



CITY OF SOLANA BEACH
SOLANA BEACH CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY,
PUBLIC FINANCING AUTHORITY, & HOUSING AUTHORITY

ACTION AGENDA

The Action Agenda of the City Council Meeting is a document provided immediately following the Council Meeting in order for staff and the public to be aware of the business transacted and actions taken by Council. This is a preliminary draft and not a public record. The meeting's legal record is the Minutes approved by the City Council.

Joint REGULAR Meeting
Wednesday, May 11, 2016 * 6:00 P. M.

City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California

- City Council meetings are video recorded and archived as a permanent record. The [video recording](#) captures the complete proceedings of the meeting and is available for viewing on the City's website.
- Posted Reports & Supplemental Docs contain records up to the cut off time prior to meetings for processing new submittals. Complete records containing meeting handouts, PowerPoints, etc. can be obtained through a [Records Request](#).

PUBLIC MEETING ACCESS

The Regular Meetings of the City Council are scheduled for the 2nd and 4th Wednesdays and are broadcast live on Cox Communications-Channel 19, Time Warner-Channel 24, and AT&T U-verse Channel 99. The video taping of meetings are maintained as a permanent record and contain a detailed account of the proceedings. Council meeting tapings are archived and available for viewing on the City's website.

AGENDA MATERIALS

A full City Council agenda packet including relative supporting documentation is available at City Hall, the Solana Beach Branch Library (157 Stevens Ave.), La Colonia Community Ctr., and online www.cityofsolanabeach.org. Agendas are posted at least 72 hours prior to regular meetings and at least 24 hours prior to special meetings. Writings and documents regarding an agenda of an open session meeting, received after the official posting, and distributed to the Council for consideration, will be made available for public viewing at the same time. In addition, items received at least 1 hour 30 minutes prior to the meeting time will be uploaded online with the courtesy agenda posting. Materials submitted for consideration should be forwarded to the City Clerk's department 858-720-2400. The designated location for viewing public documents is the City Clerk's office at City Hall during normal business hours.

SPEAKERS

Please submit a speaker slip to the City Clerk prior to the meeting, or the announcement of the Section/Item, to provide public comment. Allotted times for speaking are outlined on the speaker's slip for each agenda section: Oral Communications, Consent, Public Hearings and Staff Reports.

AMERICAN DISABILITIES ACT TITLE 2

In compliance with the Americans with Disabilities Act of 1990, persons with a disability may request an agenda in appropriate alternative formats as required by Section 202. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's office (858) 720-2400 at least 72 hours prior to the meeting.

As a courtesy to all meeting attendees, please set cellular phones and pagers to silent mode and engage in conversations outside the Council Chambers.

CITY COUNCILMEMBERS

David A. Zito, Mayor

Peter Zahn, Deputy Mayor
Ginger Marshall, Councilmember

Mike Nichols, Councilmember
Lesa Heebner, Councilmember

Gregory Wade
 City Manager

Johanna Canlas
 City Attorney

Angela Ivey
 City Clerk

SPEAKERS:

Please submit your speaker slip to the City Clerk prior to the meeting or the announcement of the Item. Allotted times for speaking are outlined on the speaker's slip for Oral Communications, Consent, Public Hearings and Staff Reports.

READING OF ORDINANCES AND RESOLUTIONS:

Pursuant to Solana Beach Municipal Code Section 2.04.460, at the time of introduction or adoption of an ordinance or adoption of a resolution, the same shall not be read in full unless after the reading of the title, further reading is requested by a member of the Council. If any Councilmember so requests, the ordinance or resolution shall be read in full. In the absence of such a request, this section shall constitute a waiver by the council of such reading.

CALL TO ORDER AND ROLL CALL:

APPROVAL OF AGENDA:

COUNCIL ACTION: Approved 5/0

PROCLAMATIONS/CERTIFICATES:

1. Public Works Week
2. Bike to Work Month

ORAL COMMUNICATIONS:

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip (located on the back table) to the City Clerk. Comments relating to items on this evening's agenda are taken at the time the items are heard. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each presentation is THREE MINUTES (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

An opportunity for City Council to make brief announcements or report on their activities. These items are not agendized for official City business with no action or substantive discussion.

A. CONSENT CALENDAR: (Action Items) (A.1. - A.9.)

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion. Any member of the public may address the City Council on an item of concern by submitting to the City Clerk a speaker slip (located on the back table) before the Consent Calendar is addressed. Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be discussed immediately after approval of the Consent Calendar.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meetings held April 27, 2016, October 28, 2015, and September 23, 2015.

Item A.1. Report (click here)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

COUNCIL ACTION: Approved 5/0

A.2. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for April 9, 2016 through April 22, 2016.

[Item A.2. Report \(click here\)](#)

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COUNCIL ACTION: Approved 5/0

A.3. General Fund Adopted Budget for Fiscal Year 2015-2016 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2015-2016 General Fund Adopted Budget.

[Item A.3. Report \(click here\)](#)

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COUNCIL ACTION: Approved 5/0

A.4. American with Disabilities Act (ADA) Pedestrian Ramps Project, Bid No. 2016-01 Notice of Completion. (File 0820-20)

Recommendation: That the City Council

1. Adopt **Resolution 2016-054**:
 - a. Authorizing the City Council to accept as complete the ADA Pedestrian Ramps Project, Bid No. 2016-01, constructed by PAL General Engineering.
 - b. Authorizing the City Clerk to file a Notice of Completion.

[Item A.4. Report \(click here\)](#)

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COUNCIL ACTION: Approved 5/0

A.5. 2016 Sewer Repairs Project. (File 1040-48)

Recommendation: That the City Council

1. Adopt **Resolution 2016-056**:
 - a. Awarding the construction contract to Sancon Technologies, in the amount of \$326,842, for the 2016 Sewer Pipeline Repairs, Bid 2016-04.
 - b. Approving an amount of \$65,000 for construction contingency.
 - c. Authorizing the City Manager to execute the construction contract on behalf of the City.
 - d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.

[Item A.5. Report \(click here\)](#)

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COUNCIL ACTION: Approved 5/0

A.6. Citywide Street Sweeping Services. (File 0820-35)

Recommendation: That the City Council

1. Adopt **Resolution 2016-058**:
 - a. Authorizing the City Manager to execute a Professional Services Agreement with CleanStreet for Citywide Street Sweeping Services for FY 2016-17 for a not-to-exceed amount of \$45,500.
 - b. Authorizing the City Manager, at his sole discretion, to extend the Professional Service Agreement, with the annual 2% escalator clause, with CleanStreet for up to four additional one year terms, at the City's option.

[Item A.6. Report \(click here\)](#)

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COUNCIL ACTION: Approved 5/0

A.7. Coastal Rail Trail Maintenance District Annual Assessment. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2016-049**, initiating the proceedings for the annual levy of assessments within the Coastal Rail Trail Maintenance District.
2. Adopt **Resolution 2016-050**, approving the Engineer's Report for proceedings of the annual levy of assessments within Coastal Rail Trail Maintenance District.
3. Adopt **Resolution 2016-051**, declaring intention to provide for the annual levy and collection of assessments in Coastal Rail Trail Maintenance District and setting a time and date for a public hearing for June 22, 2016.

[Item A.7. Report \(click here\)](#)

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COUNCIL ACTION: Approved 5/0

A.8. Street Lighting District Annual Assessment. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2016-052** approving the Engineer's Report for proceedings for the annual levy of assessments within a special maintenance district.
2. Adopt **Resolution 2016-053** declaring intention to provide for an annual levy and collection of assessment in a special maintenance district and setting a time and date for a public hearing; and scheduling the public hearing for June 22, 2016.

[Item A.8. Report \(click here\)](#)

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COUNCIL ACTION: Approved 5/0

A.9. Seed Money for the Pacific Avenue – Phase 2 Underground Utility District. (File 1010-90)

Recommendation: That the City Council

1. Adopt **Resolution 2016-057** approving the payment of \$18,698 from the City's share of CPUC Rule 20A funds in seed money to pay for the preparation of preliminary plans and preliminary cost estimate by SDG&E for the Pacific Avenue – Phase 2 Underground Utility District.

[Item A.9. Report \(click here\)](#)

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COUNCIL ACTION: Approved 5/0

B. PUBLIC HEARINGS: (B.1. – B.3.)

This portion of the agenda provides citizens an opportunity to express their views on a specific issue as required by law after proper noticing by submitting a speaker slip (located on the back table) to the City Clerk. After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record. An applicant or designees for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. All other speakers have three minutes each. Please be aware of the timer light on the Council Dais.

B.1. Public Hearing: Development Review Permit (DRP) and Structural Development Permit (SDP) at 402 S. Rios Ave., Applicants: Ong, Shaw, Case No: 17-14-19. (File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, could be found to be consistent with the General Plan and could be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP and administratively issue a SDP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2016-030** conditionally approving a DRP and an SDP to allow for the construction of a new multi-level, single-family residence with an attached partially subterranean, two-car garage, a detached one-car garage with an attached Accessory Living Unit (ALU) at 402 S. Rios Avenue, Solana Beach.

[Item B.1. Report \(click here\)](#)

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COUNCIL ACTION: Approved 5/0 to close the public hearing.

COUNCIL ACTION: Approved 5/0

B.2. Public Hearing: Development Review Permit (DRP), a Major Subdivision (SUB)/Tentative Parcel Map (TPM) 980 Avocado Pl., Applicant: Van Arsdale, Case No: 17-15-04. (File 0600-40)

The proposed project meets the minimum objective requirements under the SBMC, could be found to be consistent with the General Plan and could be found, as

conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP and a SUB. Therefore, Staff recommends that the City Council:

1. Conduct the Public hearing: Open the Public Hearing; Report Council disclosures; Receive Public Testimony; Close the Public Hearing;
2. Adopt the IS/MND and MMRP in accordance with CEQA.
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2016-044** conditionally approving a DRP, SUB and TPM for the first phase of the project which includes subdividing the existing 4.06 acre lot into seven single family residential lots, demolition of all existing structures onsite with the exception of the existing single-family home and accessory structures at the northeast corner of the lot (proposed Lot 3), grubbing and clearing the site, grading to create building pads for six future single-family homes as well as the installation of driveway approaches, wet and dry utilities and right-of-way improvements on property at 980 Avocado Place, Solana Beach.

[Item B.2. Report \(click here\)-R](#)

[Attachments 1-3](#)

[Attachment 4 – CEQA Initial Study/MND](#)

[& Appendices](#)

[Attachments 5-7](#)

[B.2. Updated Report #1](#)

[B.2. Updated Report #2](#)

[B.2. Supplemental Documents - R](#)

[B.2. Supplemental Documents 5-10 last update 435pm - R](#)

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COUNCIL ACTION: Approved 5/0 to close the public hearing.

COUNCIL ACTION: Approved 5/0 with modifications.

B.3. Public Hearing: Development Review Permit (DRP) and an administrative Structure Development Permit (SDP), and A Variance (VAR) at 525 San Julio Rd., Applicant: Szekeres, Case No: 17-15-22. (File 0600-40)

The proposed project meets the minimum objective requirements under the SBMC, with the exception of the front yard setback variance request; it is consistent with the goals and policies of the General Plan and LCP LUP; and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve the requested front yard setback variance (VAR) and the Development Review Permit (DRP). Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing;
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite DRP and VAR findings and approves the project, adopt **Resolution 2016-060** conditionally approving a Development Review Permit (DRP), an administrative Structure Development Permit (SDP)

and Variance (VAR) to construct a 5,988 square foot (including garage) two-story single family residence on a 13,871 square foot vacant site located at 525 San Julio Road.

[Item B.3. Report \(click here\)](#)

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COUNCIL ACTION: Approved 5/0 to close the public hearing.

COUNCIL ACTION: Approved 5/0

C. STAFF REPORTS: (C.1. - C.3.)

Submit speaker slips to the City Clerk.

C.1. City Council Discussion on the “City of Solana Beach: Community Choice Aggregation Technical Analysis Report.” (File 0220-30)

Recommendation: That the City Council

1. Receive and discuss the “City of Solana Beach: Community Choice Aggregation Technical Analysis” report and provide direction to Staff on how to proceed.

[Item C.1. Report \(click here\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

COUNCIL ACTION: Approved 4/1 (Noes: Marshall)

To send the item to the Climate Action Commission for input, have Staff prepare a draft RFP (Request for Proposal) for data gathering and procurement to source a CCA partner who can perform this level of renewable energy, address the economic concerns, have Staff provide options with how the a JPA model and a private partnership model would work, including potential regional collative efforts, how a potential transition from a private partnership to a JPA would work, have Staff draft a plan to prepare for community outreach to inform residents, perform due diligence on the presenting organization group, and show how a startup scenario would look like

C.2. This Item was pulled from the Agenda.

C.3. Stevens-Valley Avenues Complete Street Design. (File 0820-75)

Recommendation: That the City Council

1. Adopt **Resolution 2016-055** approving the Stevens-Valley Avenues corridor improvement plans and authorizing the City Engineer to advertise for construction bids.

[Item C.3. Report \(click here\)](#)

[C.3. Supplemental Documents - R](#)

[C.3. Supplemental Documents 5-10 last update 1205pm - R](#)

[C.3. Supplemental Documents 5-11 last update 920am - R](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

This item was not heard.

ADJOURN: 10:45 p.m.