine Database. OEM certified for WAN/LAN cabling, connector installation, and testing for Fiber Optic Networks. Responsible for hiring, performance appraisals, counseling, and termination of team members.

Lead Systems Engineer (08/95 - 04/96) at RCI.

Provided in-depth engineering analysis and specifications for various components of the TACINTEL Information Exchange Subsystem (IXS) for SPAWAR SD Code D631, including the Versa Module Eurocard (VME) Chassis, Fiber Optic modems, Automated Network Control Center (ANCC), AN/WSC-5 SATCOM transceiver, and the TD-1271B/U DAMA SATCOM modem, to determine proper systems inter-operability requirements. Performed on-site systems engineering analysis of Link Remoting Subsystem, ANCC, and SATCOM anomalies at NCTAMS WESTPAC, Guam and assisted in engineering corrections of discrepancies which led to restoral of the Indian Ocean and Western Pacific TACINTEL IXS networks to full operational status. Coordinated engineering studies related to interface requirements for the DMS and TELENEX ANCC systems to determine if proper interface requirements for CUDIX, SSIXS and TACINTEL IXS systems have been met. Provided engineering support for other Code 231 IXS; as requested, specifically the MicroVAX based submarine broadcast SSIXS Shore and SSIXS Subscriber, and VME based CUDIXS. Systems Engineering services for Code 231 have included; IXS and equipment analysis/testing; preparing test plans and procedures; preparing reports of test results showing

test data analysis, delineating discrepancies, and recommending corrective action.

Chief Engineer/Program Manager (03/94 - 08/95) at ENVISIONS.

Projects included open systems architecture (OSA) installations like the Radar Data Distribution System (RADDS), and USS KITTY HAWK (CV-63) Machinery Condition Assessment System (MCAS) which utilized copper and fiber optic local area networks to provide communications connectivity for seven server computers and over 900 remotely located sensors providing real time data collection capabilities. Supervised and directed the installation design engineering, installation program plans development, cost estimates and schedules preparation; material ordering; assembly of material kits; ship checks; writing of installation and test procedures; waterfront installation and de-installation work; ILS and SSR updates; and alteration drawing development. As a member of the Marketing and Business Development Team, served as the Engineering Representative for development of Bids and Proposals.

Staff Communications Electrical Engineer (06/93 - 12/93) at LEAR-SIEGLER.

As the staff communications electrical engineer for the Research and Development Center (RDC) for the Royal Saudi Naval Forces (RSNF) provided engineering guidance and technical advice on all aspects of installation design engineering, maintenance and repair of ship and shore based naval communications and navigation systems. Developed installation drawings and technical documentation required to install complex navigation, communications and combat systems equipment. Completed SHIPALT packages for the installation of an AN/WSC-3 UHF satellite communications system, an extensive coastal navigation system (HYPERFIX), and upgrades to existing HF/UHF communications equipment. Provided waterfront installation technical support for new installations and repair recommendations for existing equipment.

12/72-5/93. U.S. Navy

4/91-5/93. Commander Naval Surface Forces Pacific (COMNAVSURFPAC)

Serving as Type Desk Officer managed the planning, preparation and funds administration for all major availabilities for Pacific Fleet LHA, LHD and FFG class ships. As a lieutenant Mr. Carleton was selected to fill this billet (normally staffed by a full commander) due to his in depth knowledge of shipboard equipment and systems and demonstrated ability in management of many diverse projects concurrently. Planned and executed the complex overhaul (COH) of USS PELELIU (LHA-5) a \$75,000,000 project which included numerous repairs, modifications, and installation of various communications systems, combat systems, and HM systems and equipments. This effort included vendor negotiations with hundreds of vendors and ensuring the overall effort met contract requirements and was completed on time and under budget. Mr. Carleton authored white papers and presentations that eventually resulted in replacement of the antiquated communications suite in the LHA class ships with fleet standard equipment resulting in major costs savings and vastly improved equipment mean time between failures (MTBF).

3/89-4/91. Supervisor of Shipbuilding Conversion and Repair, USN (SUPSHIP) San Diego

As a project officer for ships undergoing major overhauls, reviewed the electronics repair packages, recommended changes, provided oversight of work performed by various contractors, coordinated testing requirements, and witnessed acceptance tests to insure proper integration of new and overhauled equipment and systems. Representative systems and equipment included UHF SATCOM and LOS, NAVMACS, various patch panels and Cryptographic equipment's on board FFG-7, DD-963, CG-47 class

ships. Personally responsible for four concurrent re-activation/hot turn over availabilities on four Garcia class Frigates for delivery to the Brazilian Navy. This project required coordination with four major contractors and dozens of subcontractors along with the Brazilian Navy representatives. All ships were delivered on time and within budget.

5/86-12/88. Naval Postgraduate School. Student

Conducted thesis research into system design and integration using Very Large Scale Integrated (VLSI) circuits manufactured utilizing computer-aided design and computer controlled machines to produce final integrated circuits (ICs) meeting all design criteria.

1/83-5/86. USS WADSWORTH (FFG-9). Communications Officer/Weapons Officer

During his three year tour Lt. Carleton was responsible for all external communications systems and weapons systems. While serving as Communications Officer and Weapons Officer, his departments earned Fleet awards for excellence as participants in fleet operations. During two major availabilities reviewed upgrade and installation plans, and coordinated the efforts of the Shipyard, NAVELEX and ships force to ensure resulting installations met design and operational requirements. Systems included NAVMACS, AN/WSC-3 SATCOM & LOS, and various HF communications equipment.

2/74-2/78. U.S. Navy Shore Communications

Provided instruction, integration, installation support, performed corrective and preventative maintenance on a variety of communications and cryptographic equipment at Naval Communications shore sites worldwide.

#### OTHER RELEVANT COURSEWORK:

SAIC Project Management I, II, & III  
SAIC "LEAP" Training  
Microsoft Certified Professional (MCP)  
Microsoft Certified Trainer (MCT)  
Microsoft Certified Systems Engineer (MCSE)  
Microsoft Certified Professional + Internet (MCP+I)  
Cisco Certified Network Associate (CCNA)  
Cisco Certified Design Associate (CCDA)  
Qualified Staff Instructor, University of Phoenix On-line  
Engineering Certificate, Communications Engineering Technology, CREI  
OEM Certification for Fiber Optic terminations and testing  
Certificate, FSO (Facilities Security Officer) Program Management Course,  
Defense Security Service, Orange, CA, 12/98



**APPLICATION FOR APPOINTMENT  
TO CITY OF IMPERIAL BEACH  
BOARDS, COMMITTEES & COMMISSIONS**

**TIDELANDS ADVISORY COMMITTEE**

APPLICANT MUST RESIDE WITHIN THE CORPORATE LIMITS OF THE CITY OF IMPERIAL BEACH

I hereby submit the following resume for consideration for appointment to the  
IMPERIAL BEACH TIDELANDS ADVISORY COMMITTEE.

NAME: JAY NOVAK

ADDRESS: \_\_\_\_\_

TELEPHONE: (Home) \_\_\_\_\_ (Business) \_\_\_\_\_

**EDUCATION:**

HIGH SCHOOL GRADUATE, SOME COLLEGE EDUCATION

**OCCUPATION/PROFESSION:**

BUSINESS OWNER / NOVAK SURFBOARD DESIGNS IMPERIAL BEACH

**EMPLOYMENT:**

SELF-EMPLOYED

**MEMBERSHIP IN CIVIC ORGANIZATIONS, SERVICE CLUBS, ETC:**

STEERING COMMITTEE MEMBER TIJUANA RIVER CITIZENS COUNCIL  
WWW:TAC-ACTION.ORG

**ACHIEVEMENTS AND AWARDS (CIVIC, SCHOLASTIC, OR OTHER):**

NONE

**QUALIFICATIONS OR TRAINING YOU FEEL YOU POSSESS THAT WILL AID YOU IN SERVING ON THE COMMISSION, BOARD, OR COMMITTEE, AND THE PEOPLE OF IMPERIAL BEACH:**

I HAVE BEEN AN IMPERIAL BEACH RESIDENT SINCE 1971 AND I AM AN AVID BEACH USER.

**STATE BRIEFLY WHY YOU ARE INTERESTED IN SERVING:**

AS A BUSINESS OWNER AND FREQUENT BEACH USER, I UNDERSTAND HOW IMPORTANT IT IS TO THE COMMUNITY TO PROTECT AND PRESERVE THE BEACHES AND TIDELANDS AS A PUBLIC RESOURCE OF FIRST IMPORTANCE.

I understand that my application will be kept on file for one year from the date it is submitted, and that I may be considered for appointment to fill any vacancies, either scheduled or unscheduled, during that time.

*Jay A. Novak*  
SIGNATURE

2/3/09  
DATE OF FILING

Please complete and return this application by **5:30 P.M. on Friday, February 6, 2009** to:

Office of the City Clerk  
City of Imperial Beach  
825 Imperial Beach Boulevard  
Imperial Beach, CA 91932  
Phone (619) 423-8616

Should you require additional space, please attach additional sheets to this application.