

**City Council Agenda  
Regular Meeting - 6:00 p.m.**

Wednesday, November 6, 2024

Council Chambers

825 Imperial Beach Boulevard

Imperial Beach, CA 91932

**THE CITY COUNCIL ALSO SITS AS THE IMPERIAL BEACH PLANNING COMMISSION, PUBLIC FINANCING AUTHORITY, HOUSING AUTHORITY, AND IMPERIAL BEACH REDEVELOPMENT AGENCY SUCCESSOR AGENCY.**

Public Comments: Members of the public can participate in-person at the City Council meeting to provide public comments. Members of the public can also submit written comments prior to the City Council meeting via e-mail at: [comments@imperialbeachca.gov](mailto:comments@imperialbeachca.gov). Written comments received by noon on the day of the City Council meeting, that are within the subject matter jurisdiction of the City of Imperial Beach, will be provided to the City Council and be made available to the public at the City Council meeting. They will be part of the official record of the meeting, but they will not be read aloud at the meeting. Members of the public who wish to watch City Council meetings, are encouraged to stream from the City website's at: [https://www.imperialbeachca.gov/council\\_meetings](https://www.imperialbeachca.gov/council_meetings).

In compliance with the Americans with Disabilities Act, the City of Imperial Beach requests that individuals who require reasonable accommodation to fully participate in this meeting contact the City Clerk's office at (619) 628-2347 or TTY 711 as soon as possible during regular business hours and not later than at least twelve (12) hours in advance of the meeting to discuss your accessibility needs.

**Foreign language and American Sign Language interpretation services are now available for City Council meetings. Contact the City Clerk's office at (619) 628-2347 or TTY 711 by noon on Monday prior to the meeting.**

Any writings or documents provided to a majority of the City Council/Planning Commission/Public Financing Authority/Housing Authority/I.B. RDA Successor Agency regarding any item on this agenda will be available to the public on the City's website at: <https://pub-imperialbeach.escribemeetings.com/?Year=2024>

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **REIMBURSEMENT DISCLOSURES/REPORTS ON ASSIGNMENTS AND COMMITTEES**

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

5. **COMMUNICATIONS FROM CITY STAFF**

6. **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.

7. **PRESENTATIONS**

7.a **LEGAL AID - PRESENTATION OF SERVICES. (0660-90)\***

\*No Staff Report.

7.b **PROCLAMATION VETERANS APPRECIATION DAY. (0410-30)**

**Recommendation:**

That the City Council approve the Proclamation.

7.c **PROCLAMATION INDIGENOUS PEOPLES' DAY 2024. (0410-30)**

**Recommendation:**

That the City Council approve the Proclamation.

7.d **PROCLAMATION RECOGNIZING BREAST CANCER AWARENESS MONTH. (0410-30)**

**Recommendation:**

That the City Council approve the Proclamation.

8. **CONSENT CALENDAR**

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 the item is removed from the Consent Calendar by action of the City Council. A Councilmember or member of the public may make a comment on any item on the Consent Calendar.

**Recommendation:**

To approve Consent Calendar Item Nos. 8.a through 8.j.

8.a **APPROVAL OF CITY COUNCIL MEETING MINUTES.**

**Recommendation:**

That the City Council approves the Regular Meeting Minutes of October 2, 2024.

8.b **RATIFICATION OF WARRANT REGISTER FOR THE PERIOD FROM SEPTEMBER 21, 2024 TO OCTOBER 4, 2024. (0300-25)**

**Recommendation:**

Staff is seeking that the City Council ratify and file the Warrant Register Report.

- 8.c **RATIFICATION OF WARRANT REGISTER FOR THE PERIOD FROM OCTOBER 5, 2024 TO OCTOBER 25, 2024. (0300-25)**  
**Recommendation:**  
 Staff is seeking that the City Council ratify and file the Warrant Register Report.
- 8.d **RECEIVE TREASURER'S REPORT FOR AUGUST 2024. (0300-90)**  
**Recommendation:**  
 Staff recommends that the City Council receive and file the August 2024 Treasurer's Report.
- 8.e **RECEIVE TREASURER'S REPORT FOR SEPTEMBER 2024. (0300-90)**  
**Recommendation:**  
 Staff recommends that the City Council receive and file the September 2024 Treasurer's Report.
- 8.f **RESOLUTION 2024-78 TO AUTHORIZE SUBMITTAL OF AN APPLICATION FOR FISCAL YEAR 2025-2026 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS. (0650-33)**  
**Recommendation:**  
 Adopt Resolution 2024-78, a Resolution of the City of Imperial Beach, California Authorizing the Submittal of an Application for Fiscal Year 2025-2026 Community Development Block Grant Funds.
- 8.g **ADOPTION OF RESOLUTION NUMBER 2024-79 ACCEPTING THE 2023 STATE HOMELAND SECURITY GRANT (SHSG) ALLOCATION OF \$14,031 IN THE FORM OF REIMBURSEMENT FOR THE PURCHASE OF SIX BALLISTIC VESTS AND SIX BAILOUT ESCAPE SYSTEMS. (0390-88)**  
**Recommendation:**  
 That the City Council adopt Resolution No. 2024-79 accepting the State Homeland Security Grant allocation of \$14,031 in the form of reimbursement for the purchase of six ballistic vests and six bailout escape systems.
- 8.h **RESOLUTION 2024-073 AUTHORIZING AN AGREEMENT WITH CHANDLER ASSET MANAGEMENT FOR INVESTMENT MANAGEMENT AND OTHER FINANCIAL SERVICES. (0350-10)**  
**Recommendation:**  
 Staff recommends the City Council adopt Resolution No. 2024-073 authorizing the City Manager to execute an agreement with Chandler Asset Management for investment management and other financial services through June 30, 2029.
- 8.i **APPROVE FINAL MAP (TM-23-0001) FOR NEW MIXED-USE DEVELOPMENT WITH 2,212 SQUARE FEET OF COMMERCIAL SPACE AND FOURTEEN (14) RESIDENTIAL UNITS, WHICH ARE INCLUSIVE OF TWO AFFORDABLE UNITS AT 236 PALM AVE. (APN 625-023-07-00) MF 1380/USE-22-0077. (0600-20)**  
**Recommendation:**  
 That the City Council approve the Final Map for recordation.
- 8.j **RESOLUTION 2024-074 AUTHORIZING AN ADMINISTRATIVE SERVICES AGREEMENT WITH MISSION SQUARE RETIREMENT FOR MANAGEMENT OF CITY'S 457(B) DEFERRED COMPENSATION RETIREMENT PLAN. (0520-30)**  
**Recommendation:**  
 Staff recommends the City Council adopt Resolution No. 2024-074 authorizing the City Manager or designee to execute an agreement with Mission Square Retirement for management and administration of City's 457(b) Deferred Compensation Plan.

9. **ORDINANCES/INTRODUCTION & FIRST READING/PUBLIC HEARING**

- 9.a **PUBLIC HEARING TO CONSIDER INTRODUCTION OF ORDINANCE NO. 2024-1251 AMENDING TITLE 19 TO UPDATE THE CITY'S ZONING ORDINANCE FOR BY-RIGHT HOUSING DEVELOPMENT APPROVAL TO MEET STATE LAW & APPROVING THE LCP AMENDMENT & EXEMPTION PER CEQA GUIDELINES SECTION 15061(b)(3). (0660-95)**

**Recommendation:**

That the City Council hold the public hearing to consider the public input on the item and:

1. If desired, proceed with the introduction of Ordinance No. 2024-1251 by title only and waive further reading of the ordinance and set the matter for its second reading and adoption at the next regularly scheduled City Council meeting; and
2. Adopt Resolution No. 2024-082 approving the proposed Local Coastal Program Amendment (LCPA-23-0001), finding and certifying that the proposed zoning amendment (Ordinance 2024-1251) is consistent with the Coastal Act and finding an exemption pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (the common sense exemption).

**10. PUBLIC HEARINGS**

Also see Item 9.a., above.

- 10.a **TIM P. JONES (APPLICANT); CONSTRUCTION OF ONE NEW THREE-STORY FOUR-PLEX RESIDENTIAL TOWNHOME BUILDING, WITH A TWO-CAR GARAGE PROVIDED FOR EACH DWELLING UNIT AT 745 13TH STREET (APN 627-011-05-00) USE-22-0119/MF 1493. (0600-20)**

**Recommendation:**

That the City Council adopt Resolution 2024-076, approving Site Plan Review (SPR-22-0034), Design Review Case (DRC-22-0033), and categorical exemption pursuant to the California Environmental Quality Act (CEQA) guidelines 15332 Class 32 (In-Fill Development Projects) at 745 13<sup>th</sup> Street (APN 627-011-05-00) in the C/MU-1 (General Commercial and Mixed-Use) Zone subject to the conditions as specified in the attached resolution.

- 10.b **PUBLIC HEARING TO CONSIDER ADOPTION OF (1) AFFORDABLE HOUSING AGREEMENT WITH HOUSING ASSET FUND LOAN (\$625,000); (2) CITY FEE DEFERRAL; AND (3) DEVELOPMENT ENTITLEMENT EXTENSION FOR 50 UNIT AFF. SENIOR HOUSING & NEIGHBORHOOD CENTER AT 455 PALM AVENUE (WAKELAND HOUSING & DEVELOPMENT). (0600-20)**

**Recommendation:**

That the City Council and Housing Authority hold the public hearing, receive public comments, and consider:

- Adoption of a Resolution of the Imperial Beach Housing Authority Resolution HA-24-21 (I) approving the Affordable Housing Agreement by and between the Imperial Beach Housing Authority and Wakeland IBNCA LP, including attachments, for the Imperial Beach Neighborhood Center Apartments located at 455 Palm Avenue, Imperial Beach, California, (II) authorizing and establishing the terms and conditions for the deferral of certain City fees for the development of the Imperial Beach Neighborhood Center Apartments as an affordable residential rental project for senior lower income households; and (III) approving and authorizing other related actions; and
- Adoption of Resolution 2024-081 (I) approving the Affordable Housing Agreement by and between the Imperial Beach Housing Authority and Wakeland IBNCA LP, including attachments, for the Imperial Beach Neighborhood Center Apartments located at 455 Palm Avenue, Imperial Beach, California, (II) authorizing and establishing the terms and conditions for the deferral of certain City fees for the development of the Imperial Beach Neighborhood Center Apartments as an affordable residential rental project for senior lower income households; and (III) approving and authorizing other related actions; and
- Adoption of Resolution 2024-080 approving a time extension for Regular Coastal Development Permit (CP-22-0013), Conditional Use Permit (CUP-22-0013), Design Review Case (DRC-22-0025), Site Plan Review (SPR-22-0026) and Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects) for the demolition of the existing structures and construction of a new 50-unit affordable senior housing and neighborhood center project at 455 Palm Ave.

**11. REPORTS**

- 11.a APPROVAL OF SPECIAL EVENT APPLICATION FOR THE MILITARY APPRECIATION DAY EVENT ON VETERANS DAY AND RESERVATION OF DUNES PARK ON MONDAY, NOVEMBER 11, 2024. (1040-10)**

**Recommendation:**

Staff recommends the City Council approve the special event application, including a request to serve alcohol and activate Dunes Park as a special event venue for the 2024 Military Appreciation Veterans Day on Monday, November 11, 2024. Staff further recommends that City Council approve the associated fee waiver request.

- 11.b REVIEW AND DISCUSSION OF THE 2024 SUN & SEA FESTIVAL EVENT PRESENTATION, FINANCIAL REPORT, AND CITY'S SPONSORSHIP. (1040-10)**

**Recommendation:**

The recommendation is that the City Council accept and file the presentation and financial report from the event organizer and provide further direction to staff as needed regarding the City's sponsorship of the event.

- 11.c PRESENTATION AND FINANCIAL REPORT BY MIKE HESS BREWING COMPANY FOR THE 2024 HESSFEST XIV EVENT. (1040-10)**

**Recommendation:**

The recommendation is that the City Council accepts and files the presentation and financial report from the event organizer and provides further direction to staff.

- 11.d **RESOLUTION NO. 2024-083 TO AWARD A PROFESSIONAL SERVICES CONTRACT TO CR ASSOCIATES FOR THE PROJECT APPROVAL AND ENVIRONMENTAL DOCUMENTATION PHASE OF THE PALM AVENUE COMPLETE MULTIMODAL CORRIDOR PROJECT (S22109). (0720-25)**

**Recommendation:**

Adopt Resolution No. 2024-083 to award a consultant contract for professional services up to \$1,150,000 to CR Associates to complete the Project Approval & Environmental Documentation Phase of the Palm Avenue Complete Multimodal Corridor Project.

12. **I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS**  
None.
13. **ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)**
14. **CITY COUNCIL FUTURE AGENDA REQUESTS**
15. **ADJOURN REGULAR MEETING**