

MINUTES

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

JANUARY 15, 2014

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

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

REGULAR MEETING CALL TO ORDER

MAYOR JANNEY called the Regular meeting to order at 6:01 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	Bilbray, Spriggs, Bragg
Councilmembers absent:	None
Mayor Present:	Janney
Mayor Pro Tem Present:	Patton
Staff Present:	City Manager Hall, City Attorney Lyon, City Clerk Hald; Senior Planner Foltz, Assistant City Manager Wade, Environmental Program Manager Helmer, Administrative Services Director Bradley

PLEDGE OF ALLEGIANCE

SKYLER MCLEROY of Boy Scout Troop 801, led everyone in the Pledge of Allegiance.

DEE DISE spoke about Skyler's efforts to obtain a Boy Scout Citizenship in the Community Badge by preparing a pictorial presentation of Imperial Beach and a copy of the presentation was given to the City for the record.

AGENDA CHANGES

COUNCILMEMBER SPRIGGS announced that he had some questions on Consent Calendar Item No. 2.2.

MOTION BY BILBRAY, SECOND BY BRAGG, TO PULL ITEM NO. 2.2 FROM THE CONSENT CALENDAR FOR DISCUSSION AT THE END OF THE AGENDA. MOTION CARRIED UNANIMOUSLY.

CITY ATTORNEY LYON announced that the Closed Session item was removed from the agenda and it was not discussed.

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

MAYOR PRO TEM PATTON reported on his attendance at the South County Economic Development Council Board Meeting and he announced that the Pier South Hotel is now open.

MAYOR JANNEY also spoke about the opening of the Pier South Hotel. He reported on his and City Manager Hall's attendance at Port Commissioner Malcolm's Swearing-in Ceremony as the Vice Chairperson.

COMMUNICATIONS FROM CITY STAFF

CITY MANAGER HALL announced that there will be a State of the City Address at the Pier South Hotel on January 22, 2014.

PUBLIC COMMENT

KEVIN MELTON announced he is running for State Assembly, 78th District.

ERIKA LOWERY invited City Councilmembers to participate in the Sun and Sea Parade on July 19, 2014.

CHUCK QUISENBERRY questioned why the City has not used the electric sign to inform the public about City Council meetings.

LEE BERKOWITZ questioned the ownership of City Council meeting videos and questioned if they are available to the public, he commented on the CalAm project, voiced a complaint about the Pier South Hotel and expressed concern about selling public property to the lowest bidder.

PRESENTATIONS (1)

None.

CONSENT CALENDAR (2.1, 2.3-2.6)

With regard to Item No. 2.5, LEE BERKOWITZ questioned the costs for purchasing and maintaining the equipment.

MAYOR JANNEY announced revisions to page 8 of the November 6, 2013 Regular City Council Meeting Minutes were submitted as Last Minute Agenda Information.

MOTION BY PATTON, SECOND BY SPRIGGS, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1 AND 2.3 THROUGH 2.6. MOTION CARRIED UNANIMOUSLY.

2.1 MINUTES.

Approved the amended minutes of the November 6, 2013 Regular City Council Meeting.

2.3 APPROVAL OF EDCO COMMUNITY GRANTS FOR THE 2013-2015 PROGRAM CYCLE. (0330-15)

Approved the award of EDCO Community Grants for the 2013-2015 EDCO Community Grants Program cycle as specified in the staff report.

2.4 RESOLUTION 2014-7446 AUTHORIZING THE CITY MANAGER TO EXECUTE CERTIFICATES OF ACCEPTANCE FOR DEEDS OR GRANTS CONVEYING EASEMENTS TO THE CITY PURSUANT TO GOVERNMENT CODE SECTION 27281. (0480-95)

Approved resolution.

- 2.5 ADOPTION OF RESOLUTION NO. 2014-7444 AUTHORIZING THE CITY MANAGER TO SIGN A CONTRACT WITH ATHENX, INC. FOR PROVISION OF CONSULTANT SERVICES FOR ENGINEERING, DESIGN, EQUIPMENT ACQUISITION AND INSTALLATION SERVICES OF A COASTAL SURVEILLANCE CAMERA SYSTEM, AND AUTHORIZING BUDGET AMENDMENTS FOR THE RELATED EXPENDITURES AND REIMBURSEMENT BY THE PORT SECURITY GRANT PROGRAM. (0220-20 & 0390-88)**
Approved resolution.
- 2.6 FOLLOW-UP ON 2014 ANNUAL CITY COUNCIL REPRESENTATION ASSIGNMENT FOR THE IMPERIAL BEACH CHAMBER OF COMMERCE LIAISON. (0410-50)**
City Council approved Mayor's appointments.

ORDINANCES – INTRODUCTION/FIRST READING(3)

None.

PUBLIC HEARINGS (4.1-4.2)

- 4.1 ALEXANDER (OWNER/APPLICANT); VARIANCE (VAR 130057) TO PROVIDE ONE NEW UNENCLOSED PARKING SPACE IN THE FRONT YARD SETBACK ON A PROPERTY LOCATED AT 1277 12TH STREET (APN 633-091-09-00) IN THE R-3000 (TWO-FAMILY RESIDENTIAL) ZONE. RESOLUTION 2014-7442 (MF 1137). (0600-20)**

MAYOR JANNEY declared the public hearing open.

CITY MANAGER HALL introduced the item.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item.

CITY CLERK HALD announced no public speaker slips were submitted.

MAYOR JANNEY closed the public hearing.

SENIOR PLANNER FOLTZ responded to questions of City Council.

MOTION BY BILBRAY, SECOND BY PATTON, TO ADOPT RESOLUTION NO. 2014-7442 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING A VARIANCE (VAR 130067) TO PROVIDE ONE NEW OPEN PARKING SPACE IN THE FRONT YARD SETBACK ON A PROPERTY LOCATED AT 1277 12TH STREET (APN 633-091-09-00) IN THE R-3000 (TWO-FAMILY RESIDENTIAL) ZONE. MF 1137. MOTION CARRIED UNANIMOUSLY.

- 4.2 HABITAT FOR HUMANITY (APPLICANT); ADMINISTRATIVE COASTAL PERMIT (ACP 120004), DESIGN REVIEW (DRC 120005), SITE PLAN REVIEW (SPR 120006), AND TENTATIVE MAP (TM 120007) FOR THE CONSTRUCTION OF A NEW AFFORDABLE HOUSING COMPLEX CONSISTING OF SIX ATTACHED CONDOMINIUM UNITS AT 776 10TH STREET (APN 626-282-12-00). RESOLUTION 2014-7441 (MF 1086). (0600-20)**

MAYOR JANNEY declared the public hearing open.

CITY MANAGER HALL introduced the item.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item.

CHUCK QUISENBERRY opposed the drawings as presented. He expressed concern about having high density with less parking and was he opposed to the offsets.

LEE BERKOWITZ commented on the project.

KEN KOSMAN, Chief Construction Officer and representing the applicant, stated that he is available to answer questions.

In response to Councilmember Sprigg's questions regarding the project, SENIOR PLANNER FOLTZ stated that the Municipal Code requires a 10-foot corner clear zone in alleys which this project is compliant with. He noted that there should be no traffic concerns as there is a clear zone where drivers can see pedestrians walking on the sidewalk. With regard to setbacks, he stated that up until recently the C1-Zone had a zero setback on every property line. So the impact of this particular project should not be any different than the projects already built throughout the rest of the City. He reviewed the two pathways for moving refuse/recycling containers to the streets.

With regard to the question on photovoltaic panels, KEN KOSMAN stated that the panels will be tied into the grid and they are designed to cover 75% to 80% of the homeowner's electricity bill. He also stated that the building is designed to meet Energy Star 3.0 Standards. Therefore, the back sides of the roofs drain towards the alleyway. The alleyway will be all pervious pavers and whatever rainwater that does not go to the ground through the pervious pavers will be collected in a rainwater tank collection system underneath the driveway. The water will be used to irrigate the landscaping.

SENIOR PLANNER FOLTZ continued with a report on the required public improvements and noted that City Council previously approved funding to prepare the 10th Street public improvement drawings. The applicant is responsible for completing the drawings to meet City standards and for the cost of constructing the public improvements.

KEN KOSMAN spoke about the affordable housing requirements.

MAYOR JANNEY closed the public hearing.

City staff responded to questions of City Council.

COUNCILMEMBER BRAGG expressed disappointment with the design of the project.

ASSISTANT CITY MANAGER WADE spoke about the intricacies and merits of developing affordable housing projects.

COUNCILMEMBER SPRIGGS commented that affordable housing projects are typically minimalistic in design, have more space efficient designs in an effort to maximize the living area of the units and have costs per square foot contained. He further stated that \$200,000 is reasonable for these type of units and he commended Habitat for Humanities for proposing a project at this price point. He preferred a more attractive design but understood that it would be at a higher cost that would have to be absorbed by the buyer or the applicant. He noted that

this project would be an improvement to the area and supported it with reservations that the design could be nicer and the trash receptacle issue continues to be a concern.

MOTION BY BILBRAY, SECOND BY SPRIGGS, TO ADOPT RESOLUTION NO. 2014-7441 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING ADMINISTRATIVE COASTAL PERMIT (ACP 120004), DESIGN REVIEW (DRC 120005), SITE PLAN REVIEW (SPR 120006), AND TENTATIVE MAP (TM 120007) FOR THE CONSTRUCTION OF A NEW AFFORDABLE HOUSING COMPLEX CONSISTING OF SIX ATTACHED CONDOMINIUM UNITS AT 776 10TH STREET (APN 626-282-12-00) IN THE C/MU-1 (GENERAL COMMERCIAL AND MIXED-USE) ZONE. MF 1086. MOTION CARRIED UNANIMOUSLY.

REPORTS (5.1-5.2)

5.1 RESOLUTION NO. 2014-7443 APPROVING THE COST SHARE AGREEMENT FOR THE DEVELOPMENT OF THE TIJUANA RIVER WATER QUALITY IMPROVEMENT PLAN (WQIP) IN THE AMOUNT NOT TO EXCEED \$275,011 AND APPROVING A REIMBURSABLE APPROPRIATION FOR THE FIRST TWO YEARS OF THE PROJECT FROM THE NEW STRATEGIC CAPITAL IMPROVEMENT GENERAL FUND RESERVE ACCOUNT TO PROJECT NO. SP1-404, ACCOUNT NUMBER 101-5050-540-2006 IN THE AMOUNT OF \$71,768 FOR FISCAL YEAR 2013/2014 AND \$155,450 FOR FISCAL YEAR 2014/2015 TO DEVELOP THE WQIP DOCUMENT. (0770-87)

CITY MANAGER HALL introduced the item.

ENVIRONMENTAL PROGRAM MANAGER HELMER gave a PowerPoint presentation on the item. In response to questions of City Council, he stated that since 2008 jurisdictions report information to a State database that can be utilized by institutions and universities to further understand watershed dynamics. The new BMPs will replace the City's SUSUMP and he noted that developers will experience increased costs, not the City. He also stated that developers want these changes because they will be given greater options when choosing which suite of BMPs they want to do in order to meet requirements. He also reported on the Treaty Minute that deals with cross border efforts to address the trash and sediment problem and water quality concerns coming across the Tijuana River. He reported on the meeting process and the opportunities to present the information to the public.

COUNCILMEMBER SPRIGGS noted that Mr. Helmer's enthusiasm can be infectious. He announced his attendance at his first meeting of the IBWC and expressed his excitement about the IBWC's efforts with cross border cooperation and for having the collaboration strengthened by the Treaty Minute.

MOTION BY PATTON, SECOND BY BILBRAY, TO ADOPT RESOLUTION 2014-7443 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH APPROVING THE COST SHARE AGREEMENT FOR THE DEVELOPMENT OF THE TIJUANA RIVER WATER QUALITY IMPROVEMENT PLAN (WQIP) IN THE AMOUNT NOT TO EXCEED \$275,011 AND APPROVING A REIMBURSABLE APPROPRIATION FOR THE FIRST TWO YEARS OF THE PROJECT FROM THE NEW STRATEGIC CAPITAL IMPROVEMENT GENERAL FUND RESERVE ACCOUNT TO PROJECT NO. SP1-404, ACCOUNT NUMBER 101-5050-540-2006 IN THE AMOUNT OF \$71,768 FOR FISCAL YEAR 2013/2014 AND \$155,450 FOR FISCAL YEAR 2014/2015 TO DEVELOP THE WQIP DOCUMENT. MOTION CARRIED UNANIMOUSLY.

5.2 CONSIDERATION OF POLICIES FOR THE CAPITAL IMPROVEMENTS AND MAJOR MAINTENANCE PROGRAM AND ADOPTION OF RESOLUTION NO. 2014-7445 IMPLEMENTING THE POLICIES. (0330-35 & 0410-95)

CITY MANAGER HALL gave a PowerPoint presentation on the proposed City Council Policy 616 – Capital Improvements and Major Maintenance Program as detailed in the staff report.

MAYOR PRO TEM PATTON suggested that the threshold for Professional Services and Planning Documents (Item No. 3) be lowered from an amount of \$25,000 to \$10,000.

COUNCILMEMBER SPRIGGS spoke in support of the policy and he spoke about the importance of setting priorities based on an investment/development strategy. He suggested that the Big Picture document be reviewed and updated as it provides a framework for vision of the different sections of Imperial Beach.

COUNCILMEMBER BRAGG stated that there are items that have been on the list for years that have not been funded and she spoke about the need to have an in depth discussion on prioritizing items.

MOTION BY BILBRAY, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. 2014-7445 A RESOLUTION OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ESTABLISHING POLICIES TO GOVERN THE CAPITAL IMPROVEMENTS AND MAJOR MAINTENANCE PROGRAM IN IMPERIAL BEACH AND PROVIDE AN EFFECTIVE DATE AND TO MODIFY CITY COUNCIL POLICY 616, ITEM NO. 3 TO A THRESHOLD OF \$10,000. MOTION CARRIED UNANIMOUSLY.

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

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

CITY MANAGER HALL introduced the item.

In response to Councilmember Spriggs' questions about high payments that appear on the Warrant Register, ADMINISTRATIVE SERVICES DIRECTOR BRADLEY stated that the payment to Lance, Soll & Lundghard,LLC is for the Fiscal Year 2013 audit; the Pierce Manufacturing, Inc. payment is for the new fire vehicle and noted that the payment is partially covered by CDBG grant funding with the remainder covered by the Vehicle Replacement Fund; and the payment to Sierra Pacific West, Inc. is for the Bayshore Bikeway Project which is an approved and budgeted project.

MOTION BY SPRIGGS, SECOND BY BRAGG, TO RATIFY THE FOLLOWING REGISTERS: ACCOUNTS PAYABLE NUMBERS 83698 THROUGH 83813 WITH A SUBTOTAL AMOUNT OF \$1,699,971.69 AND PAYROLL CHECKS/DIRECT DEPOSITS 45656 THROUGH 45712 FOR A SUBTOTAL AMOUNT OF \$288,269.73 FOR A TOTAL AMOUNT OF \$1,988,241.42. MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

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

_____/s/_____
James C. Janney, Mayor

_____/s/_____
Jacqueline M. Hald, MMC
City Clerk