

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



AGENDA

Joint REGULAR Meeting

Wednesday, October 10, 2018 * 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, Spectrum(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 [Public Meetings](#) webpage.

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 of hard copies 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.

SPECIAL ASSISTANCE NEEDED

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

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Peter Zahn, 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:

CLOSED SESSION REPORT: (when applicable)

FLAG SALUTE:

APPROVAL OF AGENDA:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*
None at the posting of this agenda

PRESENTATIONS: Ceremonial items that do not contain in-depth discussion and no action/direction.

1. Del Mar Fairgrounds Traffic

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.3.)

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 2018 City Council Meetings held January 24th, March 28th, April 11th, and April 25th.

[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.

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

Recommendation: That the City Council

1. Ratify the list of demands for September 8 – 21, 2018.

[Item A.2. 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.

A.3. General Fund Adopted Budget for Fiscal Year 2018-2019 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2018-2019 General Fund Adopted Budget.

[Item A.3. 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.

NOTE: The City Council shall not begin a new agenda item after 10:30 p.m. unless approved by a unanimous vote of all members present. (SBMC 2.04.070)

C. STAFF REPORTS: (C.1.)

Submit speaker slips to the City Clerk.

C.1. Del Mar Resort. (File 0150-10)

Recommendation: That the City Council

1. Receive this staff report as well as any public testimony and provide direction to Staff, as necessary.

[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.

B. PUBLIC HEARINGS: (B.1.)

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 designee(s) 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: Mixed Use Development Northwest Corner of Highway 101 and Dahlia Drive, Applicant: Zephyr Partners, Case 17-14-08. (File 0600-40)

Recommendation: That the City Council

1. Conduct the Public Hearing, receive public testimony and consider the Applicant's request to extend the timeframe for submittal of the CSP (Comprehensive Sign Permit); and
2. Consider the Applicant's request to adopt **Resolution 2018-130** to submit the CSP concurrently with the Final Landscape Plan for City Council consideration at a future City Council Public Hearing.

Item B.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.

WORK PLAN COMMENTS:

Adopted June 13, 2018

COMPENSATION & REIMBURSEMENT DISCLOSURE:

GC: Article 2.3. Compensation: 53232.3. (a) Reimbursable expenses shall include, but not be limited to, meals, lodging, and travel. 53232.3 (d) Members of a legislative body shall provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

REGIONAL COMMITTEES: (outside agencies, appointed by this Council)

- a. City Selection Committee (meets twice a year) Primary-Edson, Alternate-Zito
- b. County Service Area 17: Primary-Zahn, Alternate-Hegenauer
- c. Escondido Creek Watershed Authority: Zahn /Staff (no alternate).
- d. League of Ca. Cities' San Diego County Executive Committee: Primary-Edson, Alternate-Heebner and any subcommittees.
- e. League of Ca. Cities' Local Legislative Committee: Primary-Edson, Alternate-Heebner
- f. League of Ca. Cities' Coastal Cities Issues Group (CCIG): Primary-Edson, Alternate-Heebner
- g. North County Dispatch JPA: Primary-Heebner, Alternate-Edson
- h. North County Transit District: Primary-Edson, Alternate-Heebner
- i. Regional Solid Waste Association (RSWA): Primary-Hegenauer, Alternate-Heebner
- j. SANDAG: Primary-Zito, Alternate-Edson, 2nd Alternate-Heebner, and any subcommittees.
- k. SANDAG Shoreline Preservation Committee: Primary-Zito, Alternate-Hegenauer
- l. San Dieguito River Valley JPA: Primary-Hegenauer, Alternate-Heebner
- m. San Elijo JPA: Primary-Zito, Primary-Zahn, Alternate-City Manager

- n. 22nd Agricultural District Association Community Relations Committee: Primary-Heebner, Alternate-Edson

STANDING COMMITTEES: (All Primary Members) (Permanent Committees)

- a. Business Liaison Committee – Zito, Edson.
- b. Fire Dept. Management Governance & Organizational Evaluation – Edson, Hegenauer
- c. Highway 101 / Cedros Ave. Development Committee – Edson, Heebner
- d. I-5 Construction Committee – Zito, Edson.
- e. Parks and Recreation Committee – Zito, Edson
- f. Public Arts Committee – Hegenauer, Heebner
- g. School Relations Committee – Hegenauer, Zahn
- h. Solana Beach-Del Mar Relations Committee – Zito, Heebner

ADJOURN:

Next Regularly Scheduled Meeting is October 24, 2018

Always refer the City's website Event Calendar for updated schedule or contact City Hall.

www.cityofsolanabeach.org 858-720-2425

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } §
CITY OF SOLANA BEACH }

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the October 10, 2018 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on October 3, 2018 at 5:30 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., October 10, 2018, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk
City of Solana Beach, CA

UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

Regularly Scheduled, or Special Meetings that have been announced, as of this Agenda Posting. Dates, times, locations are all subject to change. See the [Citizen Commission's Agenda webpages](#) or the City's Events [Calendar](#) for updates.

- **Budget & Finance Commission**
Thursday, October 18, 2018, 5:30 p.m. (City Hall)
- **Climate Action Commission**
Wednesday, October 17, 2018, 5:30 p.m. (City Hall)
- **Parks & Recreation Commission**
Thursday, October 11, 2018, 4:00 p.m. (Fletcher Cove Community Center)
- **Public Arts Commission**
Tuesday, October 23, 2018, 5:30 p.m. (City Hall)
- **View Assessment Commission**
Tuesday, October 16, 2018, 6:00 p.m. (Council Chambers)

ITEM A.1.

Minutes of the City Council

January 24, 2018 Regular Mtg 6:00pm

March 28, 2018 Special Mtg 5:00pm

April 11, 2018 Special 5:00pm
Closed Session 5:30pm
Regular Mtg 6:00pm

April 25, 2018 Special 5:30pm
Regular Mtg 6:00pm
Closed Session 6:30pm

CITY OF SOLANA BEACH

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



MINUTES

Joint REGULAR Meeting

Wednesday, January 24, 2018 * 6:00 P. M.

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

Teleconference: 1307 Country Club Dr., Wilmington, NC 28403 (Nichols)

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CITY COUNCILMEMBERS

Ginger Marshall, Mayor

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Mike Nichols, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Marshall called the meeting to order at 6:00 p.m.

Present: Ginger Marshall, David A. Zito, Jewel Edson, Judy Hegenauer, Mike Nichols

Absent: None

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Corey Andrews, Principal Planner
Dan King, Assistant City Manager

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Deputy Mayor Zito and second by Mayor Marshall to approve. **Approved 5/0.** Motion carried unanimously.

ORAL COMMUNICATIONS:

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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.

Judy Strang spoke about the Del Mar Fairgrounds' considering a marijuana event and asked Council to send a letter opposing it.

Peggy Walker spoke about the Del Mar Fairgrounds as a public state property did not command 'pot' events and asked Council to oppose it.

Kelsey Holohan asked about the story poles on Dalia St. and Highway 101 and requested an update on the project.

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.6.)

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. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for December 23, 2017 through January 5, 2018.

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.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve.
Approved 5/0. Motion carried unanimously.

A.2. General Fund Adopted Budget for Fiscal Year 2017-2018 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2017-2018 General Fund Adopted Budget.

Item A.2. 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.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve.
Approved 5/0. Motion carried unanimously.

A.3. Enhancement to the Junior Lifeguard Program by Adding an Elite Junior Lifeguard Session. (File 0270-30)

Recommendation: That the City Council

1. Adopt **Resolution 2018-010** to add the Elite Junior Lifeguard sessions to the Junior Lifeguard program.

Item A.3. 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.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve.
Approved 5/0. Motion carried unanimously.

A.4. Destruction of Obsolete Records. (File 0170-50)

Recommendation: That the City Council

1. Adopt **Resolution 2018-006** authorizing the destruction of officially obsolete records.

Item A.4. 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.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve.
Approved 5/0. Motion carried unanimously.

Item pulled by the public for discussion.

A.6. Consideration of Opposition of New Offshore Oil and Gas Drilling. (File 0480-60)

Recommendation: That the City Council

1. Approve **Resolution 2018-007** opposing any new offshore oil drilling and to support any legislation that opposes this proposed plan by the federal administration.

Item A.6. Report (click here)

A.6. Supplemental Documents (1-24-18 updated 4:10pm) - 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.

Greg Wade, City Manager, introduced the item.

Lori Mendez spoke of her support for the item.

Neils Lund said he was from the Solana Beach Eco Rotary Club for environmental sustainability and supported the ban.

Torgen Johnson spoke of his support for the ban and that only the public speaks up about disastrous decisions to demand accountability.

Glen Vickory spoke of his support.

Ira Opper spoke of his support and a reminder of an oil spill in Santa Barbra and how long it took to clean up.

Mayor Marshall stated that she would not be taking a position on the item.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve. **Approved 4/0/1 (Abstain: Marshall).** Motion carried.

C. STAFF REPORTS: (C.1. - C.2.)

Submit speaker slips to the City Clerk.

C.1. 2018 Annual Citizen Commission Appointments. (File 0120-06)

Recommendation: That the City Council

1. Appoint two (2) members to the **Budget and Finance** Commission nominated/appointed by *individual* Councilmembers Marshall and Nichols for two-year terms.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to appoint Sharon Gross (by Nichols) and Judy Hamilton (by Marshall). **Approved 5/0.** Motion carried unanimously.

2. Appoint five (5) members to the **Climate Action** Commission nominated/appointed by *Council-at-large for the following positions:*

Jeff Martin spoke and expressed interest in serving on the Climate Action Commission.

- a. Three (3) *Resident* appointments:
 - Three (3) vacancies for two years terms.
- b. One (1) *Professional* appointment for member of the environmental and/or scientific community (*resident or non-resident*):
 - One (1) position for a two-year term.
- c. One (1) *Councilmember* appointment OR resident or professional, as determined by Council for a two-year term.

Motion: Moved by Deputy Mayor Zito and second by Mayor Marshall to appoint Mary Yang, Jonathan Goodmacher, and Heidi Dewar (a. residents), Jeff Martin b. professional or resident), and Sarah Richmond (c. professional). **Approved 5/0.** Motion carried unanimously.

3. Appoint three (3) members to the **Parks and Recreation** Commission nominated/appointed by *Council-at-large* for two-year terms.

Motion: Moved by Mayor Marshall and second by Deputy Mayor Zito to appoint Jolene Koester, Linda Swindell, and Tracy Richmond. **Approved 5/0.** Motion carried unanimously.

4. Appoint four (4) members to the **Public Arts** Commission nominated/appointed by *Council-at-large* for a two-year term.

Motion: Moved by Mayor Marshall and second by Deputy Mayor Zito to appoint Sharon Klein, Brad Auerbach, and Nancy Pfeiffer. **Approved 5/0.** Motion carried unanimously.

5. Appoint four (4) members to the **View Assessment** Commission:
 - a. Two (2) nominated/appointed by *individual* Councilmembers Marshall and Zito, for two-year terms.
 - b. Two (2) nominated/appointed by Council-at-large for two-year terms.

Motion: Moved by Deputy Mayor Zito and second by Mayor Marshall to appoint Gary Garber (by Marshall), Molly Fleming (by Zito), Paul Bishop, and Pat Coad. **Approved 5/0.** Motion carried unanimously.

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.

C.2. Public Comments on Fire Station Art and Landscape Project. (File 0910-42)

Recommendation: That the City Council

1. Consider the responses and comments received during the 45-day public comment period, receive additional input from the public, provide additional direction as needed and consider adoption of **Resolution 2018-005** which would:
 - a) Approve the "Fire Wall" proposal for the art and landscape project at the Fire Station.
 - b) Authorize the City Manager to negotiate a contract with Betsy Schulz and VDLA for the construction of the Fire Station Art and Landscape Project.

Item C.2. 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.

Greg Wade, City Manager, introduced the item

Dan King, Assistant City Manager, presented a PowerPoint (on file).

Council, Staff, and Consultants discussed minor grading proposed with no additional soil, use of a treated wire for the light to match the appearance of the rest of the project, the Public Arts Commission review and input, and maintenance.

Mary Jane Boyd said that she liked the proposed piece with the fire wall concept, colored glass and internal lighting, wondered what maintenance would be needed to keep it clean

over time, that is was pedestrian oriented and required extended attention but could create a safety distraction for drivers heading west on Lomas Santa Fe, and that the funds should go directly to the art piece rather than landscaping which could come from another budget.

Cindy Neptune said that she was the co-Chair of the Public Arts Commission and had admiration for Betsy Schultz's work, that she did not feel this was the best piece for this site, that she was one of two people that voted against this project, the site already had two rectangular objects, utility boxes, that the internal lighting 24/7 could pose problem with an electronic malfunction, that maintenance should be addressed, that the openness would easily attract debris from pine needles and dirt from the street, and that she contacted artists out of the area and asked why they did not submit a proposal and they replied that it was due to the budget and the combination of the landscape and art.

Naomi Nussbaum said that she was involved in the Public Art Commission when it was initially established and proud of the program, that she adored Betsy's work, found the Request for Proposal (RFP) confusing, that she was told that the collaboration with landscape was not necessarily required, that sculptures should be dynamic and welcoming and resonate with this fire station, that she submitted a piece on behalf of an artist and was rejected because there was no landscape component, that she liked Betsy's work and the piece but did not think it was appropriate for the area, and recommended to start over.

Irene de Watteville said she was an artist, that the proposal looked like rubies and topaz and would be beautiful at night but was not sure how it would look during the day, what it might look like when it was dusty and wet, whether the palm trees would be kept or not, that a stronger bold sculpture was ideal for this location, to increase the budget for Betsy to increase the boldness, or conduct a new RFP with an increased budget.

Nellie High said she had an art background, had served on the Public Arts Commission, that Betsy was constrained by the proposed budget, and that the RFP was not clear on what was being requested.

Betsy Schultz spoke about maintenance, that LED lights were on a ladder for access and replacement from the top, that it could be sprayed down with water from a hose that would go through it since there was mesh both sides, that pine needles would be a problem so it would recommended to move it away from a location that would not be under pine trees, and that the materials would be metal laser cut with solid glass reminiscent of water.

Council, Staff, and Consultants discussion included whether increasing the budget would trigger a new RFP, that all but one proposal included landscaping based on the budget of \$70,000, whether a mockup of the project would be helpful, that the base would be concrete and was standard colors due to the budget, to consider widening it for more presence, that an increase in budget could allow for a more 3 dimensional look, the glass represented fire, and that Council had discretion to make changes to the piece and budget.

Motion: Moved by Councilmember Nichols and second by Deputy Mayor Zito to approve with input and direction for modifications. **Approved 5/0.** Motion carried.

This Item was pulled by the Council for discussion.

A.5. Consideration of Supporting Legislation to Protect Net Neutrality. (File 0480-70)

Recommendation: That the City Council

1. Approve **Resolution 2018-008** supporting legislation to protect net neutrality.

Item A.5. Report (click here)

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Greg Wade, City Manager, introduced the item.

Peter Zahn spoke about the diminishment of democracy, that everything could be manipulated, that it could be argued that the Federal Communication Commission (FCC) had authority over internet regulation, that the issue to protect net neutrality was in the interest of residences and businesses and was a local issue, a vote for it would be against local residents and businesses, and that it could affect City government and the fees paid for the operation of government.

Council discussion included that unless one could purchase bandwidth one could not be competitive, that neutrality was a way to ensure that everyone had equal access for small organizations like most in Solana Beach, and that it was a critical impactful issue with high potential of damage to local businesses.

Mayor Marshall said that she felt it was a political grandstanding and that she would not be weighing in on this issue and focusing on City issues.

Motion: Moved by Councilmember Edson and second by Deputy Mayor Zito to approve. **Approved 4/0/1 (Abstain: Marshall).** Motion carried.

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

GC: Article 2.3. Compensation: 53232.3. (a) Reimbursable expenses shall include, but not be limited to, meals, lodging, and travel. 53232.3 (d) Members of a legislative body shall provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

COUNCIL COMMITTEE REPORTS:

Regional Committees: (outside agencies, appointed by this Council)

Standing Committees: (All Primary Members) (Permanent Committees)

ADJOURN:

Deputy Mayor Marshall adjourned the meeting at 7:45 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint SPECIAL Meeting
Wednesday, March 28, 2018 * 5:00 P. M.

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

Minutes contain a summary of significant discussions and formal actions taken at a City Council meeting.

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CALL TO ORDER AND ROLL CALL:

Mayor Marshall called the meeting to order at 5:00 p.m.

Present: Ginger Marshall, David A. Zito, Jewel Edson, Judy Hegenauer

Absent: None

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Dan King, Assistant City Manager
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Corey Andrews, Principal Planner
Jason Shook, Marine Safety Captain
Mike Stein, Fire Chief; John Maryon, Sheriff's Captain

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Mayor Marshall and second by Councilmember Edson to approve.
Approved 4/0. Motion carried unanimously.

D. STAFF REPORTS: (D.1.)

Submit speaker slips to the City Clerk.

D.1. Draft Work Plan for Fiscal Year 2018-2019 (File 0410-08)

Recommendation: That the City Council

1. Review, discuss and provide direction on the potential modifications to the draft Fiscal Year 2018-2019 Work Plan and provide direction to Staff.

Item D.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.

Staff presented a PowerPoint (on file) reviewing the current Work Plan and discussed revisions, additions, and deletions.

Peter Zahn spoke about a potential specific plan in Eden Gardens for community character since the neighborhood was in transition and would not keep its character for long, the Community Choice Aggregation program and what to do with the future surplus, adding electrical vehicles and solar deployment to the Climate Action Plan (C.A.P.) and the possibility of making the C.A.P. legally binding, initiatives around reduction of plastics and waste in the City, and divesting City investments from fossil fuels, tobacco, and guns.

Council discussed various subjects for additions, revisions, and timelines including the Housing Element and the 2019 Regional Plan from SANDAG, building Community Choice Aggregation reserves and how to allocate them, water, allowing chickens in residential zones, plastics reduction, San Elijo Lagoon Restoration Plan's sand replenishment, pedestrian crossing at Harbaugh Seaside Trails Park and narrowing the road in this area, specifying 'skatepark' on the La Colonia project, delayed green light crosswalk strategy, handrail replacement at Fletcher Cove, research and explore new park opportunities, Del Mar Resort project on Border, Lomas Santa Fe and Highland crosswalk issues, and La Community Center indoor lighting.

No Action: Discussion

ADJOURN:

Deputy Mayor Zito adjourned the meeting at 6:29 p.m.

Angela Ivey, City Clerk

Approved: _____

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



MINUTES

Joint SPECIAL Meeting

Wednesday, April 11, 2018 * 5:00 P. M.

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

Minutes contain a summary of significant discussions and formal actions taken at a City Council meeting.

- 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.
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CITY COUNCILMEMBERS

Vacant, Mayor

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Vacant, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Deputy Mayor Zito called the meeting to order at 5:00 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer

Absent: None

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Dan King, Assistant City Manager
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Joseph Lim, Community Development Dir.

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Edson and second by Deputy Mayor Zito to approve.
Approved 3/0 Motion carried.

D. STAFF REPORTS: (D.1.)

Submit speaker slips to the City Clerk.

D.1. Consideration of the Council Applications for City Council Appointment. (File 0410-85)

Recommendation: That the City Council

1. Consider applications, interview applicants if desired, and make an appointment.
2. Adopt **Resolution 2018-041** appointing a new Councilmember to complete the term of the vacant seat until December 2018.
3. Have the City Clerk administer the oath to the new appointee.

Item D.1. Report (click here)

D.1. Updated Report #1 (04-05-18)

D.1, Updated Report #2 (04-05-18) - 3:30pm

D.1. Updated Report #3 (4-5-18) 5pm

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Deputy Mayor Zito introduced the item and stated that since the last meeting when this process was scheduled to refill Councilmember Nichols seat, Mayor Marshall had resigned resulting in a second vacancy that would be addressed at the next meeting.

Applicant Paul Basore spoke about his recent retirement in Solana Beach, that it was a small City that was safe, well managed, and environmentally conscious and that he would like to keep it that way, that he had served the remainder of a term on the Climate Action Commission, his leadership experience included university, government, and industry positions, that he had served on Board and Executive sides of various Boards, and that he would like to serve to assist the City in preserving the character of the community in an environmentally sustainable and fiscally prudent manner.

Applicant Lesa Heebner spoke about her 12-year service on the City Council, her ongoing knowledge of current issues with the City, understanding of the City's budget, Work Plan, Climate Action Plan, election districting, bluff issues, development and structure development review processes, overlay zones and specific plans, that she would not run in November, and would be honored to serve the remainder of Mike Nichols term.

Applicant Joe Kellejian said that Lesa Heebner was qualified for the position, that he was also uniquely qualified, that he got involved in the community before the City was incorporated and served on the Town Council, headed up the effort with others for 'cityhood' to establish the City of Solana Beach, served on the Crime Commission, ran for City Council in 1992 and served 20 years, involved in initiating several City projects, continued to serve in the community as an Optimist Club member, Lions Club member, and with the St. Leos dental program in La Colonia.

Applicant Robert Seacrest said that he had over 24 years' experience as a civil engineer and many credentials in environmental design and energy awareness, that he worked as a government leader at the White House, and more recently with the City of Carlsbad and City of Newport Beach, that he was familiar with environmental regulations, and would be honored to serve on the City Council.

Council and Mr. Seacrest discussed his residency being in Oceanside and that he was in the process of moving to Solana Beach.

Public Speakers

Gary Garber said that there were two candidates among the five candidates stood out due to their prior experience, Lesa Heebner and Joe Kellejian, and that both should be considered for the two new openings.

Tracy Richmond said that there were some well-qualified candidates, that he recommended Lesa Heebner since she was the most recent member of Council and was up on the City's issues coming to Council including the Zephyr project.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to appoint Lesa Heebner. **Approved 3/0** Motion carried.

Angela Ivey, City Clerk administered the oath to appointed Councilmember Lesa Heebner.

ADJOURN:

Deputy Mayor Zito adjourned the meeting at 5:23 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint Meeting - Closed Session

Wednesday, April 11, 2018 * 5:30 p.m.

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

CITY COUNCILMEMBERS

Vacant, Mayor

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Lesla Heebner, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Deputy Mayor Zito called the meeting to order at 5:00 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Lisa Heebner
Absent: None
Also Present: Gregory Wade, City Manager
Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY):

Report to Council Chambers and submit speaker slips to the City Clerk before the meeting recesses to closed session.

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9(d)(2)
One (1) Potential case

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Government Code section 54954.5(b)
Property: 700 Stevens Avenue
City Negotiator: City Manager Gregory Wade
Negotiating Parties: Steven Street, LLC
Under negotiation: price and terms

3. CONFERENCE WITH LEGAL COUNSEL–INITIATION OF LITIGATION– added 4-10

8:40am
Pursuant to Government Code Section 54956.9(d)(4)
Two (2) Potential cases.

4. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – added 4-10

12:30pm

Pursuant to Government Code section 54956.9 (e)(2)

Facts and circumstances: The City received a demand letter received February 20, 2018 from Kevin Shenkman of Shenkman & Hughes threatening litigation. *Copies of the letter are available upon request at the City Clerk's Office and are attached to the April 11, 2018 Staff Report.*

Deputy Mayor Zito recessed the meeting at 6:25 p.m.

Deputy Mayor Zito reconvened the meeting at 8:15 p.m.

ACTION: No reportable action.

ADJOURN:

Deputy Mayor Zito adjourned the meeting at 8:45 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint REGULAR Meeting

Wednesday, April 11, 2018 * 6:00 P. M.

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

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CITY COUNCILMEMBERS

Vacant, Mayor

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Deputy Mayor Zito called the meeting to order at 6:30 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Lisa Heebner

Absent: None

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Corey Andrews, Principal Planner
Dan King, Assistant City Manager

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Heebner and second by Councilmember Edson to approve. **Approved 4/0.** Motion carried.

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.

Deputy Mayor Zito announced that the meeting would be adjourned in the memory of Chuckles Hernandez who recently passed away.

Lisa Montes spoke about her mother's cousin, Robert Chuckles Hernandez, who passed away, his history in Solana Beach and La Colonia/Eden Gardens, his stories were included in a publication 'Early Solana Beach' written by his friend Jim Nelson, that he was well-respected in the community, the Tree of Life tiles of the founding families that arrived in the 1920s, the Veterans' Photo Memorial, and a college scholarship established by the Civic and Historical Society to honor his legacy and dedication to the community.

Mary Jane Boyd spoke about Lesa Heebner being the best person for the Council Vacancy, thanked Ginger Marshall for her service, and that serving on Council was a difficult job.

Richard Risner spoke about being a landscape architect and that April was Landscape Architect Month, they were working towards cleaner and healthier cities, that the Park Pledge involved bringing communities closer to open space and park projects, and passed out a handout.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.3.)

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. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for March 10 – 23, 2018.

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.

Motion: Moved by Councilmember Edson and second by Councilmember Heebner to approve. **Approved 4/0.** Motion carried.

A.2. General Fund Adopted Budget for Fiscal Year 2017-2018 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2017-2018 General Fund Adopted Budget.

Item A.2. 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.

Motion: Moved by Councilmember Edson and second by Councilmember Heebner to approve. **Approved 4/0.** Motion carried.

A.3. List of Projects for Fiscal Year 2018/19 to Receive Road Maintenance Rehabilitation Account Funding as Required by Senate Bill 1 and Establishment of the Senate Bill 1 Streets & Roads Fund. (File 0850-35)

1. Adopt **Resolution 2018-037:**
 - a. Authorizing the City Engineer to establish a project list for the 2018 Local Streets and Roads Funding Program using funds from the Road Maintenance and Rehabilitation Account and designating the 2018 Annual Pavement Management Program, as identified in the City's FY 2018/19 Capital Improvement Program list, to receive the funding from this new program.
 - b. Authorizing the City Engineer to submit the project list to the California Transportation Commission for the 2018 Local Streets and Roads Funding Program using funds from the Road Maintenance and Rehabilitation Account.
 - c. Approving the establishment of the SB 1 Streets & Roads fund (#247) in the City's FY 2017/18 Adopted Budget.

Item A.3. 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.

Motion: Moved by Councilmember Edson and second by Councilmember Heebner to approve. **Approved 4/0.** Motion carried.

B. PUBLIC HEARINGS: (B.1.)

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: 235, 241, 245 Pacific Avenue, Applicants: DeSimone, Schragger and Jokipii, Case 17-17-27. (File 0610-60)

Recommendation: 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 Proposed Project exempt from the requirements of CEQA pursuant to 2018 State California CEQA Guidelines §15269 as emergency conditions exist onsite.
3. Adopt **Resolution 2018-039** conditionally approving a Conditional Use Permit to construct a bluff retention device to support the lower bluff and reconstruction of portions of the upper bluff with soil, geotextile and landscaping against imminent bluff failure along the bluffs adjacent to 235, 241 and 245 Pacific Avenue, Solana Beach.

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

[B.1. Supplemental Documents \(updated 04-09-18 - 230pm\)](#)

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.

Leslea Meyerhoff, Staff Consultant, presented a PowerPoint (on file).

Deputy Mayor Zito opened the public hearing.

Council disclosures.

Bob Trettin, Applicant representative, suggested that one word be changed on the Resolution, item number 14 (XIV), to read "The Applicants or their Contractor shall post ..." because their particular contractor's bonding firm would not post the bond without it. He spoke about a referenced 1989 photo that was actually from 1972, the photo comparisons showed how the three properties had little change between 1989-1972, and that the 2002 photo showed the entire bluff face failed as a result of the 1997-98 el Niño because of the wave activity that increased the undercut and stripped the sand. He spoke about the material placed on the bluff in the 1960s under 235 Pacific by the County of San Diego who had controlled and owned the bluff at the time and not by the homeowner, the proposal would be removing most of the material except the last upper portion because the process of pulling out that material would pull the bluff with it, color treatment to conceal visibility, that 241 Pacific had a caisson system approved by Council in 2007 which was financially and physically impractical to put a 50 ft. seawall between two 50 ft. gaps since the middle property did not want to participate, the caissons had now been exposed for a number of years and the new property owner wanted to solve the problem, that they would be rebuilding the bluff and not creating a bluff wall which was the Council's preferred solution in the LUP, the 2014 approved project at 245 Pacific and the discrepancy with the California Coastal Commission initially recommending an amendment to withdraw a portion of the 245 area that would be covered by a wall and extend the wall to the north at 249 to 24 ft. across 245 Pacific even though there was a deed restriction at 245 Pacific, and then recommended it should be considered when it could be presented as a three property permit preventing a 50 ft. gap between the properties that would create accelerated erosion.

Rick Schrager, Applicant for 241 Pacific Avenue, said the purpose was to protect homes, families, neighbors, the community and visitors who frequented the beach, that no one could prefer eminent catastrophic destruction and possibility of severe injury or loss of life to an aesthetically pleasing wall that would blend in with the existing ones along the majority of the stretch of Solana Beach, that it would be a beautified upper bluff instead of a concave upper bluff, would be professionally landscaped and more representational of Southern California's natural scenery, and removing the lien the City had on the property requiring improvement of the upper bluff. He said it would be counterproductive to agree to the improvements at 235 and 241 but not at 245, creating a cave-like hole that would result in a target effect at 245 and the adjacent properties to the north and south, that visitors to the beach were in serious jeopardy and asked the Council to allow them to move forward with their project.

Bob DeSimone, homeowner at 235 Pacific, said he supported the project and did not want his house to fall into the ocean and urged Council to approve the project.

Mr. Trettin concluded, asking for Council's support for the draft Resolution that he had been working on for the past nine months, which would still have to go to the California Coastal Commission.

Diane Garber said she lived south of the project and fought for 15 years to get their seawall built, that this project was in even more dire circumstances than it was five years ago when she built her seawall, the amount of erosion that had occurred created more safety problems on the beach, and encouraged the Council to approve the proposal.

Kristin Brinner said she was a homeowner on Via de la Valle and co-chair of the Beach Preservation Committee for the San Diego Surfrider chapter, that the deed restriction transcended the Coastal Act, the previous owners decided to redevelop their home so close to the edge of the bluff and accepted the chance that it was going to be too close and waived any right to a seawall, and that they still had the option of moving back the portion of the home that was unsafe. She said when the Coastal Commission made them change the permit in 2014 to protect 249 Pacific the Commission respected the deed restriction and asked the Council to respect the deed restriction as well. She said that if this permit application was approved there would be no incentive for development to be performed at a responsible distance from the bluff resulting in seawalls all along the bluffs in Solana Beach, and asked the Council to consider the long-term consequences.

Bob Trettin, Applicant, rebuttal, spoke about leaving a 50 ft. gap in the bluff, that the California Coastal Commission had suggested the deed restriction wording that a seawall could not be built to protect that section of the home at 245 Pacific that was within 40 ft. of the top of the bluff, but that it could be built if it were necessary for other purposes, and that it was done twice in Solana Beach before. He spoke about there being no precedent set and urged Council to approve the project.

Council, Applicants, and Staff discussed that the Coastal Commission provided the prior owners of 245 Pacific an option to build with a setback of 40 ft. with no deed restriction or a 25 ft. setback and accept a deed restriction to not protect areas of the house between the top of the bluff and the 40 ft. setback, that a seawall at 245 Pacific would be required to prevent

bluff failures on each side at 241 and 249 Pacific which also protected 245 Pacific, that the LUP (Local Coastal Plan/Land Use Plan) did include policies that contemplated how development could proceed and the type of maintenance required to constitute protecting properties with a deed restriction or any improvements they may request, and that the 40 ft. setback option was a Coastal Commission requirement.

Discussion continued regarding concerns with existing deed restrictions and tracking them, that each project was evaluated on its own merits and the evidence presented to Council, that the deed restriction in this case was not a condition of approval by the City but by the Coastal Commission who would be the regulator of that restriction, that the City was in a difficult position because the City did not have a certified LCP so the final permitting authority would not lie with the Council but with the Coastal Commission who imposed this deed restriction, that conditions of approval were contingent on obtaining all other approvals necessary including the Coastal Commission, that the deed restriction would be considered by the Coastal Commission who would apply the requisite Coastal Act provisions and whether or not it outweighed the previous condition placed on the project, and that the Coastal Commission required local approval before they would review projects.

Motion: Moved by Councilmember Heebner and second by Councilmember Hegenauer to close the public hearing. **Approved 4/0.** Motion carried.

Council discussed that all criteria of the City's LUP appeared to be met, that it there were a little uncomfortable with the deed restriction stipulated on the property in the middle, that the gap situation would be dangerous, and that the deed restriction required by the Coastal Commission being upheld would be up to them.

Greg Wade, City Manager, stated that a standard condition of approval to require irrigation for the upper bluff portion in order to set the landscaping and then disconnect it after 24 months was missing in the resolution and would be added.

Motion: Moved by Councilmember Heebner and second by Councilmember Edson to approve modifying the change to Section b. 14. adding language requested regarding contractor making payment and the inclusion of the standard irrigation condition. **Approved 4/0.** Motion carried.

C. STAFF REPORTS: (C.1.)

Submit speaker slips to the City Clerk.

C.1. Demand to Transition From At-Large To District-Based Council Member Elections. (File 0430.05)

Recommendation: That the City Council

1. Discuss the demand letter and consider options in response.
2. If desired, adopt Resolution 2018-042 declaring the City's intent to transition from at-large to district-based elections, outlining specific steps to be undertaken to facilitate the transition, and estimating a time frame for action.

3. Adopt **Resolution 2018-043**, approving and ratifying agreement with Marguerite Leoni of Nielsen Merksamer Parrinello Gross & Leoni LLP as Special Legal Counsel.

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

[C.1. Supplemental Documents \(updated 04-10-18 – 420pm\)](#)

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Johanna Canlas, City Attorney, stated that the City had approximately 8,500 registered voters who would be divided into districts within the City in a district-based election system, that each district would elect their own representative to the Council for a four-year term, and that the candidates for election would be residents of the identified districts.

She spoke about Assembly Bill 350, that the City had received the demand letter providing 45 days of protection from litigation to assess the situation, that if the City adopted a resolution declaring the councils' intent to transition and outlined specific steps and timeframes within 45 days the potential plaintiff would be precluded from filing litigation for an additional 90 days, the City received the demand on February 20, 2018 and shortly after had a vacancy on Council, that the 45 days to take action would expire Friday, that a full Council would be preferred to consider and take action on the issue, that subsequent to the preparation of the Staff Report there had been another vacancy on the Council, that the four remaining council members would have to take action to take advantage of the Safe Harbor rule, and that the additional 30-45 days would not be enough time to hold the required public hearings and meet the San Diego County Registrar of Voters deadline for getting the issue on the 2018 election.

Roger Boyd said he lived in Solana Beach and asked for a serious consideration of an expedited schedule to go through developing maps and meetings to meet the 2018 timeframe, that holding one public hearing per week would end the process on May 23rd and permit the City to reap the full benefit of the Safe Harbor period, and that there was a fiscal advantage to doing it sooner rather than later.

Gary Garber stated that he spoke with attorneys and that it could be done sooner if Council wanted to make it happen by conducting three meetings a night in order to be ready for November 2018.

Jane Morton stated that she hoped the City moved forward as quickly as possible whether 2018 or 2020, that she heard 2022 after the next census had been suggested, that waiting would only add more expense, and that she would rather see the City get ahead of the issue.

Kelly Harless stated that the issue should be a thoughtful process with much discussion because the ramifications were big for the City, that over the past few years the Council had done a good job of taking a global prospective while protecting each neighborhood, that the City was less than four square miles and would not want a situation where neighbor was pitted against neighbor, and that it should be considered very carefully before launching forward.

Mali Wood-Drake stated that she worked for a labor union and had worked with Shenkman in the past, that she represented workers at Tri-City Hospital which had three districts, that

they had moved forward with a lawsuit against the hospital to redistrict the Board to better represent the different demographics of the community, that Tri-City's Board rushed the process and jammed in the meetings, that she recommended taking time to get it done right allowing for community input, and that she felt the best thing to do was wait until 2022.

Council discussed that it was important to look at what was right for Solana Beach, what all needed to be done, that the demographics may result in no way to create a majority-minority district in the City, to not rush it for 2018 election and instead take time to do it correctly with the necessary public feedback, the process outlined by the state should take three months but could it be done properly within that short time frame, that the most important thing for government was to be inclusive and transparent and that would not be possible if the process was rushed, rushing it would not give people time to participate, and that if it was done incorrectly that it could result in years of pain.

Motion: Moved by Councilmember Heebner and second by Councilmember Edson to approve and adding additional whereas statement in the resolution regarding the newest Council vacancy. **Approved 4/0.** Motion carried.

C.2. Consideration of the City Council Vacancy Created by the Resignation of Former Mayor Ginger Marshall. (File 0410-85) – Added 4-5-18 (2:30pm)

Recommendation: That the City Council

1. Discuss the options outlined above in filling the vacancy and provide Staff with direction.

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

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Johanna Canlas, City Attorney, spoke about the late date of the resignation for a possible June election, that there were topics approaching that would need a full Council to consider, and that this was the reason for a short application time period in or order to make the appointment as soon as possible.

Council discussed the application timeline, the need to move forward since it was not a normal situation, and to use a similar process as the last appointment.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Heebner to approve the process and the application period opening April 12th at 12:00 p.m. (noon) and closed April 19th at 5:00 p.m. **Approved 4/0.** Motion carried.

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

GC: Article 2.3. Compensation: 53232.3. (a) Reimbursable expenses shall include, but not be limited to, meals, lodging, and travel. 53232.3 (d) Members of a legislative body shall provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

COUNCIL COMMITTEE REPORTS:

Regional Committees: (outside agencies, appointed by this Council)

Standing Committees: (All Primary Members) (*Permanent Committees*)

ADJOURN:

Deputy Mayor Zito adjourned in the memory of Chuckles Hernandez at 8:15 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint SPECIAL Meeting

Wednesday, April 25, 2018 * 5:30 P. M.

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

Minutes contain a summary of significant discussions and formal actions taken at a City Council meeting.

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CITY COUNCILMEMBERS

Vacant, Mayor

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Deputy Mayor Zito called the meeting to order at 5:33 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Lesa Heebner

Absent: None

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Dan King, Assistant City Manager
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Joseph Lim, Community Development Dir.

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Edson and second by Councilmember Heebner to approve. **Approved 4/0.** Motion carried.

D. STAFF REPORTS: (D.1.)

Submit speaker slips to the City Clerk.

D.1. Consideration of the Council Applications for City Council Appointment. (File 0410-85)

Recommendation: That the City Council

1. Consider applications, interview applicants if desired, and make an appointment.
2. Adopt **Resolution 2018-045** appointing a new Councilmember to complete the term of the vacant seat until December 2018.
3. Have the City Clerk administer the oath to the new appointee.

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

[D.1. Updated Report #1 \(4-25-18\)](#)

[D.1. Supplemental Documents \(updated 4-25 at 400pm\)](#)

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.

City Attorney Johanna Canlas spoke about the last Council meeting where Council decided to fill former Mayor Ginger Marshall's position through an appointment process rather than a special election, and that Council would be considering applications for a potential appointment among individuals registered in the City of Solana Beach.

Applicant Richard Hendlin said he would like to withdraw his application since Peter Zahn's application was submitted later, and that he would like to speak as a public speaker instead following the applicants.

Applicant Robert Secrest spoke about how the citizens of Solana Beach could benefit from his 24 years' experience as a public works officer in a municipal setting, with SDG&E over the past 15 years on delivering renewable energy solutions to San Diego County, with local municipalities in districting, as a public works manager establishing utility rates, and in municipal budget development.

Applicant Peter Zahn said that Joe Kellejian and Rick Hendlin were well experienced candidates who had previously served on the Council and cared deeply about the City, that his own skills and experience set him apart in that he had the most recent service on the Council and a citizen committee, that there were development projects that came before him then that were still under consideration and would be coming back for important decisions, that he had kept up-to-date on many issues affecting the City as well as the City's Work Plan and Budget, that he had been involved with the formation and implementation of the City's community choice energy program, Solana Energy Alliance, as well as the City's Climate Action Plan and that he had continued to serve as a member of the City's Climate Action Commission. He spoke about his professional experience in the legal and non-profit sectors, his proven ability to exercise independent judgment, taking on unpopular positions when he believed it was in the interest of the City's residents, and that he was able to hit the ground running and would be honored to serve.

Applicant Erin McKinley spoke about her 15-year residency in Solana Beach, her work in the development industry and in conjunction with local municipalities, her family, intention to stay in the area, balanced approach about development, and her understanding of how development was a necessary change of the community but also should reflect upon the nostalgia of the community. She spoke about what set her apart from other applicants

including being a mother of two small children, she lived in the Eden Garden community which was often underrepresented on the Council, was a lower-income person and there were not a lot of opportunities for these people, affordable housing issues, that she would be a good presence for Solana Beach, and had a good background for the work.

Applicant Isiah Titus spoke about his current position on the Board of Trustees for MiraCosta Community College, his work in community service, his diverse background, his residency in Solana Beach for six years and San Diego for 36 years, his service on the Marine Corps at Miramar, and that he represented diversity in both experience and social issues.

Applicant Joe Kellejian spoke about his knowledge of the current 2017-2018 Solana Beach Work Plan, his understanding of Council's challenges ahead with voting-by-district, the Zephyr project, S. Nardo project, the train station, and the C.C.A. and S.E.A. which he favored. He said that the areas where he could be of service to the community were sand on the beach since he had spent 20 years on the Council lobbying and raising funds from local, state and federal sources for various sand projects, transportation which was a key factor in the City and region and where he had spent years serving on various committees, public safety concerns, complaints about the selling of products and services door-to-door, making citizens feel bothered, harassed and threatened and not comfortable going to work and coming home, and that nothing else mattered more to this Council and the City than public safety which should be a priority, and that he could help with this issue.

Applicant Joel Seden spoke about his professional career in higher education, his service on a committee which assisted developing countries to enhance their economies, his own immigration and development through education, his interest in assisting the City with security, transportation, Del Mar and the noise issues, ensuring the benefit of the majority and not the few, his work with the Small Business Association developing small businesses mainly in Chula Vista and bringing it to Solana Beach.

Applicant John Towart spoke about his work with Mo Sammak, Public Works/Engineering Dir., on the calming of traffic on Highland Drive for the past four years, service on the Board of his Homeowners Association for several years and changing its adversarial situation with the homeowners to a partnership, his experience as a project manager for the past 50 years in aerospace, automotive and government industries, and that his primary job had been to lead people, communicate and solve problems.

Public Speakers

Richard Hendlin said he would have liked to have filled the vacancy, that he left the Council 26 years ago, he submitted an application recently before he learned that Peter Zahn submitted his application shortly afterwards, he felt that Peter's recent service on the Council would enable him to walk in and have immediate familiarity and participate constructively, collaboratively and successfully, that he appreciated all of the applicants and particularly the service of Joe Kellejian, and that Peter Zahn would bring the most recent experience and analytical skills to the position.

Reena Kaiser stated that she supported Peter Zahn for the position, that he did a good job during his previous service and could get up to speed easily, was glad that Lesa Heebner had returned, and thanked the Council for their hard work.

Cindy Clemons said that she urged Council to appoint Peter Zahn to fill the Council seat since he was the best qualified with the most recent experience on the Council, he had stayed active and involved with the City since his term ended, had given many hours of expertise supporting workshops and supporting the C.C.A., and would like to see him back on the Council.

Victoria Cypherd said she supported the appointment of Peter Zahn due to his most recent experience and his ongoing involvement in many issues, that Ginger Marshall had not been elected and instead appointed so filling her seat with someone similar was not necessary as she had never formulated positions and expressed opinions in order to get elected, that prior to her appointment the seat was held by Tom Campbell who served five 4-year terms, that he held very different viewpoints from Ginger Marshall, and that Peter Zahn was the candidate best prepared for a seamless transition to Council.

Council thanked all of the applicants for applying, that the seats of the individuals who had resigned would be vacant for the November election, that this appointment was for a sixth-month period which made it ideal to choose someone who had served and was up to date on the issues before Council, that what was needed at this time was a full Council to get on with the business in a seamless manner, and asked all the applicants to stay involved with the City.

Motion: Moved by Councilmember Heebner and second by Councilmember Hegenauer to appoint Peter Zahn. **Approved 4/0.** Motion carried.

D.2. Consider appointment to the CSA17 Committee.

Motion: Moved by Councilmember Edson and second by Councilmember Heebner to appoint Peter Zahn. **Approved 4/0.** Motion carried.

ADJOURN:

Deputy Mayor Zito adjourned the meeting at 5:53 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint REGULAR Meeting

Wednesday, April 25, 2018 * 6:00 P. M.

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

Minutes contain a summary of significant discussions and formal actions taken at a City Council meeting.

- 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.
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CITY COUNCILMEMBERS

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Peter Zahn, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Deputy Mayor Zito called the meeting to order at 6:17 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Lesa Heebner, Peter Zahn

Absent: None

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Dan King, Assistant City Manager
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Joseph Lim, Community Development Dir.

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Edson and second by Councilmember Heebner to approve. **Approved 5/0.** Motion carried unanimously.

PRESENTATIONS: Ceremonial items that do not contain in-depth discussion and no action/direction.

Solana Vista Students at City Hall for Earth Day

Students performed their Earth Day recitation.

Betty Scalice Foundation

John Osborn, Director of External Affairs at AT&T, said he was here as the head of the Coastal Community Foundation providing support and technical assistance to nonprofits for over 30 years, which allowed families to bulk funds at the foundation and allocate them annually as desired, it had 70 charitable funds, it had given away over \$500,000 and had given to the Solana Beach Fund for the local community who had granted over \$64,000 since 2014. Marion Dodson said that Betty Scalice was a local resident interested in music in the schools and used her funds to continue that effort in Solana Beach, and presented grant funding to the Council for the summer concerts.

San Elijo Joint Powers Authority

Mike Thornton, General Manager, showed a video of the Land Outfall Replacement Project and presented a PowerPoint (on file).

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.

Enzo and Layse Johnson stated that their family became aware of the dangerous public safety issue taking place at the San Onofre Nuclear Generating Station only thirty miles from their home in 2011, that they were asking Council to help and share this safety issue, they wanted them to prevent Southern California Edison and Holtech from abandoning San Onofre's radioactive waste on San Diego beaches, that future generations would inherit the problems, it would stop all ocean sports that Southern Californians loved, and asked Council to do what was necessary to keep children and the community safe.

Torgen Johnson stated that he attended a panel discussion in San Diego at which two retired admirals and a retired colonel talked about the significance of three cities taking a significant leadership in the county, Del Mar, Solana Beach and Encinitas, he hoped they continued the leadership by taking a role in ensuring safety regarding what was happening at San Onofre, that a Coastal Commission Permit would allow 3.6 million lbs. of explosive radioactive waste on a beach in half-inch thick canisters at sea level, the canisters were guaranteed for twenty-five years and were known to crack in as little 17 years, that could result in a hydrogen explosion, each canister contained about the same radioactivity as the Chernobyl Disaster Explosion, Southern California Edison said that it was not dangerous and they had plans to address a leaky canister and re-canister it before anything happened, they tried to re-canister the fuel at an Idaho facility the facility was demolished in 2009, and asked Council to agendaize the item.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.4.)

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. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for March 24 – April 6, 2018.

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.

Motion: Moved by Councilmember Heebner and second by Councilmember Edson to approve. **Approved 5/0.** Motion carried unanimously.

A.2. General Fund Adopted Budget for Fiscal Year 2017-2018 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2017-2018 General Fund Adopted Budget.

Item A.2. 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.

Motion: Moved by Councilmember Heebner and second by Councilmember Edson to approve. **Approved 5/0.** Motion carried unanimously.

A.3 City-Wide Traffic Signal and Safety Lighting Maintenance, Repair and Installation, Agreement Extension. (File 0860-55)

Recommendation: That the City Council

1. Adopt **Resolution 2018-038:**
 - a. Approving a one year Professional Services Agreement with Siemens Industries, Inc. in an amount not to exceed \$26,000 for Safety Lighting and Traffic Signal Maintenance, Repair and Installation, effective July 1, 2018.
 - b. Authorizing the City Manager to enter an agreement for up to four additional years at the City's option for a total amount not to exceed \$112,038, which includes an annual adjustment equal to the increase by the Consumer Price Index (CPI) at the City Manager's discretion and not to exceed an annual cap of 3%, as published by the Bureau of Labor Statistics for the United States Department of Labor, All Items, San Diego Area, 1982-84 = 100 as of the end of the calendar year preceding the increase.

- c. Approving a one-time expenditure, in the amount of \$60,000, for traffic signal upgrades as part of the Professional Services Agreement with Siemens Industries, Inc.
- d. Authorizing an appropriation of \$60,000 from the Gas Tax Fund into the Traffic Controllers CIP Budget for FY 2018/19.
- e. Authorizing the City Treasurer to amend the FY 2018/19 Adopted Budget accordingly.

Item A.3. 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.

Motion: Moved by Councilmember Heebner and second by Councilmember Edson to approve. **Approved 5/0.** Motion carried unanimously.

A.4. Community Grant Program Fiscal Year 2018-19 and revising Council Policy 14. (File 0330-25)

Recommendation: That the City Council

- 1. Adopt **Resolution 2018-044** authorizing the FY 2018-19 Community Grant Program and approving the revised Policy No. 14.

Item A.4. 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.

Motion: Moved by Councilmember Heebner and second by Councilmember Edson to approve. **Approved 5/0.** Motion carried unanimously.

C. STAFF REPORTS: (C.1.)

Submit speaker slips to the City Clerk.

C.1. La Colonia Skate Park Construction Contract Award to California Skateparks.
(File 0720-30)

Recommendation: That the City Council

- 1. Adopts **Resolution 2018-040:**
 - a. Awarding the construction contract to California Skateparks, in the amount of \$939,976, for the La Colonia Skate Park, Bid 2018-01.
 - b. Approving an amount of \$100,000 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.
 - e. Authorizing the City Manager to execute Amendment No. 1 to the Professional Services Agreement with Van Dyke Landscape Architects for design and construction support services associated with the La Colonia Skate Park.
 - f. Authorizing an appropriation of \$100,000 into the La Colonia Skate Park project in the City CIP fund from Grant Fund revenue for a grant received from County of San Diego for the Neighborhood Reinvestment Program.

- g. Authorizing an appropriation of \$2,200 into the La Colonia Skate Park project in the Public Improvement Grant fund.
- h. Authorizing an appropriation of \$41,953 into the donation revenue account and into the La Colonia Skate Park project for all miscellaneous donations received, but previously not appropriated, for the project.
- i. Authorizing a transfer of \$2,500 from the Parks and Recreation Reserve in the General Fund to the City CIP fund for the La Colonia Skate Park project.
- j. Authorizing an appropriation of \$25,000 into the donation revenue account and into the La Colonia Skate Park project from the sales of donor tiles expected to be received for the project.
- k. Authorizing an appropriation of \$476,531 from City CIP undesignated reserves into the La Colonia Skate Park Project.
- l. Authorizing the City Treasurer to amend the FY 2017/18 Adopted Budget accordingly.

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.

Greg Wade, City Manager, introduced the item.

Mo Sammak, Public Works/Engineering Dir., presented a PowerPoint (on file).

Council and Staff discussed the energy plant canopy structure and the ability to incorporate a public Wi-Fi, the usb port sitting area, donor tiles timing and potential revenues towards the project, and the funding shortfall.

Motion: Moved by Councilmember Heebner and second by Deputy Mayor Zahn to approve. **Approved 5/0.** Motion carried unanimously.

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

GC: Article 2.3. Compensation: 53232.3. (a) Reimbursable expenses shall include, but not be limited to, meals, lodging, and travel. 53232.3 (d) Members of a legislative body shall provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

COUNCIL COMMITTEE REPORTS:

Regional Committees: (outside agencies, appointed by this Council)

Standing Committees: (All Primary Members) (Permanent Committees)

ADJOURN:

Deputy Mayor Zito adjourned the meeting at 8:30 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint Meeting - Closed Session
Wednesday, April 25, 2018 * 6:30 p.m.

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

CITY COUNCILMEMBERS

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Peter Zahn, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Deputy Mayor Zito called the meeting to order at 8:40 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Lesa Heebner, Peter Zahn
Absent: None
Also Present: Gregory Wade, City Manager
Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9(d)(2)
One (1) Potential case

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Government Code section 54954.5(b)
Property: 700 Stevens Avenue
City Negotiator: City Manager Gregory Wade
Negotiating Parties: Steven Street, LLC
Under negotiation: price and terms

ACTION: No reportable action.

ADJOURN:

Deputy Mayor Zito adjourned the meeting at 9:05 p.m.

Angela Ivey, City Clerk

Approved: _____



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 10, 2018
ORIGINATING DEPT: Finance
SUBJECT: Register of Demands

BACKGROUND:

Section 3.04.020 of the Solana Beach Municipal Code requires that the City Council ratify a register of demands which represents all financial demands made upon the City for the applicable period.

Register of Demands- 09/08/18 through 09/21/18

Check Register-Disbursement Fund (Attachment 1)		\$	272,467.34
Council Payroll	September 13, 2018		3,770.60
Federal & State Taxes	September 13, 2018		281.76
PERS Retirement (EFT)	September 13, 2018		537.73
Retirement Payroll	September 14, 2018		11,301.00
Net Payroll	September 21, 2018		159,889.56
Federal & State Taxes	September 21, 2018		39,059.26
PERS Retirement (EFT)	September 21, 2018		42,959.06
TOTAL		\$	<u>530,266.31</u>

DISCUSSION:

Staff certifies that the register of demands has been reviewed for accuracy, that funds are available to pay the above demands, and that the demands comply with the adopted budget.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The register of demands for September 8, 2018 through September 21, 2018 reflects total expenditures of \$530,266.31 from various City funding sources.

CITY COUNCIL ACTION: _____

WORK PLAN:

N/A

OPTIONS:

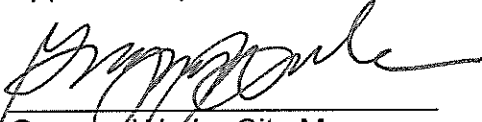
- Ratify the register of demands.
- Do not ratify and provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council ratify the above register of demands.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund

PENTAMATION
 DATE: 09/20/2018
 TIME: 15:55:49

PAGE NUMBER: 1
 ACCTPA21

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact_ck_date between '20180908 00:00:00.000' and '20180921 00:00:00.000'
 ACCOUNTING PERIOD: 3/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT
1011	93353	09/13/18	2906	ACE UNIFORMS & ACCESSORI	00160006120	FORD-UNIFORM	0.00	1,541.25
1011	93354	09/13/18	1135	AFFORDABLE PIPELINE SERV	50900007700	J-SEWER CLEANING	0.00	575.00
1011	93354	09/13/18	1135	AFFORDABLE PIPELINE SERV	50900007700	O-SEWER CLEANING	0.00	1,140.00
	TOTAL CHECK							1,715.00
1011	93355	09/13/18	4832	AT&T CALNET 3	00160006120	9391012280 7/24-8/23	0.00	394.32
1011	93355	09/13/18	4832	AT&T CALNET 3	00160006170	9391053651 7/25-8/24	0.00	236.54
1011	93355	09/13/18	4832	AT&T CALNET 3	00160006170	9391012281 7/25-8/24	0.00	93.08
	TOTAL CHECK							723.94
1011	93356	09/13/18	5029	BILL SMITH FOREIGN CAR S	00165006530	CHVY COLRDO-OIL/FLTR	0.00	39.63
1011	93356	09/13/18	5029	BILL SMITH FOREIGN CAR S	00165006530	F-250-STARTER	0.00	238.94
1011	93356	09/13/18	5029	BILL SMITH FOREIGN CAR S	50900007700	F-250-STARTER	0.00	238.95
1011	93356	09/13/18	5029	BILL SMITH FOREIGN CAR S	00165006560	F-150-BRAKES	0.00	284.01
1011	93356	09/13/18	5029	BILL SMITH FOREIGN CAR S	50900007700	F-150-BRAKES	0.00	284.02
1011	93356	09/13/18	5029	BILL SMITH FOREIGN CAR S	00165006560	F-250-OIL/FILTER	0.00	42.84
	TOTAL CHECK							1,128.39
1011	93357	09/13/18	2424	BJ'S RENTALS	00165006560	TILLER	0.00	89.81
1011	93358	09/13/18	716	CALIFORNIA STATE LANDS C	50998336510	SWR PUMP STN APPLCTN	0.00	2,525.00
1011	93359	09/13/18	693	CODE PUBLISHING COMPANY	00150005150	MUNI CODE UPDATE-8/9	0.00	116.50
1011	93360	09/13/18	211	CONSOLIDATED ELECTRICAL	00165006530	LENS/FRAM ASMB/RFLCTR	0.00	1,449.24
1011	93361	09/13/18	1048	COUNTY OF SAN DIEGO-EMER	00160006150	FY18/19 UDC MEMBERSHP	0.00	813.00
1011	93361	09/13/18	1048	COUNTY OF SAN DIEGO-EMER	00160006150	FY19 HIRT MEMBERSHIP	0.00	23,238.00
	TOTAL CHECK							24,051.00
1011	93362	09/13/18	134	DIXIELINE LUMBER CO INC	00165006560	TRASH CANS/GLVS/TIES	0.00	154.36
1011	93362	09/13/18	134	DIXIELINE LUMBER CO INC	00165006540	BOLTS/NUTS	0.00	4.19
1011	93362	09/13/18	134	DIXIELINE LUMBER CO INC	00165006560	BRASS HOSE MENDER	0.00	4.35
1011	93362	09/13/18	134	DIXIELINE LUMBER CO INC	00165006530	CAR WASH	0.00	6.78
1011	93362	09/13/18	134	DIXIELINE LUMBER CO INC	00165006560	ELECTRCL OUTLET COVER	0.00	7.46
1011	93362	09/13/18	134	DIXIELINE LUMBER CO INC	00165006570	DRILL BITS	0.00	10.65
1011	93362	09/13/18	134	DIXIELINE LUMBER CO INC	00165006570	PAINT	0.00	17.63
1011	93362	09/13/18	134	DIXIELINE LUMBER CO INC	00165006540	ROD/BOLTS/SAW BLDS	0.00	28.00
1011	93362	09/13/18	134	DIXIELINE LUMBER CO INC	00165006570	PIPE/HOSE CLAMP/TUBING	0.00	32.30
	TOTAL CHECK							265.72
1011	93363	09/13/18	322	FIRE ETC.	21460006120	HELMET-STVERS	0.00	371.04
1011	93364	09/13/18	5135	FIRE STATION OUTFITTERS	13560006120	2 RECLINERS	0.00	1,488.68
1011	93365	09/13/18	1011	HDL-HINDERLITER, DE LLAM	00150005300	Q3 CY18 STAX-CONTRACT	0.00	1,950.00
1011	93365	09/13/18	1011	HDL-HINDERLITER, DE LLAM	00150005300	Q1 CY18 STAX AUDIT	0.00	906.23
	TOTAL CHECK							1,956.23
1011	93366	09/13/18	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 09/13/18	0.00	4,530.37

SELECTION CRITERIA: transact_ck_date between '20180908 00:00:00.000' and '20180921 00:00:00.000'
 ACCOUNTING PERIOD: 3/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT
1011	93367	09/13/18	5488	TYCO FIRE & SECURITY MAN	00165006570	FIRE EXTINGSHR INSPC	0.00	894.50
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	1.63
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	1.63
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	1.64
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	1.64
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	1.66
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	1.69
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	1.70
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	6.50
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	6.50
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	6.57
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	6.57
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	6.64
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	6.75
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	6.79
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	7.31
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	7.31
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	7.32
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	7.32
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	7.39
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	7.39
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	7.40
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	7.40
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	7.47
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	7.48
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	7.59
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	7.60
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	7.63
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	7.63
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	13.00
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	13.00
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	13.14
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	13.14
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	13.29
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	13.50
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	13.57
1011	93369	09/13/18	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	254.79
TOTAL	CHECK						0.00	110.00
1011	93370	09/13/18	4522	NISSHO OF CALIFORNIA	00165006560	UNSTUCK VALVE	0.00	315.00
1011	93371	09/13/18	2019	NORTH COUNTY EVS, INC	00160006120	T2471 SRV CALL-08/15	0.00	530.35
1011	93371	09/13/18	2019	NORTH COUNTY EVS, INC	00160006120	E230R REPAIR-07/25	0.00	3,105.69
1011	93371	09/13/18	2019	NORTH COUNTY EVS, INC	00160006120	T2471AMSRVC/SFTY INSP	0.00	3,951.04
TOTAL	CHECK						0.00	702.12
1011	93372	09/13/18	2636	NRTH CNTY HOUSE OF MOTOR	00160006170	2016 POLARIS-BTRY/PMP	0.00	826.00
1011	93373	09/13/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 08/10	0.00	1,027.80
1011	93373	09/13/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 08/17	0.00	1,120.00
1011	93373	09/13/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 08/24	0.00	1,120.00
1011	93373	09/13/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 08/31	0.00	1,120.00

SELECTION CRITERIA: transact_ck_date between '20180908 00:00:00.000' and '20180921 00:00:00.000'
 ACCOUNTING PERIOD: 3/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT
1011	93373	09/13/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 08/03	0.00	1,120.00
1011	93373	09/13/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 08/17	0.00	1,120.00
1011	93373	09/13/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 08/10	0.00	1,142.00
TOTAL	CHECK						0.00	7,475.80
1011	93374	09/13/18	416	REGIONAL COMMS SYS, MS 0	00160006120	RAIDO MAINTENCE-7/23	0.00	560.00
1011	93374	09/13/18	416	REGIONAL COMMS SYS, MS 0	00160006120	CAP CODE-AUG	0.00	32.50
TOTAL	CHECK						0.00	592.50
1011	93375	09/13/18	5494	ROSE LOCHMANN	001	RFND-09/01/18 FCCC	0.00	500.00
1011	93376	09/13/18	141	SANTA FE IRRIGATION DIST	00160006120	005512000 0703-083118	0.00	541.03
1011	93377	09/13/18	156	SHARP REES-STEALY MEDICA	00150005400	PRE-EMPLOYMENT SCREEN	0.00	505.50
1011	93378	09/13/18	1392	SIGNS ON TIME!	00160006120	RENUMBR TRUCK & ENGR	0.00	1,193.34
1011	93379	09/13/18	5497	SOLANA BEACH MINI	001	RFND-DRP1716.32/545 S	0.00	3,451.50
1011	93380	09/13/18	4534	TRAFFIC SUPPLY, INC	00165006540	STEEL POSTS/RED PAINT	0.00	767.01
1011	93381	09/20/18	4706	24 HOUR ELEVATOR, INC	00165006570	ELVTR MAINT-SEP	0.00	163.78
1011	93382	09/20/18	4711	ABEL PEREZ	00165006560	MILEAGE-09/06/18	0.00	6.54
1011	93383	09/20/18	5137	ABLE PATROL & GUARD, INC	00170007110	CAMPOUT SECURITY	0.00	200.00
1011	93383	09/20/18	5137	ABLE PATROL & GUARD, INC	00170007110	FCCC SECURITY-AUG	0.00	700.00
TOTAL	CHECK						0.00	900.00
1011	93384	09/20/18	2159	ADMINISTRATIVE SERVICES,	00170007100	DIAL-A-RIDE 08/21/18	0.00	40.00
1011	93385	09/20/18	1135	AFFORDABLE PIPELINE SERV	50900007700	C-SEWER CLEAN-47,164	0.00	23,582.00
1011	93385	09/20/18	1135	AFFORDABLE PIPELINE SERV	00165006520	H-STORM DRAIN MAINT	0.00	1,140.00
TOTAL	CHECK						0.00	24,722.00
1011	93386	09/20/18	4431	CALIFORNIA AUTOMOTIVE TE	00160006120	F-150-BTTRY/FLUID SRV	0.00	2,404.81
1011	93387	09/20/18	1711	CALIFORNIA MUNICIPAL STA	00150005300	CAFR DEBT STMTNT-FY18	0.00	450.00
1011	93388	09/20/18	5441	CALIFORNIA SKATEPARKS	459	9438 SKT PRK RTN-AUG	0.00	-4,524.08
1011	93388	09/20/18	5441	CALIFORNIA SKATEPARKS	45994386510	9438.10-SKATE PRK-AUG	0.00	85,957.57
1011	93388	09/20/18	5441	CALIFORNIA SKATEPARKS	45994386510	9438 SKT PRK RTN-AUG	0.00	4,524.08
TOTAL	CHECK						0.00	85,957.57
1011	93389	09/20/18	1561	CDW GOVERNMENT INC	00150005450	NETWORKING CABLES	0.00	139.69
1011	93390	09/20/18	5051	CINTAS CORPORATION NO. 2	00165006570	FIRST AID SUPPLIES-PW	0.00	72.43
1011	93390	09/20/18	5051	CINTAS CORPORATION NO. 2	00165006570	FIRST AID SUPPLIES-CH	0.00	175.24
TOTAL	CHECK						0.00	247.67
1011	93391	09/20/18	2631	CLEAN STREET	00165006550	STREET SWP-AUG	0.00	3,299.92

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CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact_ck_date between '20180908 00:00:00.000' and '20180921 00:00:00.000'
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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	93392	09/20/18	3902	CORODATA RECORDS MANAGEM	00150005150	RECORDS STRG-AUG	0.00	378.27
1011	93393	09/20/18	5483	CRUST SB LLC	25560006180	JR GRD BANQUET #2	0.00	1,900.00
1011	93394	09/20/18	2165	CULLIGAN OF SAN DIEGO	00160006170	DRNKNG WTR SVC-SEP	0.00	41.60
1011	93395	09/20/18	218	DATATICKET INC.	00160006140	PRKNG TCKT ADMIN-AUG	0.00	175.00
1011	93395	09/20/18	218	DATATICKET INC.	00160006140	PRKNG TCKT ADMIN-AUG	0.00	1,378.58
	TOTAL CHECK						0.00	1,553.58
1011	93396	09/20/18	5501	DAWN BARRY	001	RFND-9/7/18 FCCC	0.00	500.00
1011	93397	09/20/18	5500	EAN HOLDINGS LLC	001	OVRPYMNT-SB#-0618229	0.00	54.50
1011	93398	09/20/18	94	ESGIL CORPORATION	00155005560	BLDG PRMT 08/20-08/24	0.00	2,596.41
1011	93398	09/20/18	94	ESGIL CORPORATION	00155005560	BLDG PRMT 08/13-08/17	0.00	3,272.56
1011	93398	09/20/18	94	ESGIL CORPORATION	00160006120	FIRE PRMT 08/20-08/24	0.00	293.47
1011	93398	09/20/18	94	ESGIL CORPORATION	00160006120	FIRE PRMT 08/13-08/17	0.00	885.80
	TOTAL CHECK						0.00	7,048.24
1011	93399	09/20/18	1792	HARRIS & ASSOC. INC.	21355005550	1715.15 PROF SVC-AUG	0.00	1,500.00
1011	93399	09/20/18	1792	HARRIS & ASSOC. INC.	21355005550	1714.08 101/DAHL EIR	0.00	60.00
	TOTAL CHECK						0.00	1,560.00
1011	93400	09/20/18	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 09/21/18	0.00	10,619.91
1011	93401	09/20/18	3859	ICMA RETIREMENT TRUST-RH	001	ICMA PD 09/21/18	0.00	1,997.64
1011	93402	09/20/18	5399	INBOUND DESIGN INC.	55000007750	SEA WEBSITE MANT-SEP	0.00	300.00
1011	93402	09/20/18	5399	INBOUND DESIGN INC.	55000007750	SEA WEBST MNT-APR/JUN	0.00	900.00
	TOTAL CHECK						0.00	1,200.00
1011	93403	09/20/18	5498	JOEL UPHOFF	001	RFND-SB#-0634994	0.00	42.50
1011	93404	09/20/18	2887	LANCE, SOLL & LUNGHARD, L	55000007750	FY18 AUDIT SVC	0.00	363.00
1011	93404	09/20/18	2887	LANCE, SOLL & LUNGHARD, L	50900007700	FY18 AUDIT SVC	0.00	4,356.00
1011	93404	09/20/18	2887	LANCE, SOLL & LUNGHARD, L	00150005300	FY18 AUDIT SVC	0.00	7,381.00
	TOTAL CHECK						0.00	12,100.00
1011	93405	09/20/18	5407	PJ CASTORENA, INC.	55000007750	CCA MAILER-8/20-8/27	0.00	90.82
1011	93405	09/20/18	5407	PJ CASTORENA, INC.	55000007750	CCA MAILER-8/6-8/13	0.00	126.19
1011	93405	09/20/18	5407	PJ CASTORENA, INC.	55000007750	CCA MAILER-7/2-7/9/18	0.00	132.85
1011	93405	09/20/18	5407	PJ CASTORENA, INC.	55000007750	CCA MAILER-7/16-7/30	0.00	2,079.22
	TOTAL CHECK						0.00	2,429.08
1011	93406	09/20/18	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	1.72
1011	93406	09/20/18	111	MISSION LINEN & UNIFORM	59900007700	LAUNDRY-PUB WORKS	0.00	6.90
1011	93406	09/20/18	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	7.76
1011	93406	09/20/18	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	7.76
1011	93406	09/20/18	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	13.80
	TOTAL CHECK						0.00	37.94

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CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact.chk_date between '20180908 00:00:00.000' and '20180921 00:00:00.000'
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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT
1011	93407	09/20/18	50	OFFICE DEPOT INC	00160006140	TAPE DISPENSER	0.00	3.93
1011	93407	09/20/18	50	OFFICE DEPOT INC	00155005550	WASTEBASKET	0.00	4.61
1011	93407	09/20/18	50	OFFICE DEPOT INC	00155005560	CARDS STOCK	0.00	8.36
1011	93407	09/20/18	50	OFFICE DEPOT INC	00160006140	CRD STOCK/DSK ORGNZR	0.00	14.81
1011	93407	09/20/18	50	OFFICE DEPOT INC	00155005560	CARD STOCK	0.00	16.72
1011	93407	09/20/18	50	OFFICE DEPOT INC	00155005550	WALL FILE/PST IT DESP	0.00	51.79
1011	93407	09/20/18	50	OFFICE DEPOT INC	00155005550	SHELVES	0.00	191.60
1011	93407	09/20/18	50	OFFICE DEPOT INC	00160006140	FILE FOLDERS	0.00	199.08
1011	93407	09/20/18	50	OFFICE DEPOT INC	00150005300	PENCILS	0.00	9.39
1011	93407	09/20/18	50	OFFICE DEPOT INC	00150005350	PENS/BNDR CLPS/WHT OU	0.00	60.48
1011	93407	09/20/18	50	OFFICE DEPOT INC	00160006120	LAMINATION SHEETS	0.00	15.72
1011	93407	09/20/18	50	OFFICE DEPOT INC	00150005350	PAPER	0.00	179.96
TOTAL CHECK							0.00	756.45
1011	93408	09/20/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 09/07	0.00	894.35
1011	93409	09/20/18	341	PACIFIC SAFETY CENTER	50900007700	MBSHP RNWL 11/1-10/31	0.00	145.00
1011	93410	09/20/18	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1718.06/346 GLENMONT	0.00	250.00
1011	93410	09/20/18	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1717.14/986 AVOCADO	0.00	250.00
1011	93410	09/20/18	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1717.42/456 NARDO	0.00	250.00
1011	93410	09/20/18	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1714.36/716 RAWL PLAC	0.00	250.00
1011	93410	09/20/18	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1717.10/301 W CLIFF	0.00	250.00
1011	93410	09/20/18	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1717.34/652 STEVENS	0.00	250.00
1011	93410	09/20/18	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1716.25/309 SOLANA HI	0.00	375.00
1011	93410	09/20/18	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1718.17/475 MARVIEW	0.00	375.00
1011	93410	09/20/18	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1718.01/236 PATTY HIL	0.00	375.00
1011	93410	09/20/18	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1716.18/1036 SOLANA	0.00	500.00
1011	93410	09/20/18	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1718.18/231 N GRANADO	0.00	-375.00
1011	93410	09/20/18	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1718.07/231 N GRANADO	0.00	375.00
TOTAL CHECK							0.00	3,125.00
1011	93411	09/20/18	1008	PSC, LLC	00165006520	HHW-AUG	0.00	1,271.90
1011	93412	09/20/18	4080	JENNIFER REED	00150005350	ADMIN SVC-AUG	0.00	453.75
1011	93413	09/20/18	13	SOLANA BEACH FIREFIGHTER 001		FD DUES PD 09/21/18	0.00	778.50
1011	93414	09/20/18	280	SPARKLETT'S INC	00170007110	DRINK WATER-AUG-LC	0.00	68.39
1011	93415	09/20/18	1231	STAPLES CONTRACT & COMME	00150005300	INDX TABS/BNDRS/PENC	0.00	45.31
1011	93415	09/20/18	1231	STAPLES CONTRACT & COMME	00150005300	BINDER	0.00	10.25
1011	93415	09/20/18	1231	STAPLES CONTRACT & COMME	00150005350	HANGING FLDRS/PAPER	0.00	167.38
TOTAL CHECK							0.00	222.94
1011	93416	09/20/18	3066	SUMMIT ENVIRONMENTAL GRO	21355005550	1714.20/959 GENEVIEVE	0.00	875.00
1011	93416	09/20/18	3066	SUMMIT ENVIRONMENTAL GRO	21355005550	1714.29/SOL HGHLD-AUG	0.00	9,261.74
1011	93416	09/20/18	3066	SUMMIT ENVIRONMENTAL GRO	21355005550	1714.29/SOL HGHLD-AUG	0.00	1,988.26
1011	93416	09/20/18	3066	SUMMIT ENVIRONMENTAL GRO	00155005550	PROF SVC AUG	0.00	550.00
1011	93416	09/20/18	3066	SUMMIT ENVIRONMENTAL GRO	45999036190	9903.19 PSRVC LCP-AUG	0.00	2,200.00
1011	93416	09/20/18	3066	SUMMIT ENVIRONMENTAL GRO	45099266190	9926.19 PSRVC SND-AUG	0.00	3,080.00
TOTAL CHECK							0.00	17,955.00

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CITY OF SOLANA BEACH, CA
CHECK REGISTER - DISBURSEMENT FUND

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SELECTION CRITERIA: transact.ck_date between '20180908 00:00:00.000' and '20180921 00:00:00.000'
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FUND - 001 - GENERAL FUND								
CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
TOTAL FUND							0.00	272,467.34
TOTAL REPORT							0.00	272,467.34



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 10, 2018
ORIGINATING DEPT: Finance
SUBJECT: **Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2018-2019**

BACKGROUND:

Staff provides a report at each Council meeting that lists changes made to the current Fiscal Year (FY) General Fund Adopted Budget.

The information provided in this Staff Report lists the changes made through September 26, 2018.

DISCUSSION:

The following table reports the revenue, expenditures, and transfers for 1) the Adopted General Fund Budget approved by Council on June 14, 2017 (Resolution 2017-095) and 2) any resolutions passed by Council that amended the Adopted General Fund Budget.

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES					
As of September 26, 2018					
Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
Reso 2017-095	Adopted Budget	17,916,600	(17,098,600)	(401,600) (1)	\$ 416,400
Reso 2018-070	Fiscal Year 2018/19 Appropriation Revisions	76,100	(229,900)	-	262,600
Reso 2018-089	Crossing Guards	38,507	(59,242)	-	241,865
Reso 2018-101	SBFA MOU	-	(185,425)	-	56,440
Reso 2018-093	City-Wide Janitorial Services	-	(8,620)	-	47,820
Reso 2018-117	Crossing Guards	19,253	(29,620)	-	37,453
Reso 2018-128	Pers Side Fund	-	155,700	-	193,153
(1) Transfers to:					
	Debt Service for Public Facilities		151,100		
	City CIP Fund		250,500	401,600	

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

COUNCIL ACTION:

FISCAL IMPACT:

N/A

WORK PLAN:

N/A

OPTIONS:

- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the report listing changes made to the FY 2018-2019 General Fund Adopted Budget.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Council Members
FROM: Gregory Wade, City Manager
MEETING DATE: October 10, 2018
ORIGINATING DEPT: Community Development Department
SUBJECT: **Consideration of a Request to Review the Comprehensive Sign Plan (CSP) Concurrently with the Final Landscape Plan for a Mixed Use Development at the Northwest Corner of Highway 101 and Dahlia Drive (Case # 17-14-08 Applicant: Zephyr Partners) Resolution No. 2018-130**

BACKGROUND:

On July 10, 2018 the City Council (Council) certified an Environmental Impact Report and approved a Development Review Permit (DRP), Structure Development Permit (SDP) and a Major Subdivision to construct a mixed-use development consisting of 45,586 square feet of commercial office space; 10,562 square feet of restaurant space; 2,920 square feet of outdoor dining space; 4,142 square feet of retail space; 25 multi-family residential rental units totaling 33,473 square feet; and two levels of subterranean parking totaling 366 spaces (the "Project"). The site is located within the General Commercial (C) Zone and the South Highway 101/South Sierra District of the Highway 101 Corridor Specific Plan (HWY 101 SP). The eastern half of the site is located within the Scenic Area Overlay Zone (SAOZ). Total building square footage would be 95,470 square feet, not including the subterranean parking.

As part of the July 10th action, Council deferred consideration of the Comprehensive Sign Plan (CSP) to a subsequent Council meeting within ninety (90) days from approval of the DRP and SDP. The Applicant is requesting an extension of time for review of the CSP and further requesting that it take place concurrently with Council review of the final landscape plan.

DISCUSSION:

The Solana Beach Municipal Code (SBMC) indicates that a CSP is required for commercial centers consisting of four or more tenant or occupant spaces. At the July 10,

CITY COUNCIL ACTION:

2018 City Council hearing, Staff had not been provided adequate time by the Applicant to review the proposed CSP to assess its compliance with the SBMC. Therefore, Staff recommended that Council defer consideration of the CSP to a subsequent Council meeting within ninety (90) days following approval of the DRP and SDP. Since the DRP and SDP approval, Staff has reviewed and commented on the proposed CSP. The Applicant has been working on those revisions, however is “rethinking the branding for the Project.” The Applicant has indicated that rebranding may affect the details of the type and design of signage that would be proposed and, therefore, has requested to have the item considered at a later date after a new consultant is selected for branding the Project.

Also during the July 10th Council hearing, Council approved the “conceptual landscape plan,” however, the “Final Landscape Plan” for the Project was deferred for future review and approval by Council as conditioned by Resolution No. 2018-099. The applicant has indicated that the CSP and the Final Landscape Plan are inherently interlinked since some signs will be placed within the landscaped area. Typically, Final Landscape Plans are reviewed and approved prior to building permit issuance. Depending on the timing of California Coastal Commission consideration of the Project, the soonest a building permit might be issued would be the Summer 2019. The Applicant has indicated that the Final Landscape Plan would not be available for approximately 8-10 months.

PUBLIC HEARING NOTICE:

Notice of the City Council Public Hearing for consideration of the CSP was published in the San Diego Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site, more than 10 days prior to the planned public hearing date of October 10, 2018. As of the date of preparation of this Staff Report, Staff has received no letters or emails regarding the CSP.

CEQA COMPLIANCE:

An Environmental Impact Report (EIR) was prepared for this project in conformance with the California Environmental Quality Act of 1970 (CEQA) and certified by the City Council on July 10, 2018. Therefore no further environmental review is required.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve the time extension request, leave the public hearing open, and set a date certain for consideration of the CSP and Final Landscape Plan.

- Approve the time extension request, close the public hearing, and have Staff re-notice the item for hearing when the CSP and Final Landscape Plan are available, and require the Applicant to submit the CSP and Final Landscape Plan for review by City Council prior to issuance of a building permit.
- Conduct the public hearing and provide comments on the elements of the CSP already provided and/or deny approval of the CSP;
- Deny the Applicant's time extension request, require the Applicant to submit the CSP by a specific date, and continue the public hearing to a date certain.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Conduct the Public Hearing, receive public testimony and consider the Applicant's request to extend the timeframe for submittal of the CSP; and
2. Consider the Applicant's request to submit the CSP concurrently with the Final Landscape Plan for City Council consideration at a future City Council Public Hearing.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Comprehensive Sign Plan
2. July 10, 2018 City Council Staff Report Addendum
3. Resolution No. 2018-130

Solana 101

Comprehensive Sign Plan | 10.01.18 CITY RE-SUBMITTAL



Solana 101 | Comprehensive Sign Plan

KEY CONTACTS		TABLE OF CONTENTS
Location: Highway 101 and Dahlia Drive, Solana Beach, California 92075	Architect: M.W. Steele Group Architectural Planning 1805 Newton Ave, Suite A San Diego, Ca 92113 (619) 230-0325	Introduction / Landlord - Tenant Requirements Sheet 3
Parcel Nos: 298-052-06, 298-052-07, 298-052-08, 298-052-13, 298-052-14	Design Consultant: Hollis Brand Culture 2479 Kettner Boulevard San Diego, CA 92101 T: (619) 234 - 2061	Sheet 4
Zoning: Commercial Mixed Use		Sheet 6
		Sheet 7
		Sheet 8
		Sheet 9
		Sheet 10
		Sheet 11
		Sheet 12

Introduction and Overview

Upon approval and adoption by the City of Solana Beach, this document is the official comprehensive sign plan (CSP) for Solana 101, a new, mixed-use development located along Highway 101 South in the South Sierra District of Solana Beach, California.

The exterior project identification and commercial signing at Solana 101 will be in accordance with the Solana Beach Municipal Code (SBMC), Section 17.64.080(E), Scenic Area Overlay Zone. Sign types, sizes, materials, placement, and other characteristics must comply with those guidelines. We ask that the parking entrance sign on Dahlia be considered as the business center entrance monument sign.

Specific commercial tenant (anchor, retail, and office) signing assignments listed on the attached sign schedule and illustrated on the attached elevation/plan drawings are subject to adjustment. The actual number and size of leased tenant spaces could vary from those indicated on the drawings, however the plan's stated signing allowance formulations and criteria still apply.

Additionally, all proposed signing for Solana 101 commercial tenants requires prior review and approval of Solana 101 management before application to the City of Solana Beach for a sign permit.

Solana 101 management encourages its commercial tenants to utilize a variety of sign types (wall, awning, canopy, window, plaque, and projecting) in identifying and distinguishing their businesses. Management's goal for the complex is an eclectic, village-like ambiance and achieving that goal can be assisted by tenants' use of a variety of signing techniques (silhouetted letters, unique shapes, neon and halo lighting, etc.), as well as the use of unique materials, complimentary palettes, and innovative mounting techniques.

The following is a list with brief description of the various signs and sign types proposed for the commercial component of Solana 101.

Sign Type A: Commercial Monumentation

East Ground-Mounted Monument

Sign 1A - A custom, freestanding, one-sided, externally and/or internally lighted, vehicular-oriented monument sign with project name and/or identity graphic elements. The design characteristics of this sign will be complimentary to or integrated with the project's architecture, plantings and hardscape. This single sign is allowed up to 66 square feet (per side).

West Ground-Mounted Monument

Sign 3A - A secondary, freestanding, one-sided, externally and/or internally lighted monument sign with project name at the west, Sierra Drive entry point of the project. This single sign is allowed up to 32 square feet (per side).

South Business Center Entrance Sign

Sign 4A - A wall-mounted parking sign on Dahlia to identify the business center parking entrance. Graphics to include the project name / logo, the word "Park" or "Parking" and a directional arrow. This sign will not exceed 100 square feet and will be internally lighted

Sign 4B - A projecting blade sign on Dahlia to identify the parking garage entrance. Graphics may include the project name / logo, the word "Park" or "Parking" or the letter "P", a directional arrow and will be internally lighted. Sign not to exceed 4 square feet (per side).

North Secondary Solana 101 Entry Sign

Sign 2A - An awning-mounted, internally lighted, sign at the north entry with project identification to provide clarity to the north facing point of entry into the project.

Sign Type B: Tenant Directory

A custom, freestanding, one-sided, internally lighted, pedestrian-oriented tenant directory sign with changeable panels. This sign will carry anchor, retail, and office tenant names and suite numbers, a complex map (first and second floors), and project identification and will meet fire department requirements for a centrally located, illuminated project map.

There may be up-to two directories, one located near the project's elevator alcove and another at the west entrance off Sierra Drive. Signs to be externally or internally illuminated and may not exceed 32 square feet in size.

Sign Type C: Anchor-Ground Level Tenant ID Package

The anchor tenant at Solana 101 is allowed up to one square foot of signing per linear foot of suite frontage either in proportion to each frontage (east and south) or as one large sign on the east elevation. Anchor tenant signing may be expressed through a combination of sign types (wall, awning, canopy, window, projecting blade, plaque). No more than three signs are allowed and can signs (boxed elements) and roof signs are not allowed.

Solana 101 management approval and City permits are required.

Sign Type D: Retail-Ground Level Tenant ID Package

Retail tenants (first floor) at Solana 101 are allowed up to one square foot of signing per linear foot of suite frontage. Individual retail suite signing may be expressed through a combination of two different sign types (wall, awning, canopy, window, projecting blade, or plaque). No more than three signs are allowed per tenant, per frontage and "can-signs" (boxed elements) and roof signs are not allowed.

On building 3, retail / office suites with two frontages are entitled up to two (2) signs, one per frontage. Sign area (allowable square footage) is per frontage and may not be combined into one large sign on one frontage.

Retail tenant signs should include part or all of the retail tenant's name, logomark, or logotype but cannot merely label the product or service offered (e.g. "Dentist").

Any illuminated signage along Sierra Avenue must be reverse channel "halo-lit" letters, controllable with a dimmer, and set to a minimal output setting as not to disturb adjacent to or across from residential properties.

Solana 101 management approval and City permits are required prior to the installation of a sign.

Sign Type E: Office-Upper Level Tenant ID Package

Office tenants (upper level) at Solana 101 are allowed up to one square foot of signing per linear foot of suite frontage. Individual office suite signing is to be expressed as one two-sided, pedestrian-oriented, projecting blade sign (4 square foot maximum/per side) and one additional sign (wall, awning, canopy, window, or plaque). The tenant's second non-blade sign is restricted to a maximum installed height at or below the top of the suite's primary entry door. No more than two signs are allowed per office tenant and can signs (boxed elements) and roof signs are not allowed.

Office suites with two frontages must allocate signing square footage per frontage and may not combine allowable square footage into one large sign on one frontage.

Office tenant signs should include part or all of the office tenant's name, logomark, or logotype but cannot merely label the product or service offered (e.g. "Attorney").

Solana 101 management approval of all office tenant signs is required. Office tenant signs that are visible from Highway 101 South and/or Dahlia Drive also will require a City permit.

Sign Type F: Pedestrian Informational/Directional

Pedestrian-oriented informational and directional signing serves to inform and direct and will be located as per the plan. At present, two signs have been scheduled for the project however up-to four signs may be needed at some future date. Generally, these signs will be wall-mounted or suspended plaques and not readily visible from the street. This sign type does not require a permit.

Sign Type G: Vehicular Informational/Directional

Vehicular-oriented informational and directional signing serves to inform and direct traffic approaching or leaving the complex and will be located as per plan. At present, three signs have been scheduled for the project however more signs may be needed at some future date. These signs necessarily are visible from the street and may require a permit. Additional signs shall be subject to approval.

Sign Type H: Address Numerals

Building address numerals serve to inform both pedestrians and vehicular traffic and are necessary for identification. Building address numerals will be located as per the plan (subject to approval of the local fire department), will be 8" in height, and will be appropriately contrasted with the building's background color(s). This sign type does not require a permit.

Sign Type I: Miscellaneous

This tenant-associated sign type includes miscellaneous entry door- or side window-mounted credit card information, hours of operation, and other business operations information. Tenant signs of this type may not exceed a total of four square feet per entry point and are limited to two entry points per suite. These signs are directly associated with Sign Types C, D, and E but are not listed on the schedule or flagged on the drawings.

This pedestrian-oriented sign type requires Solana 101 management review and approval but does not require a permit.

Suite number identification will be provided by Solana 101 management and not counted against the allowable square footage for entry point signing.

Sign Type J: Residential ID

A dimensional, one-sided, wall-mounted plaque sign with property name and/or identity graphic elements (TBD) for the identification of the residential portion of Solana 101. This sign will be installed as per plan on the building at the corner of Sierra Avenue and Dahlia Drive. This sign's design will be complimentary to the residential component of the development and a maximum of 32 square feet.

Prohibited Signs

Certain sign types are prohibited at Solana 101. See section 17.64.04.0 of the City of Solana Beach's comprehensive sign ordinance for a complete list of prohibited signs.

General Sign Construction Requirements

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and bear U. L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and general liability insurance.
4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
5. Internal illumination to be 30 milliamp neon, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces to have satin finish. Only paint containing acrylic polyurethane products may be used.
7. Logo and letter heights and overall width shall be specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders, and descenders. The City of Solana Beach includes the entire length of the letters in the sign when determining the area of a sign.
8. All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced. Lettering that approximates type style will not be acceptable. The Landlord reserves the right to reject any fabrications work deemed to be below standard.
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or raceways, unless integrated into the overall design will be allowed.
10. Signs must be made of durable rust-inhibiting materials that are appropriate and complementary to the building.
11. Color coating shall exactly match the color specified on the approved plans.
12. Joining of materials (e.g. seams) shall be finished in way as to be unnoticeable. Visible welds be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from oil canning and warping. All signs finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standard of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. Exposed raceways are not permitted unless they are incorporated into the overall sign design.
16. Exposed junction boxes not permitted.
17. All raceways, conduits, etc... installed on back of parapets to be painted a specific color to be obtained from the architect.
18. Light sources shall be used judiciously to illuminate signs and shall be directed only upon the sign area that they are intended to illuminate. Illuminated signs shall be designed, located, shielded, and directed so as to prevent the glare or light trespass from the illumination.

Tenant Signage Specifications

The intent of this criteria is to encourage creativity to ensure the individuality of each tenant sign as opposed to similar sign design, construction, and colors repeated throughout the project. Signs must be architecturally compatible with the entire center.

Storefront Signage:

The following types of contraction will be allowed:

- Acrylic face channel letters
- Through face and halo channel letters
- Reverse pan channel letters
- Skeleton neon behind flat cut out shapes and letters.
- Open pan channel letters (Only in an artistic letter style/font)
- Push-through letters and logos in custom-shaped aluminum cabinets
- Flat cut out dimensional shapes and accents
- Metal screen mesh accents
- Exposed skeleton neon accents

The idea of using dissimilar materials and creating signs with varying colors, layers, and textures will create an exciting and appealing retail environment.

Sign area for all tenants will be calculated as follows:

According to Solana Beach Municipal Code (SBMC) Section 17.64.0B0(E)

“Scenic Area Overlay Zone. Notwithstanding any other provision of this chapter, within the scenic overlay zone (SBMC 17.48.010) the total signage allowance for all signs on a premises shall not exceed one square foot for each linear foot of street frontage. No establishment shall have an aggregate sign area greater than 100 square feet.”

No more than two signs per business are permitted. Stacked copy is not permitted.



Sign area calculation: Overall width x height of logo and sign leteters including the descending and ascending letter elements.

Prohibited Signs:

1. No Standard plex faced cabinet construction allowed.
2. Signs constituting a Traffic Hazard:
No person shall install or maintain, or cause to be installed or maintained, any sign which simulates in size, color, lettering or design any traffic sign or signal, or which make use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
3. Signs in Proximity to Utility Lines:
Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.
4. Signs painted directly on a building surface subject to sole discretion of landlord based upon submitted design for review.
5. No sign shall project above the roofline.
6. Vehicle signs:
Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are use for advertising, identity, or provide direction to a specific use or activity not related to its lawful activity are prohibited. (i.e. Delivery trucks with tenant signage is OK!)
7. Light Bulb Strings:
External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.
8. Banners, Pennants & Balloons used for Advertising Purposes:
Temporary flags, banners, or pennants, or a combination of which is an integral part of the design character of a project may be permitted subject to Municipal Code provision 17.64.055, Landlord's, and City approval.
9. Billboards Signs are not permitted
10. No additional sign copy, tagline, or descriptors allowed for main tenant sign.

Abandonment of Signs:

Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord.

Inspection:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

Maintenance:

It is the Tenant's responsibility to maintain their signs in proper working and clean conditions at all times. Otherwise, landlord reserves the right to hire his own contractor, make the necessary corrections, and bill tenant should it be deemed necessary.



Illumination Method 1

Illuminated LEXAN FACED CHANNEL display with THROUGH FACE ILLUMINATION.

Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Faces use translucent Lexan with no visible trim-cap. Illuminate with 30 mA neon or equivalent LED illumination.

Paint returns to match face only. This illumination method is prohibited for all signage on Sierra Avenue.



Illumination Method 2

Illuminated REVERSE PAN CHANNEL display with HALO ILLUMINATION.

Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Illuminate with 30 mA neon or equivalent LED illumination.

Paint faces and returns to match only.



Illumination Method - Combination of 1 and 2

Illuminated LEXAN FACED CHANNEL display with THROUGH FACE AND HALO ILLUMINATION.

Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish. Faces us Lexan with no visible trim-cap. Illuminate with 30 mA neon or equivalent LED illumination.

Paint returns to match face only. This illumination method is prohibited for all signage on Sierra Avenue.

Note: All signs may utilize solid color-matched digital vinyl printing on faces of illuminated or non illuminated surfaces.

Solana 101 | Comprehensive Sign Plan

OVERVIEW: SITE SIGNAGE PLAN

SITE ADDRESS:
Highway 101 and Dahlia Drive,
Solana Beach, California 92075

ARCHITECT:
M.W. Steele Group
Architectural Planning
1805 Newton Ave, Suite A
San Diego, Ca 92113
(619) 230-0325

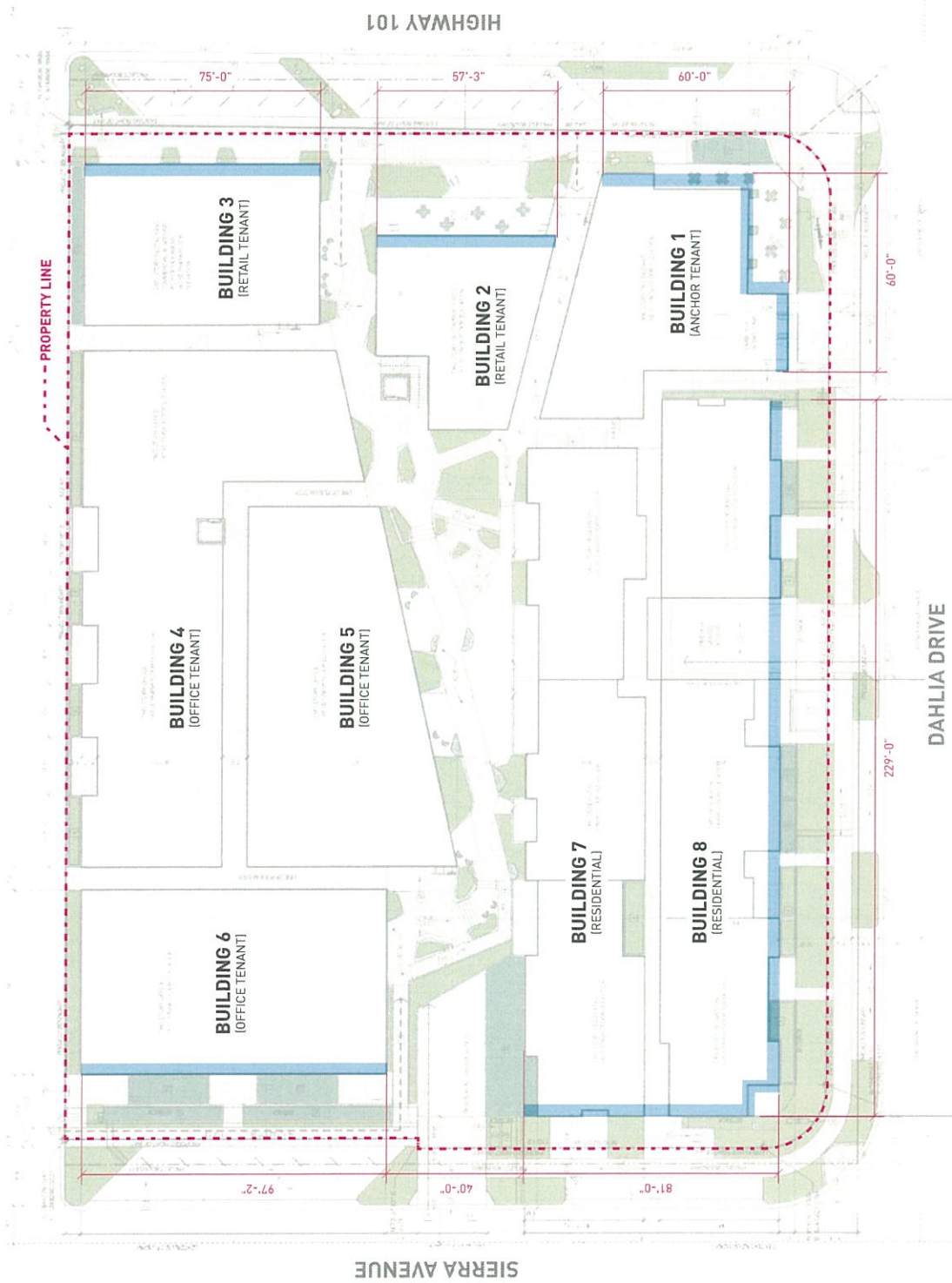
PARCEL NUMBER:
298-052-06, 298-052-07, 298-052-08,
298-052-13, 298-052-14

PROPERTY FRONTAGE
(INDICATED BY BLUE LINE)

- BUILDING 1**
1 FUTURE TENANT SOUTH 60'-0"
- 1 FUTURE TENANT EAST 60'-0"
- BUILDING 2**
2 FUTURE TENANT EAST 57'-3"
- BUILDING 3**
3 FUTURE TENANT EAST 75'-0"
- BUILDING 4**
NO PUBLIC FACING FRONTAGE
- BUILDING 5**
NO PUBLIC FACING FRONTAGE
- BUILDING 6**
6 FUTURE TENANT WEST 97'-2"
- BUILDING 7 & 8**
7 RESIDENTIAL WEST 81'-0"
- BUILDING 8**
8 RESIDENTIAL SOUTH 229'-0"

TOTAL PROJECT FRONTAGE
EAST TOTAL 200'-0"
SOUTH TOTAL 320'-0"
WEST TOTAL 200'-0"
NORTH TOTAL 320'-0"

NORTH ↑
SOLANA 101 PLAN VIEW
SCALE: 1/32" = 1'-0"



Solana 101 | Comprehensive Sign Plan

SIGN SCHEDULE

Item	Sign Type	Title / Copy / Content	Permit Required	Quantity	Max sq/ft	Description	Item	Sign Type	Title / Copy / Content	Permit Required	Quantity	Max sq/ft	Description	Legend					
														A	B	C	D	E	F
														A Commercial Monument B Tenant Directory C Anchor-Ground Level Tenant ID D Retail-Ground Level Tenant ID E Office-Upper Level Tenant ID Package F Pedestrian Informational / Directional G Vehicular Informational / Directional H Address Numerals I Miscellaneous J Residential Monument					
1	A	Solana 101 Monument (East)	Yes	1	66 sq/ft	One-sided, externally or internally lighted, ground-mounted monument sign.	15	E	(office tenant package)	Yes	1 Package	TBD	Combination of sign types with allocation foot of signing per suite's linear frontage.						
2	A	Solana 101 Secondary Entry (North)	Yes	1	100 sq/ft	Wall/awning, externally or internally lighted, wall/awning mounted sign.	16	E	(office tenant package)	Yes	1 Package	TBD	Combination of sign types with allocation foot of signing per suite's linear frontage.						
3	A	Solana 101 Secondary Monument (West)	Yes	1	32 sq/ft	One-sided, externally or internally lighted, ground-mounted monument sign.	17	E	(office tenant package)	Yes	1 Package	TBD	Combination of sign types with allocation foot of signing per suite's linear frontage.						
4.1	A	Solana 101 Parking Entry (South)	Yes	1	100 sq/ft	One-sided, externally or internally lighted, wall-mounted sign (parking entrance).	18	E	(office tenant package)	Yes	1 Package	N/A	Combination of sign types with allocation foot of signing per suite's linear frontage.						
4.2	A	Solana 101 Parking Entry Projecting Sign (South)	Yes	1	4 sq/ft	Two-sided, externally or internally lighted, wall-mounted blade sign (parking entrance).	19	E	(office tenant package)	Yes	1 Package	97'-2" sq/ft	Combination of sign types with allocation foot of signing per suite's linear frontage.						
5	B	Solana 101 Tenant Directory (tenant names, suite numbers, and map)	No	2	32 sq/ft	Wall-mounted or freestanding, internally lighted center directory sign.	20	F	Elevators (with directional arrows)	No	1	4 sq/ft	Wall-mounted or suspended plaque sign.						
6	C	(anchor tenant package)	Yes	2	60 sq/ft	Wall-mounted sign on east or north elevation. (two primary sign maximum)	21	F	Upper Level Tenant Directory (tenant names, suite 1 numbers, and map)	No	1	4 sq/ft	Wall-mounted plaque sign.						
6	C	(anchor tenant package)	Yes	1	60 sq/ft	Alternate Anchor Tenant location, wall-mounted sign on east elevation. 100 sq/ft Max combined for all 6C signs.	22	G	Retail / Visitor Parking Garage	Yes	1	100 sq/ft	Wall-mounted or suspended plaque sign.						
8	D	(retail tenant package)	Yes	1 Package	57'-3" sq/ft	Combination of sign types with allocation foot of signing per suite's linear frontage.	23	G	Residential Parking Garage	Yes	1	100 sq/ft	Wall-mounted or suspended plaque sign.						
9	D	(retail tenant package)	Yes	1 Package	25 sq/ft	Combination of sign types with allocation foot of signing per suite's linear frontage.	24	G	Caution: Upper Level Maximum Clearance 8'4". Caution: Lower Level Maximum Clearance 7'4".	Yes	2	N/A	Lightweight, cable-suspended signs.						
10	D	(retail tenant package)	Yes	1 Package	25 sq/ft	Combination of sign types with allocation foot of signing per suite's linear frontage.	25	H	(West facing tenant address)	No	4	N/A	8" tall, wall-mounted numerals on south elevation.						
11	D	(retail tenant package)	Yes	1 Package	25 sq/ft	Combination of sign types with allocation foot of signing per suite's linear frontage.	26	H	(South facing tenant address)	No	5	N/A	8" tall, wall-mounted numerals on east elevation.						
12	D	(retail tenant package)	Yes	1 Package	25 sq/ft	Combination of sign types with allocation foot of signing per suite's linear frontage.	27	H	(East facing tenant address)	No	1	N/A	8" tall, wall-mounted numerals on east elevation.						
13	E	(office tenant package)	Yes	1 Package	TBD	Combination of sign types with allocation foot of signing per suite's linear frontage.	28	J	(residential property name/graphic)	Yes	1	81 sq/ft	Wall-mounted letters or plaque sign.						
14	E	(office tenant package)	Yes	1 Package	TBD	Combination of sign types with allocation foot of signing per suite's linear frontage.													

Solana 101 | Comprehensive Sign Plan

POSSIBLE SIGN LOCATIONS : EAST

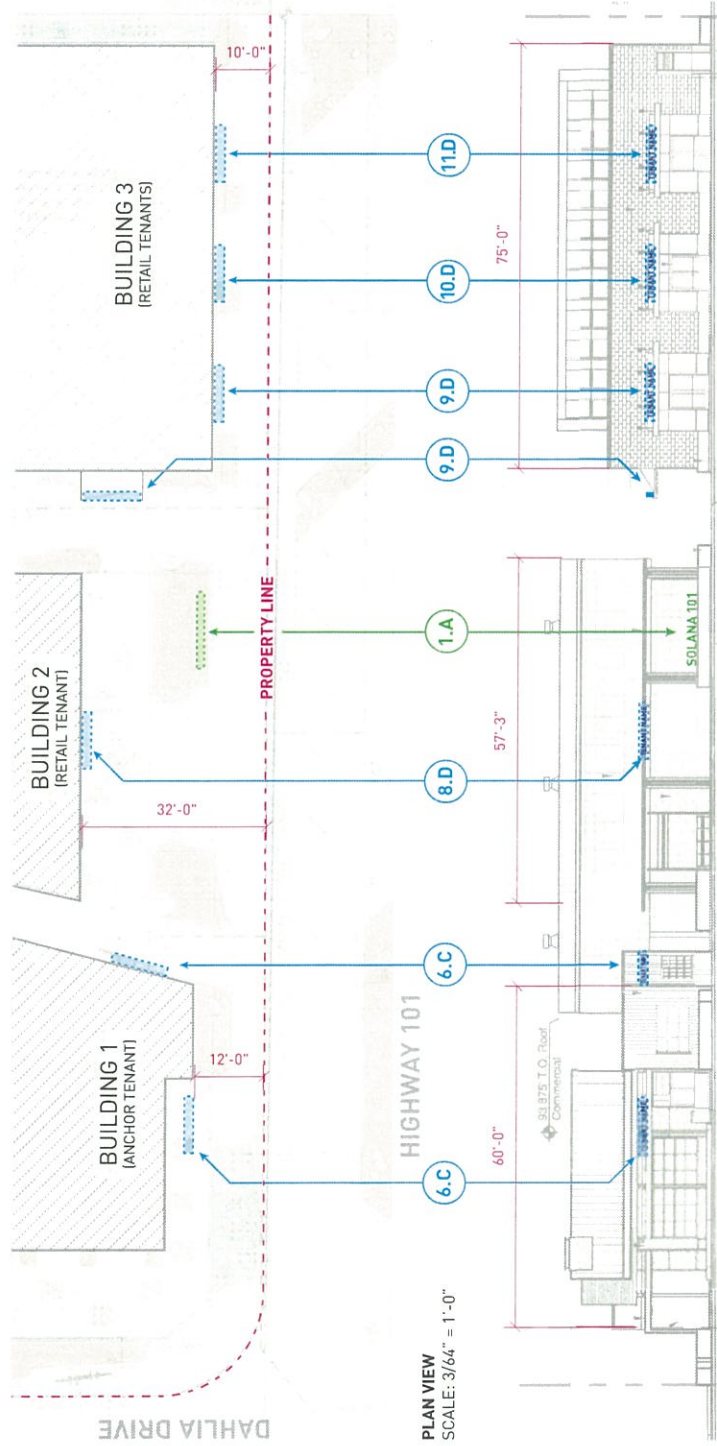


EAST FRONTAGE - POSSIBLE SIGN LOCATIONS

LEGEND

- A Commercial Monument
- B Tenant Directory
- C Anchor-Ground Level Tenant ID
- D Retail-Ground Level Tenant ID
- E Office-Upper Level Tenant ID Package
- F Pedestrian Informational / Directional
- G Vehicle Informational / Directional
- H Address Numerals
- I Miscellaneous
- J Residential Monument

ITEM	SIGN TYPE	TITLE/CONTENT	LINEAR FRONTAGE	SIGN AREA (sq ft)	DISTANCE FROM R.O.W.
1	A	COMMERCIAL MONUMENT	100'-0" +	66'-0" (PER SIDE)	10'-0"
6	C	ANCHOR TENANT	60'-0"	60'-0"	12'-0"
8	D	RETAIL TENANT	57'-3"	57'-3"	32'-0"
9	D	RETAIL TENANT	25'-0"	25'-0"	10'-0"
10	D	RETAIL TENANT	25'-0"	25'-0"	10'-0"
11	D	RETAIL TENANT	25'-0"	25'-0"	10'-0"



PLAN VIEW
SCALE: 3/64" = 1'-0"

EAST ELEVATION VIEW (ALONG HIGHWAY 101)
SCALE: 3/64" = 1'-0"

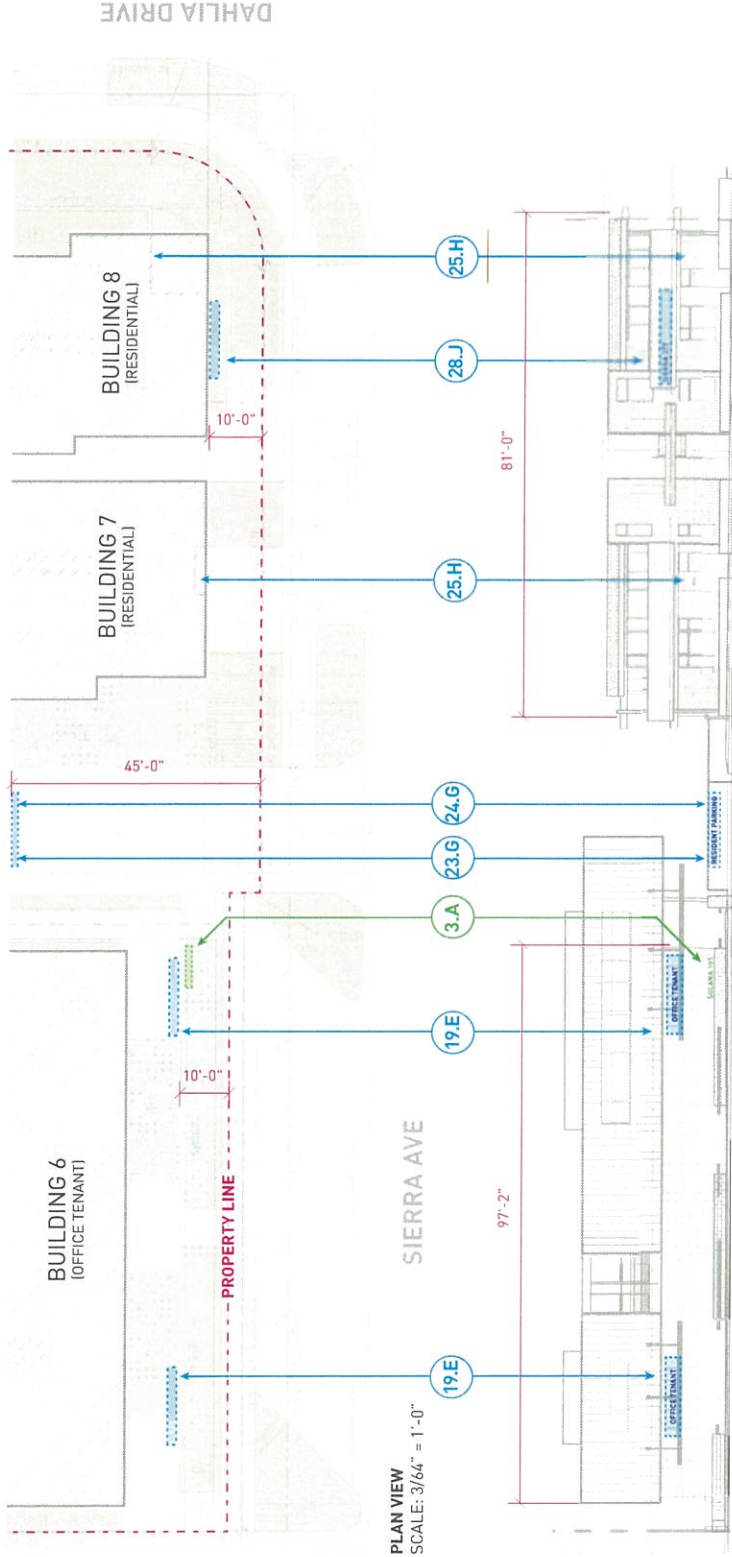


LEGEND

- A Commercial Monument
- B Tenant Directory
- C Anchor-Ground Level Tenant ID
- D Retail-Ground Level Tenant ID
- E Office-Upper Level Tenant ID Package
- F Pedestrian Informational / Directional
- G Vehicular Informational / Directional
- H Address Numerals
- I Miscellaneous
- J Residential Monument

WEST FRONTAGE - POSSIBLE SIGN LOCATIONS

ITEM	SIGN TYPE	TITLE/CONTENT	LINEAR FRONTAGE	SIGN AREA (sq ft)	DISTANCE FROM R.O.W.
3	A	SECONDARY ENTRY SIGN	100'-0"+	32'-0"	10'-0"
19	E	OFFICE TENANT	97'-2"	97'-2"	10'-0"
23	G	RESIDENTIAL PARKING	100'-0"+	100'-0"	45'-0"
24	G	CLEARANCE BAR	N/A	N/A	45'-0"
25	H	ADDRESS NUMBERS	N/A	N/A	10'-0"
28	J	RESIDENT ID	81'-0"	81'-0"	10'-0"



PLAN VIEW
SCALE: 3/64" = 1'-0"

WEST ELEVATION VIEW (SIERRA AVENUE)
SCALE: 3/64" = 1'-0"

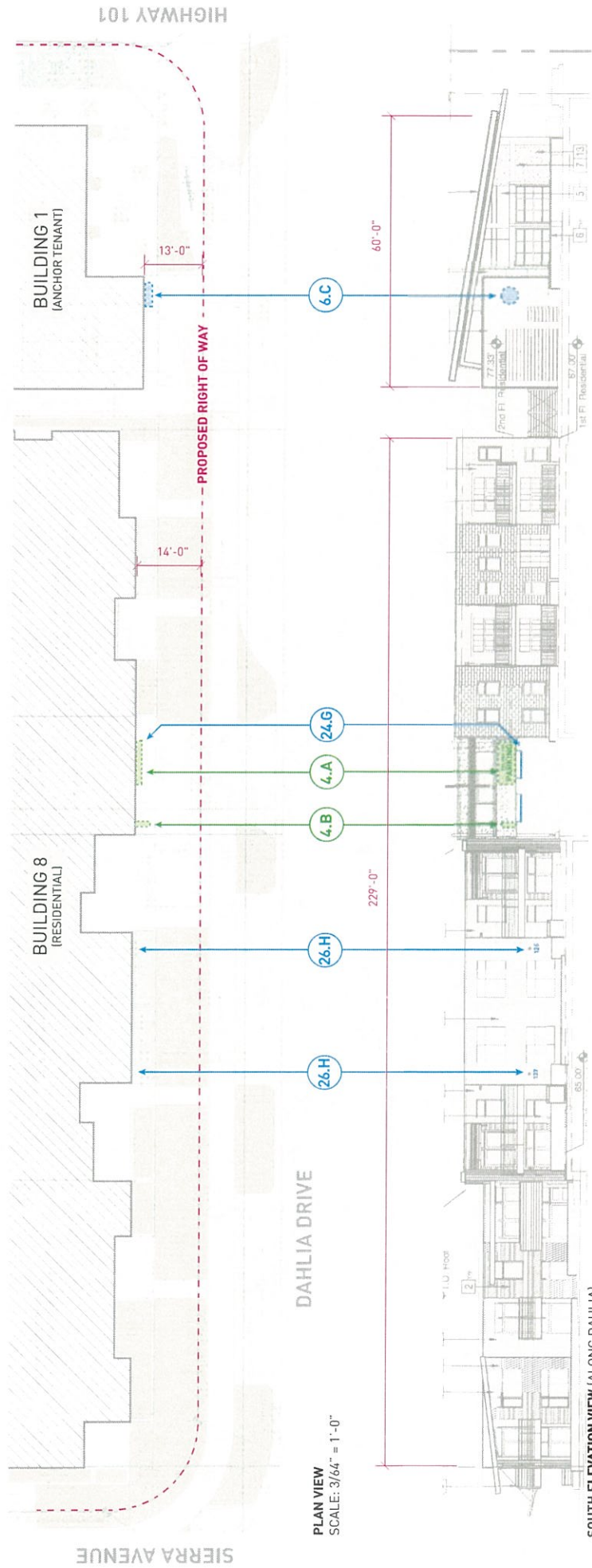


LEGEND

A Commercial Monument	F Pedestrian Informational / Directional
B Tenant Directory	G Vehicular Informational / Directional
C Anchor-Ground Level Tenant ID	H Address Numerals
D Retail-Ground Level Tenant ID	I Miscellaneous
E Office-Upper Level Tenant ID Package	J Residential Monument

SOUTH FRONTAGE - POSSIBLE SIGN LOCATIONS

ITEM	SIGN TYPE	TITLE/CONTENT	LINEAR FRONTAGE	SIGN AREA (sq ft)	DISTANCE FROM R.O.W.
4	A	GARAGE ENTRY WALL SIGN	100'-0" +	100'-0"	14'-0"
4	B	GARAGE ENTRY BLADE SIGN	100'-0" +	4'-0" (PER SIDE)	14'-0"
6	C	ANCHOR TENANT	60'-0"	60'-0"	13'-0"
24	G	CLEARANCE BAR	N/A	N/A	14'-0"
26	H	ADDRESS NUMBERS	N/A	N/A	14'-0"



Solana 101 | Comprehensive Sign Plan



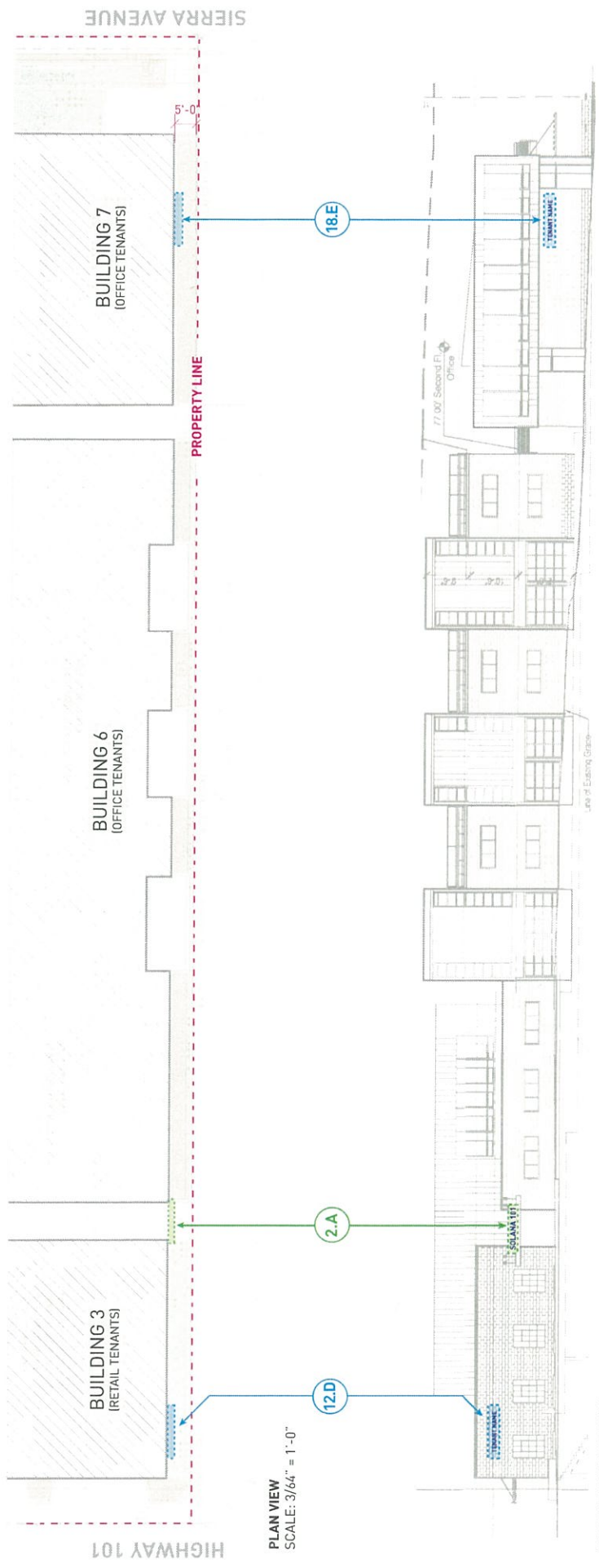
SIGN ALLOTMENT ELEVATIONS: NORTH

LEGEND
 A Commercial Monument
 B Tenant Directory
 C Anchor-Ground Level Tenant ID
 D Retail-Ground Level Tenant ID
 E Office-Upper Level Tenant ID Package
 F Pedestrian Informational / Directional
 G Vehicular Informational / Directional
 H Address Numericals
 I Miscellaneous
 J Residential Monument

NORTH FRONTAGE - POSSIBLE SIGN LOCATIONS

ITEM	SIGN TYPE	TITLE/CONTENT	LINEAR FRONTAGE	SIGN AREA (sq ft)	DISTANCE FROM R.O.W.
2	A	SOLANA 101 ENTRY SIGN	100'-0"*	100'-0"	N/A
12	D	RETAIL TENANT	SEE EAST FRONTAGE	SEE EAST AREA	N/A
18	E	OFFICE TENANT	SEE WEST FRONTAGE	SEE WEST AREA	N/A

NOTE: ANY NORTH TENANT, NON-PUBLIC FACING SIGNAGE IS DEDUCTED FROM THEIR RESPECTIVE PUBLIC FACING SIGN AREA AND COUNT TOWARDS THE TWO SIGN MAXIMUM LIMITATION PER BUSINESS



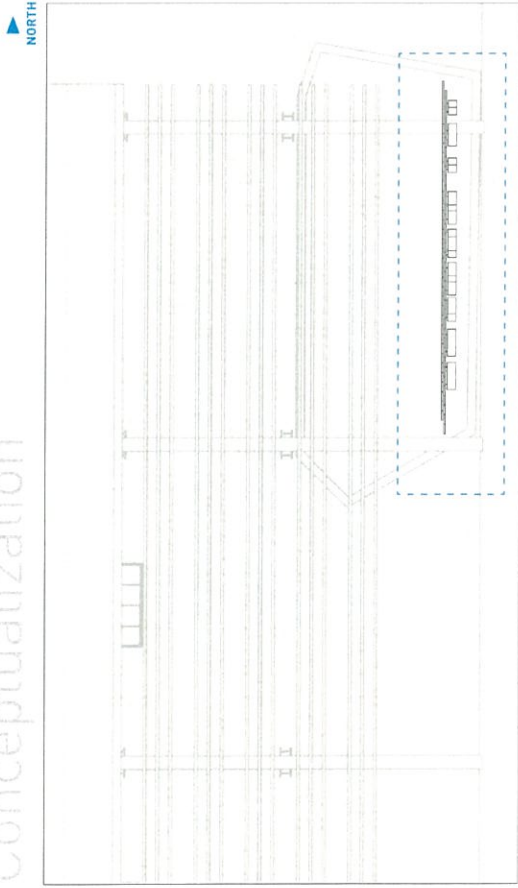
PLAN VIEW
SCALE: 3/64" = 1'-0"

NORTH ELEVATION VIEW
SCALE: 3/64" = 1'-0"

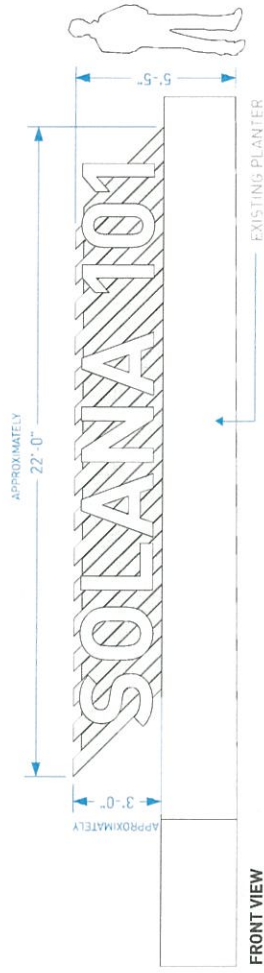
Solana 101 | Comprehensive Sign Plan

Conceptualization

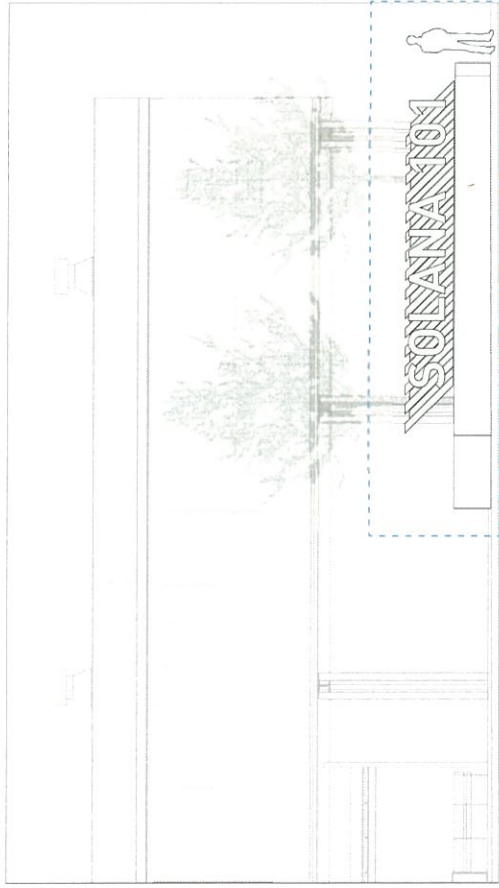
CONCEPTUALIZATION: 1.A PRIMARY MONUMENT (EAST)



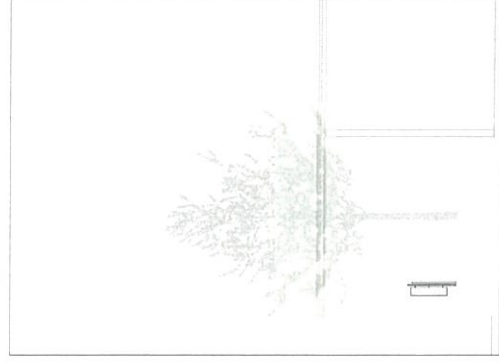
PLAN VIEW
SCALE: 1/8" = 1'-0"



FRONT VIEW
SCALE: 1/4" = 1'-0"



EAST ELEVATION VIEW: MONUMENT SIGN
SCALE: 1/8" = 1'-0"



SIDE VIEW
SCALE: 1/8" = 1'-0"

SIGN SPECIFICATIONS*

1.A PRIMARY SOLANA 101 MONUMENT SIGN:

CUSTOM, FREESTANDING MONUMENT SIGN TO IDENTIFY THE PROJECT OFF OF HIGHWAY 101. THIS WALL SIGN IS NOT TO EXCEED 66 SQUARE FEET. THE MAXIMUM HEIGHT OF A FREESTANDING SIGN WILL BE 8'-0". GRAPHICS TO INCLUDE THE PROJECT LOGO MARK (TBD). THE SIGN WILL INCLUDE MATERIALS AND COLORS THAT INTEGRATE WITH THE BUILDING ARCHITECTURE. THE SIGN WILL BE ILLUMINATED.

*THESE DESIGNS ARE CONCEPTUALIZATIONS AND SUBJECT TO STYLE AND MATERIAL CHANGES. ALL SIGNS, MATERIALS, FINISHES, AND PLACEMENT ARE SUBJECT TO REVIEW AND APPROVAL OF SOLANA 101 MANAGEMENT AND THE CITY OF SOLANA BEACH.

Solana 101 | Comprehensive Sign Plan

CONCEPTUALIZATION: 2.A SECONDARY ENTRY (NORTH)

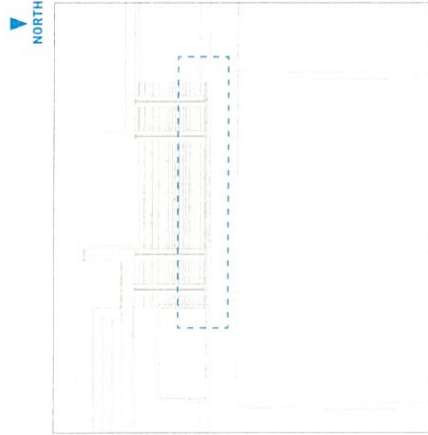
Conceptualization

SIGN SPECIFICATIONS*

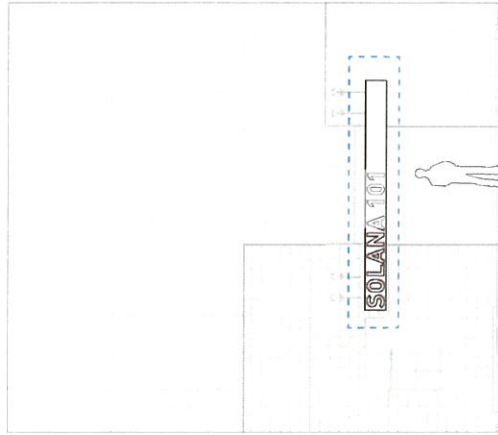
2.A

SECONDARY SOLANA 101 ENTRY SIGN: CUSTOM, AWNING MOUNTED SIGN TO IDENTIFY THE ENTRY POINT INTO THE PROJECT. THIS WALL SIGN IS NOT TO EXCEED 100 SQUARE FEET. GRAPHICS TO INCLUDE THE PROJECT LOGO MARK (TBD). THE SIGN WILL INCLUDE MATERIALS AND COLORS THAT INTEGRATE WITH THE BUILDING ARCHITECTURE. THE SIGN WILL BE INTERNALLY ILLUMINATED.

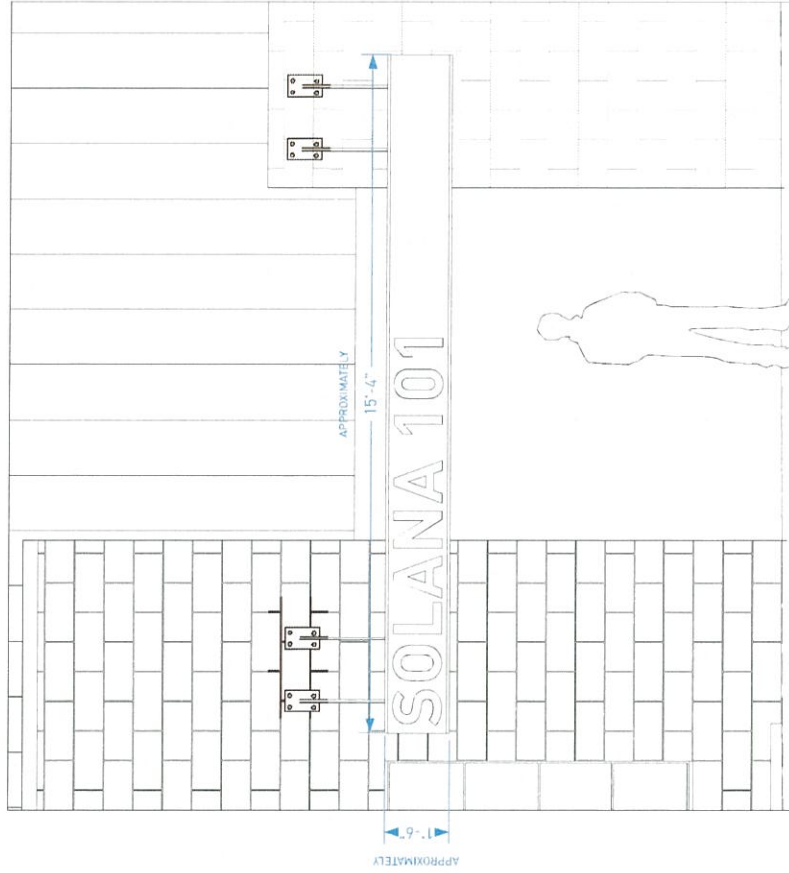
*THESE DESIGNS ARE CONCEPTUALIZATIONS AND SUBJECT TO STYLE AND MATERIAL CHANGES. ALL SIGNS, MATERIALS, FINISHES, AND PLACEMENT ARE SUBJECT TO REVIEW AND APPROVAL OF SOLANA 101 MANAGEMENT AND THE CITY OF SOLANA BEACH.



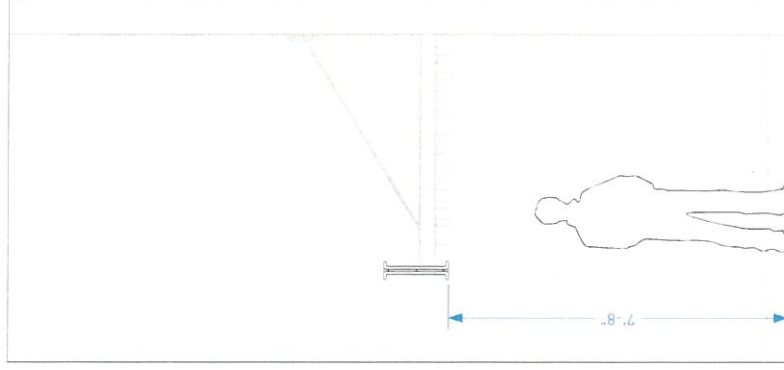
PLAN VIEW
SCALE: 1/8" = 1'-0"



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



FRONT VIEW: MONUMENT SIGN
SCALE: 3/8" = 1'-0"

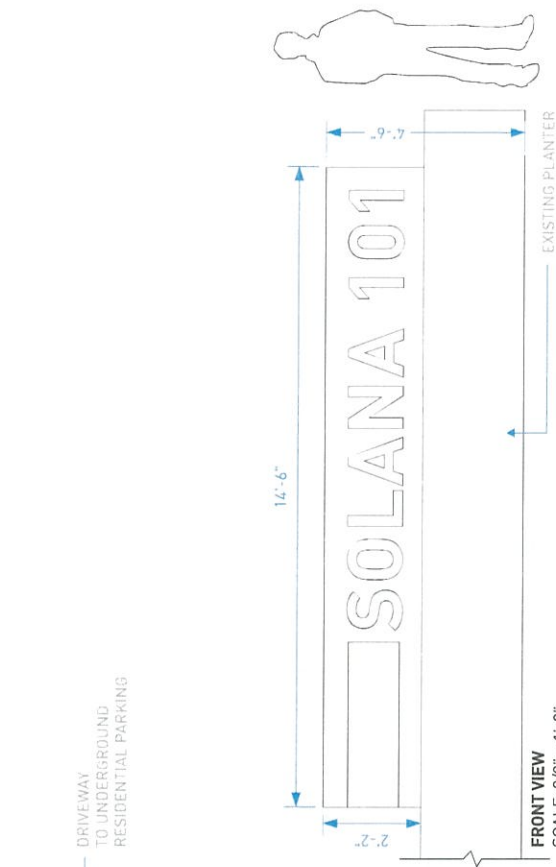
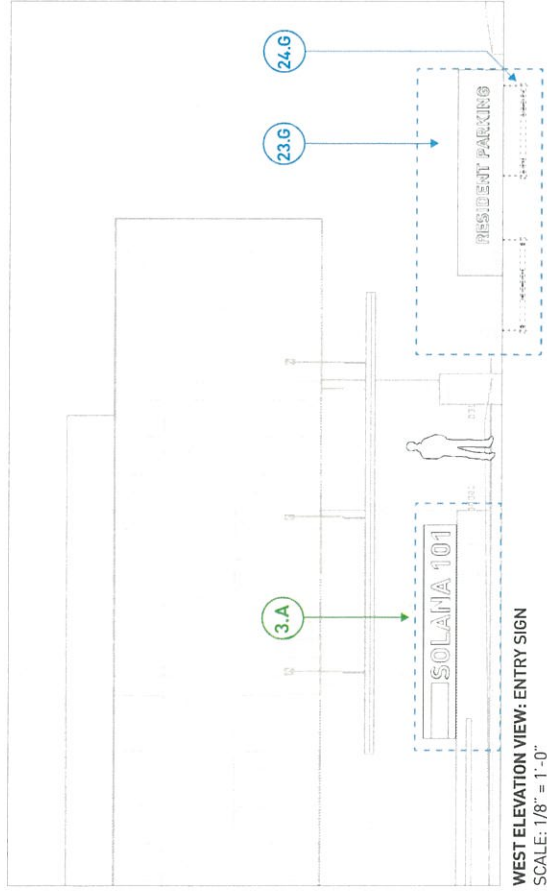
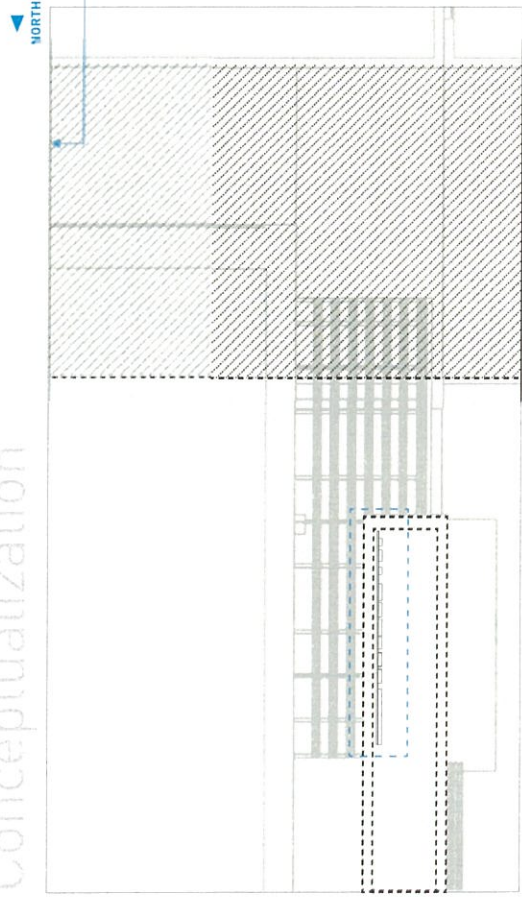


SIDE VIEW
SCALE: 3/8" = 1'-0"

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CONCEPTUALIZATION: 3.A SECONDARY ENTRY (WEST)

Conceptualization



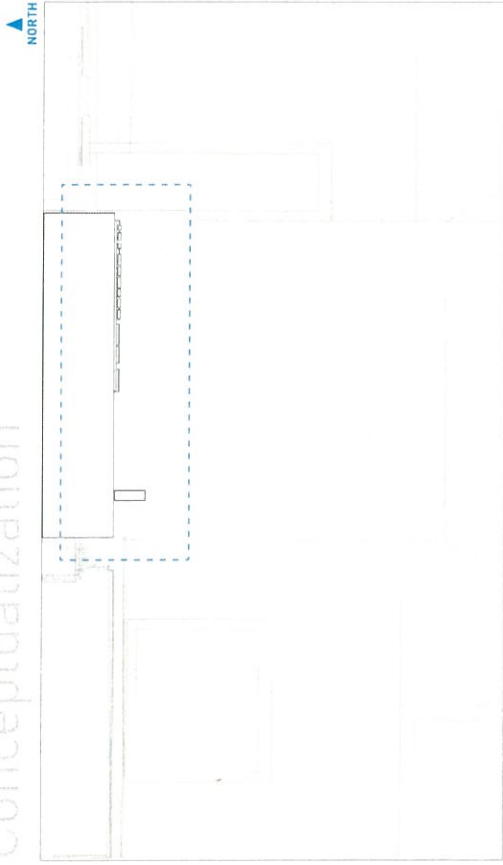
- SIGN SPECIFICATIONS***
- 3.A** SECONDARY SOLANA 101 ENTRY SIGN: CUSTOM, FREE-STANDING MONUMENT SIGN TO IDENTIFY THE PROJECT OFF OF SIERRA AVENUE. THIS SIGN IS NOT TO EXCEED 32 SQUARE FEET. GRAPHICS TO INCLUDE THE PROJECT LOGO MARK (TBD). THE SIGN WILL INCLUDE MATERIALS AND COLORS THAT INTEGRATE WITH THE BUILDING ARCHITECTURE. THE SIGN WILL HAVE REVERSE-HALO ILLUMINATION.
 - 23.G** RESIDENTIAL PARKING GARAGE ENTRY WALL SIGN: CUSTOM, WALL MOUNTED SIGN GRAPHICS TO IDENTIFY THE VEHICULAR ENTRANCE TO THE PROJECT'S RESIDENTIAL UNDERGROUND PARKING GARAGE OFF SIERRA AVE. THIS WALL SIGN IS NOT TO EXCEED 100 SQUARE FEET. GRAPHICS TO INCLUDE THE WORDS "RESIDENTIAL PARKING" AS WELL AS A DIRECTIONAL ARROW. THE SIGN WILL INCLUDE MATERIALS AND COLORS THAT INTEGRATE WITH THE BUILDING ARCHITECTURE. THE SIGN WILL BE EITHER EXTERNALLY ILLUMINATED OR HAVE REVERSE-HALO ILLUMINATION.
 - 24.G** VEHICULAR INFORMATIONAL / DIRECTIONAL SIGNS: VEHICULAR ORIENTED ENTRANCE / EXIT SIGNS WITH CLEARANCE HEIGHT INFO.

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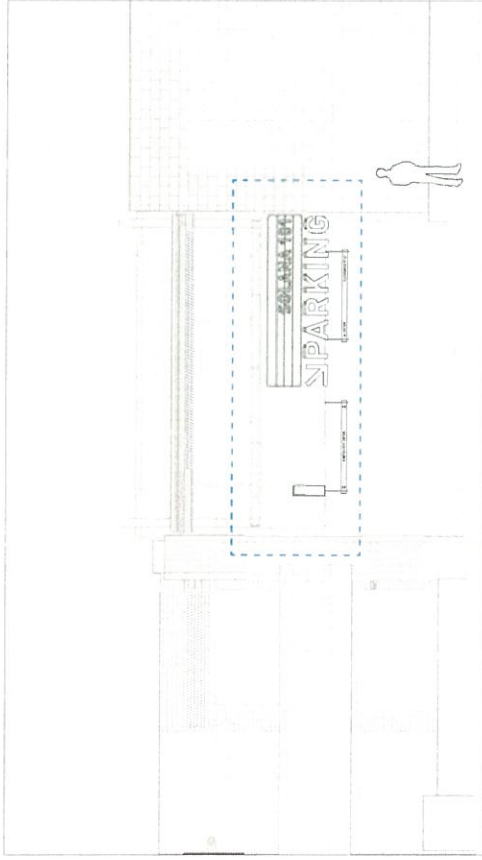
Solana 101 | Comprehensive Sign Plan

CONCEPTUALIZATION: 4.A PARKING GARAGE ENTRY (SOUTH)

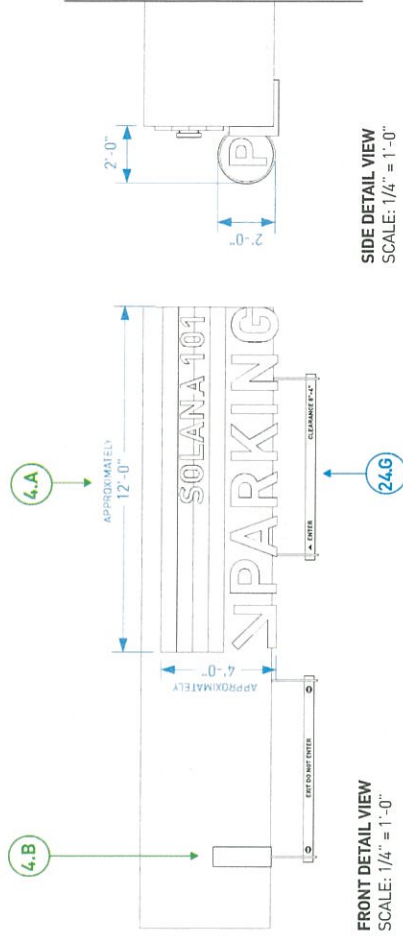
Conceptualization



PLAN VIEW
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION VIEW: PARKING ENTRY SIGN
SCALE: 1/8" = 1'-0"



FRONT DETAIL VIEW
SCALE: 1/4" = 1'-0"

SIDE DETAIL VIEW
SCALE: 1/4" = 1'-0"

SIGN SPECIFICATIONS*

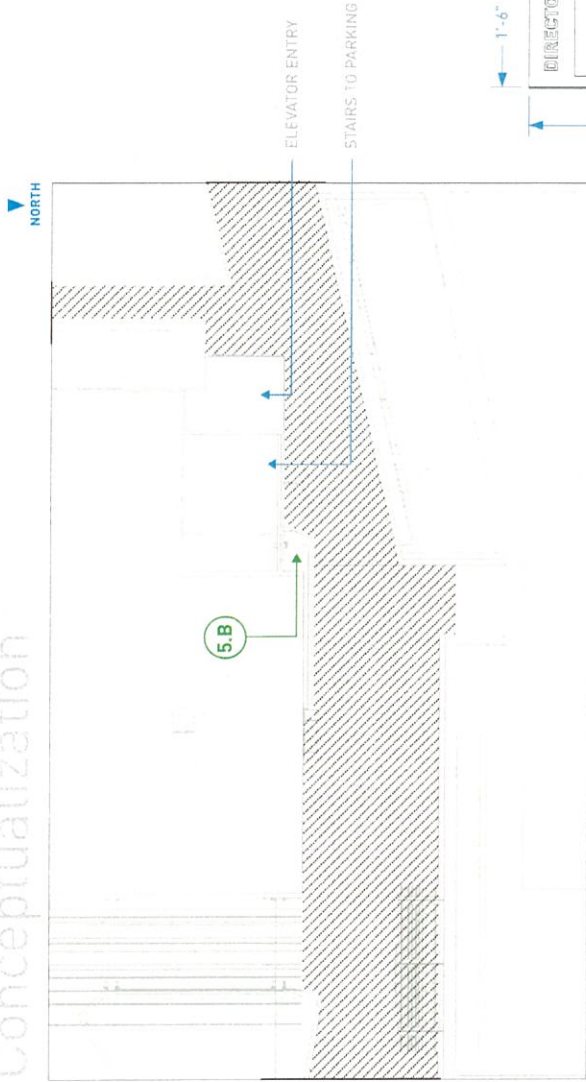
- 4.A** **PARKING GARAGE ENTRY WALL SIGN:** CUSTOM, WALL MOUNTED SIGN GRAPHICS TO IDENTIFY THE VEHICULAR ENTRANCE TO THE PROJECT'S UNDERGROUND PARKING GARAGE OFF DAHLIA DRIVE. THIS WALL SIGN IS NOT TO EXCEED 100 SQUARE FEET. GRAPHICS TO INCLUDE THE PROJECT LOGO MARK (TBD), THE WORD "PARK" OR "PARKING" AND DIRECTIONAL ARROW. THE SIGN WILL INCLUDE MATERIALS AND COLORS THAT INTEGRATE WITH THE BUILDING ARCHITECTURE. THE SIGN WILL BE INTERNALLY ILLUMINATED.
- 4.B** **PARKING PROJECTING SIGN:** IN ADDITION TO THE WALL SIGN, A VEHICULAR PROJECTING BLADE SIGN WITH PARKING IDENTIFICATION WILL BE ALLOWED TO REINFORCE THE PARKING ENTRY FROM HIGHWAY 101. THE SIGN SHALL NOT EXCEED 4 SQUARE FEET. THE SIGN WILL BE INTERNALLY ILLUMINATED.
- 24.G** **VEHICULAR INFORMATIONAL / DIRECTIONAL SIGNS:** VEHICULAR ORIENTED ENTRANCE / EXIT SIGNS WITH CLEARANCE HEIGHT INFO

*THESE SIGNS ARE CONCEPTUALIZATIONS AND SUBJECT TO STYLE AND MATERIAL CHANGES. ALL SIGNS, MATERIALS, FINISHES, AND PLACEMENT ARE SUBJECT TO REVIEW AND APPROVAL OF SOLANA 101 MANAGEMENT AND THE CITY OF SOLANA BEACH.

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CONCEPTUALIZATION: 5.B TENANT DIRECTORY

Conceptualization



PLAN VIEW: LOCATION 1 - EAST ENTRY INTO COURTYARD / ELEVATOR / STAIRS
SCALE: NTS



PLAN VIEW: LOCATION 2 - WEST ENTRY INTO COURTYARD
SCALE: NTS

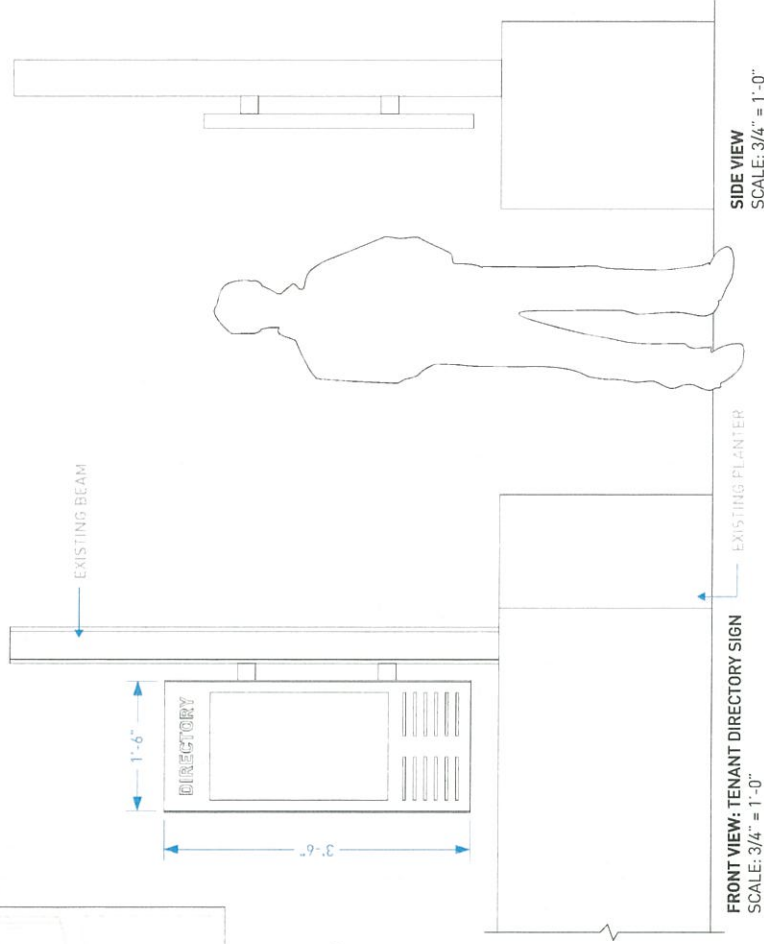
SIGN SPECIFICATIONS*

5.B

TENANT DIRECTORY SIGN:

CUSTOM, PEDESTRIAN ORIENTED TENANT DIRECTORY WITH MAP AND TENANT LISTING. THE SIGN WILL INCLUDE MATERIALS AND COLORS THAT INTEGRATE WITH THE BUILDING ARCHITECTURE. THE SIGN WILL BE INTERNALLY ILLUMINATED.

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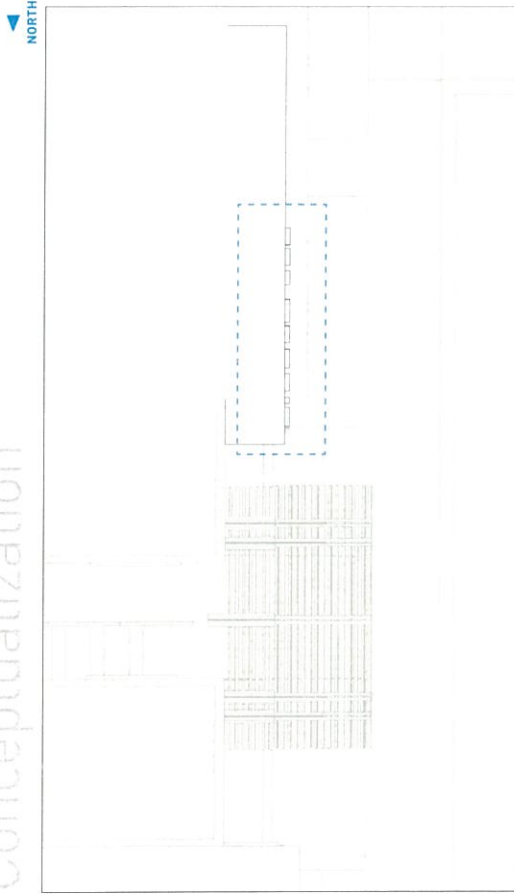
FRONT VIEW: TENANT DIRECTORY SIGN
SCALE: 3/4" = 1'-0"

SIDE VIEW
SCALE: 3/4" = 1'-0"

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CONCEPTUALIZATION: 28.J TENANT DIRECTORY

Conceptualization

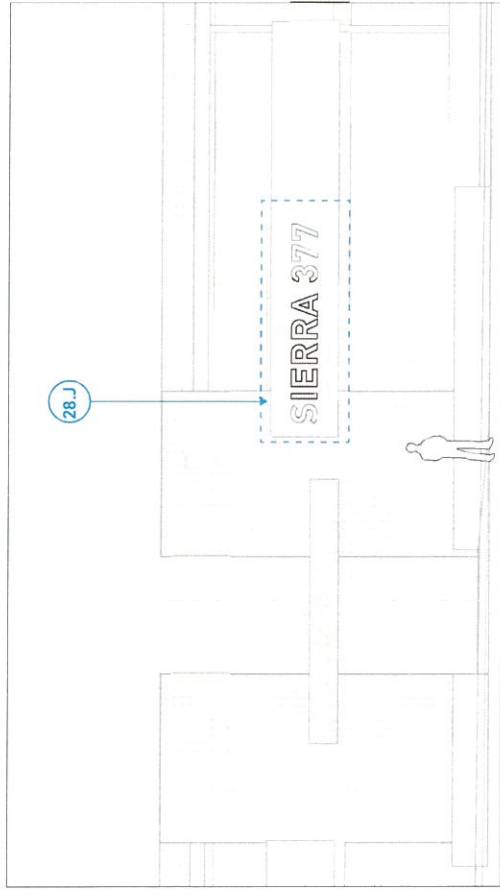


PLAN VIEW
SCALE: 1/8" = 1'-0"

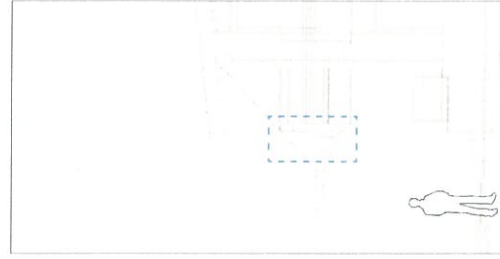


FRONT VIEW
SCALE: 3/8" = 1'-0"

SIDE VIEW
SCALE: 3/8" = 1'-0"



WEST ELEVATION VIEW: ENTRY SIGN
SCALE: 1/8" = 1'-0"



SIDE VIEW
SCALE: 1/8" = 1'-0"

SIGN SPECIFICATIONS*

28.J

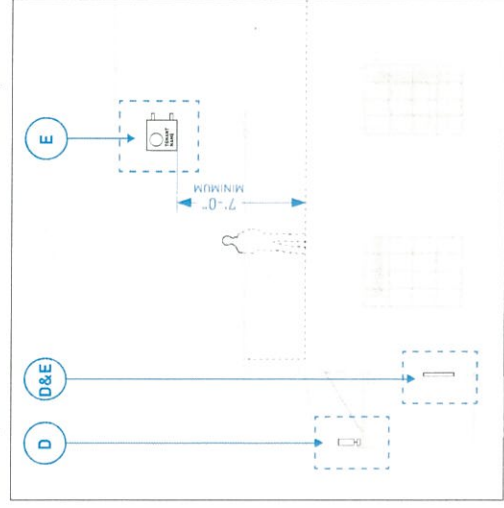
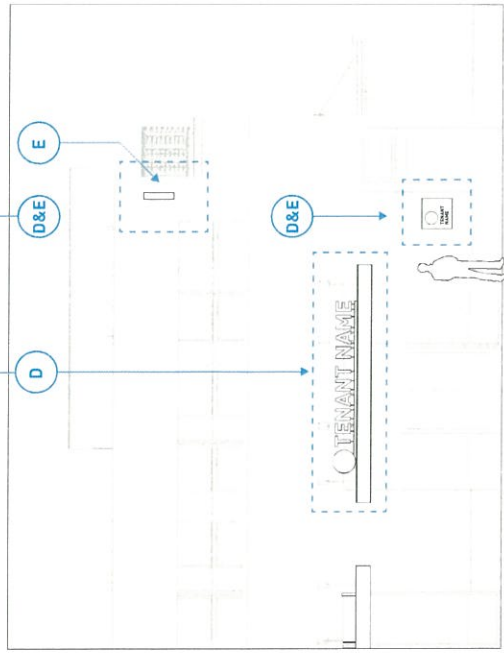
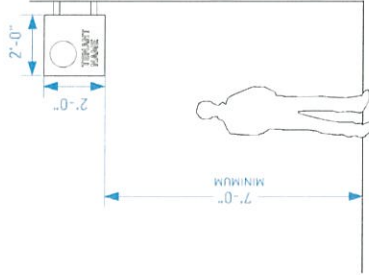
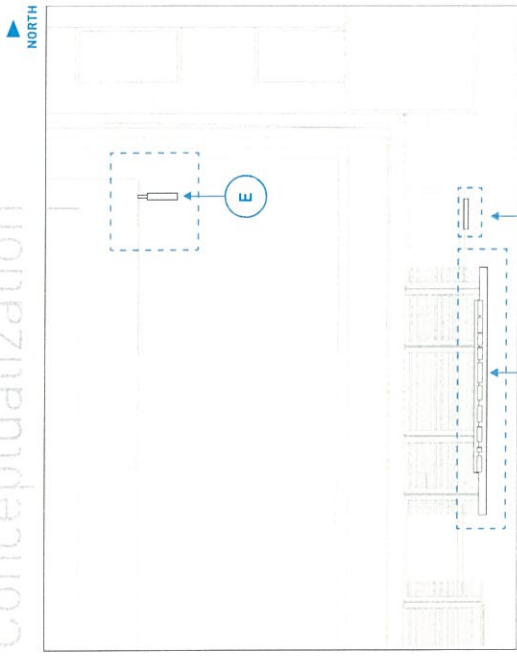
RESIDENTIAL ID SIGN:
A WALL MOUNTED SIGN TO IDENTIFY THE RESIDENTIAL PROPERTY OFF OF SIERRA AVENUE. THIS WALL SIGN IS NOT TO EXCEED 81 SQUARE FEET. GRAPHICS TO INCLUDE THE PROJECT LOGO MARK (TBD) AND ADDRESS. THE SIGN WILL INCLUDE MATERIALS AND COLORS THAT INTEGRATE WITH THE BUILDING ARCHITECTURE. THE SIGN WILL HAVE REVERSE-HALO ILLUMINATION.

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CONCEPTUALIZATION: D&E RETAIL AND OFFICE TENANT SIGNS

Conceptualization



SIGN SPECIFICATIONS*

D RETAIL-GROUND LEVEL PRIMARY TENANT ID SIGN:
EXAMPLE OF AWNING MOUNTED SIGN TO IDENTIFY TENANT SPACE. TENANT SPACES ARE ALLOWED ONE SQUARE FOOT OF SIGNING PER LINEAR FOOT OF SUITE FRONTAGE. GRAPHICS TO INCLUDE TENANT LOGO MARK (TBD). THE SIGN WILL BE INTERNALLY ILLUMINATED.

E UPPER-OFFICE LEVEL PRIMARY TENANT ID:
EXAMPLE OF PROJECTING BLADE SIGN. GRAPHICS INCLUDE TENANT LOGO AND SIGN MUST NOT EXCEED 4 SQUARE FEET IN SIZE, WITH A MINIMUM OF 7'-0" CLEARANCE TO BOTTOM OF SIGN. THE SIGN MAY BE INTERNALLY ILLUMINATED.

D&E SECONDARY TENANT ID WALL PLAQUE SIGN:
(APPLIES TO RETAIL-GROUND AND UPPER-OFFICE TENANTS)
EXAMPLE OF A WALL-MOUNTED TENANT PLAQUE. GRAPHICS INCLUDE TENANT LOGO AND SIGN MUST NOT EXCEED 4 SQUARE FEET IN SIZE. THE SIGN MAY BE INTERNALLY ILLUMINATED.

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STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: July 10, 2018
ORIGINATING DEPT: Community Development Department
SUBJECT: Public Hearing: Consideration of Resolution Nos. 2018-097, 2018-098, and 2018-099 Approving the Final EIR and an Application for a DRP/SDP/SUB/CSP for Solana 101, a Mixed Use Development at the Northwest Corner of S. Highway 101 and Dahlia Drive (Case # 17-14-08 Applicant: Zephyr Partners)

STAFF REPORT ADDENDUM Item # B.2

STAFF REPORT CORRECTION:

Staff was made aware of a correction that must be made to the approving Resolution 2018-099 regarding the proposed story pole and building height of the Project. Specifically, Community Development Department Condition A.VI in Resolution 2018-099 should be corrected and replaced in its entirety to read as follows:

- VI. Prior to requesting a framing inspection, the Applicant will be required to submit a height certification, signed by a licensed land surveyor, certifying that the maximum building height of the structure does not exceed 96.1 feet above MSL at Story Pole #47, and 32.2 feet above the existing grade as measured from the lower of the existing or proposed grade at the location of Story Pole #57, and is in conformance with the plans as approved by the City Council on July 10, 2018 and the certified story pole plot plan.

COMPREHENSIVE SIGN PLAN (CSP):

The Staff Report of this project provided two options for the City Council's consideration of the CSP. At this time, Staff is recommending that the City Council defer consideration of the CSP to a subsequent Council meeting within than ninety (90) days following approval of the DRP and SDP.

ADDITIONAL CONDITIONS OF APPROVAL:

Through further analysis and review, staff recommends that additional conditions of approval be considered by the City Council in their review and consideration of the Project. The proposed conditions are contained in Exhibit A to this Staff Report Addendum and, if approved by the City Council, would be incorporated into the respective authorizing resolutions.

Attachments:

1. Exhibit A – Conditions of Approval

EXHIBIT A

CONDITIONS OF APPROVAL – SOLANA 101

For inclusion into Resolutions 2018-098 (SUB) and 2018-099 (DRP)

The following shall be conditions of approval of this Project:

I. DEVELOPMENT REVIEW PERMIT – CONDITIONS OF APPROVAL

1. SIDEWALKS

- (a) South Highway 101: A minimum fifteen (15) foot wide sidewalk plus six (6) inch curb shall be provided and maintained. The material and finish shall be the same as existing public sidewalk improvements on South Highway 101 at the Project site.
- (b) Dahlia Drive and South Sierra Avenue: A minimum five and one-half (5 ½) foot wide sidewalk plus six (6) inch curb shall be provided and maintained. The material and finish of this sidewalk shall be the same as existing public sidewalks along South Sierra Avenue nearby the Project. The transition from the sidewalk material and finish on South Highway 101 to the different sidewalk material and finish used on Dahlia Drive shall begin at the east side of the residential apartment building on Dahlia Drive as shown on the building plans for the Project.

2. LANDSCAPE PLAN

- (a) Tree Mix: The mix of trees shall be at least 60% evergreen and 40% deciduous.
- (b) Quantity of Landscaping: At a minimum, the quantity of trees and other vegetation shown on the Landscape Plan shall be permanently maintained.
- (c) Quality: Trees and other vegetation shall be the same or better architectural significance, design value and quality as shown on the Landscape Plan and shall be permanently maintained.
- (d) Requirement to Maintain Trees and Vegetation: The landscape buffer areas shall be permanently maintained with trees and vegetation that have a level of architectural significance, design value and quality that is substantially the same or better than as shown on the Landscape Plan. Such trees and other vegetation shall not be removed unless concurrently replaced.

- (e) Removal and Replacement: Trees and other vegetation shall not be removed without concurrently replacing same. When replacing trees and other vegetation, the same or better level of architectural significance, design value and quality shown on the Landscape Plan. Replacement trees shall be of equal or larger size as the trees being removed.
- (f) Final Landscape Plan: The City Council has approved the “conceptual landscape plan.” The “final landscape plan” shall be submitted to the City Council for approval. Selection of the tree species (including the height of trees at maturity) and placement of the trees along South Sierra Avenue for the final landscape plan shall consider and mitigate potential for blocking views of residences located on South Sierra Avenue that filed view claims concerning this Project.

3. LANDSCAPE BUFFER AREA

- (a) Landscape Buffer Areas: A “landscape buffer area” shall be provided and maintained between each respective building facade and the adjacent edge of the sidewalk closest to the building façade where adjacent to the public right-of-way and the area between the building facades and the northern property line. The landscape buffer areas shall be planted with trees and vegetation that provide at least ninety percent (90%) coverage of the landscape buffer area.

Landscape buffer areas shall be provided for the office building and residential apartment building fronting South Sierra Avenue, for the residential apartment building fronting Dahlia Drive, and along the northern property line of the Project between the property line and the facades of the office buildings and retail building.

The landscape buffer areas shall be established and maintained as follows:

- (i) South Sierra Avenue Office Building Landscape Buffer Area: A minimum seventeen (17) foot wide landscape buffer area between the sidewalk and the west side building facade of the office building shall be maintained.
- (ii) South Sierra Avenue Apartment Building Landscape Buffer Area: A minimum thirteen (13) foot wide landscape buffer area between the sidewalk and the west-facing building facade of the residential apartment building shall be maintained.
- (iii) Dahlia Drive Landscape Buffer Area: A minimum seventeen (17) foot wide landscape buffer area between the sidewalk and the south-facing building facade of the residential apartment building shall be maintained. This landscape buffer area shall begin at South Sierra Avenue and continue easterly on Dahlia Drive up to

the truck loading/rideshare area located on the east side of the restaurant space located at the southwest corner of the Project site.

- (iv) North Property Line Landscape Buffer Area: A five (5) foot wide landscape buffer area between the north-facing building facade and the property line shall be maintained.
- (c) Requirement to Maintain Minimum Size of Landscape Buffer Areas: The minimum dimensions (i.e., distance east to west, and north to south) and size of the landscape buffer areas referenced herein as set forth herein shall be maintained and shall not be reduced. No portion of any landscape buffer area shall be converted to patios, decks, walkways, or other non-landscape uses.
- (d) Exceptions to Landscape Buffer Area - Walkway Between Sidewalk and Entrance to Office Building:
 - (i) Entrances to Office Building from South Sierra Avenue: For the office building that is located contiguous with and has frontage on South Sierra Avenue, no more than two (2) entrances shall be provided on the west side of this office building fronting Sierra Avenue.
 - (ii) Walkways to Entrances of Office Building from South Sierra Avenue: Only one walkway from the sidewalk along South Sierra Avenue shall be provided to each entrance door on the west side of the office building located on South Sierra Avenue. Each entrance door walkway shall not be wider than twelve (12) feet, including any built-in benches, seating, planters, or other improvements on or associated with the walkway.
 - (iii) Except as expressly permitted herein, no patios, decks, walkways, or other non-landscape uses are permitted in any of the landscape buffer areas referenced herein.

4. PARKING GARAGE

The building plans for the parking garage shall provide the quantity of parking spaces shown on the plans dated September 15, 2017 and the spaces shall be in compliance with the City's Off-Street Parking Manual. The plans for the parking garage shall number each individual parking space and shall be reviewed by the City's third party reviewer to determine that the plans comply with the City's Off-Street Parking Manual.

5. BUILDING SETBACKS

- (a) Set Back of Office Building Facade (Distance Between West Building Facade of Office Building and Curb). The building facade on the west side

of the office building on South Sierra Avenue shall be set back from the edge of the sidewalk that is closest to the west side building facade the following distances:

- (i) First Floor: The first floor level shall be set back a minimum of seventeen (17) feet from the edge of the sidewalk that is closest to the west side building facade; and
- (ii) Second Floor: The second floor level shall be set back a minimum of sixteen (16) feet from the edge of the sidewalk that is closest to the west side building facade.

6. **BUILDING HEIGHTS**

- (a) Finished Building Heights: The maximum finished height of all buildings and structures of the Project shall not exceed the maximum finished heights set forth in the written agreements entered into between the Applicant and the four parties that filed Applications for View Assessment against the Project. The maximum building heights set forth in the four Agreements are incorporated herein by reference.
- (b) Confirm Building Heights Before Framing Inspection: Within twenty days after City Council's conditional approval of the Development Review Permit for this Project, Applicant shall prepare and submit to the City Manager a chart in the form and content acceptable to the City Manager which at a minimum sets forth the following information for each roof or roof section of each building in the Project: (i) The story pole number of each of the four corners (approximate) of each roof or roof section (e.g., there are three roof sections on the residential apartment building); (ii) The maximum height (MSL) of the completed framing for each of the four corners (approximate) of each roof or roof section; and (iii) The maximum finished height (MSL) for each of the four corners of each roof or roof section after installation of roofing materials, parapet walls, if any, HVAC mechanical equipment, and related screening. The foregoing maximum heights shall be consistent with the maximum finished heights set forth in the written agreements entered into between the Applicant and the four parties that filed Applications for View Assessment against the Project.

7. **ROOF DECKS**

Second Floor Level and Third Floor Level Roof Decks: No shade structure, device, equipment, or facility designed to provide shade or otherwise cover the deck area, including but not limited to support poles and sail shades, trellis, or retractable awning, shall be temporarily or permanently installed or maintained on any second floor level or third floor level roof deck. However, an awning may be installed and attached to the exterior wall of the building directly above any access door to the deck area if the awning does not exceed the following dimensions: the length of the awning is equal to the width of the access door to

the deck and the awning does not extend more than three feet from the exterior wall where the access door is located. Notwithstanding the foregoing, free-standing moveable market umbrella(s) may be temporarily placed on the deck to provide shade when the deck is occupied.

8. **EXTERIOR MATERIALS**

- (a) **Materials Approved:** The Project shall be constructed with exterior materials that are of high architectural and design quality and are of the same type and design and of the same appearance, finish, and architectural design significance and are substantially the same or better quality as the exterior materials shown in the plans, illustrations, photographs, photo and electronic simulations, renderings, and other visual and graphic images submitted by the Applicant and presented to the City Council for consideration and approval of this Project.
- (b) **Colors and Materials Sample Board:** Within twenty (20) days after City Council's conditional approval of the Development Review Permit for this Project, Applicant shall prepare and submit for approval by the City Manager a sample board that provides samples of the exterior colors and materials.

9. **PARKING**

- (a) **No Charge for Parking:** There shall not be any charge or fee to park in the parking garage for the Project. Therefore, for the purpose of example and not for limitation, there shall not be any charge to park in the parking garage for any tenants of the Project or their respective employees, customers, invitees, guests, visitors, and contractors that provide services to tenants of the Project. An exception to this requirement shall be charges associated with the Electric Vehicle (EV) charging stations provided for the commercial parking spaces.
- (b) **Access to Parking Garage:** Tenants of the office, retail, and restaurant spaces and their respective employees, guests, customers, and service providers shall be provided a separate segregated area in the parking garage as shown on the building plans that have been submitted to the City Council for approval. They shall access the parking garage using the entrance located on Dahlia Drive.

Tenants of the residential apartment building shall be provided a separate segregated area in the parking garage as shown on the building plans that have been submitted to the City Council for approval. Tenants of the residential apartment building shall access the parking garage using the entrance located on South Sierra Avenue. Their access may be regulated with an "access card" or other managed parking system. Parking for visitors of the tenants in the residential apartment building will be allowed

to park free of charge in the portion of the parking garage provided for tenants of the offices, retail, and restaurant spaces and their customers.

- (c) No Assigned Parking Spaces: Except for tenants of the residential apartment building, parking spaces shall not be assigned or otherwise reserved for any tenants of the Project or their respective employees, customers, and guests.

10. **RETAIL AND RESTAURANT USES**

Street Level Space along South Highway 101: The street level space (first floor level) of the three buildings that have frontage along South Highway 101 shall only be leased, occupied, and used for retail trade establishments and restaurant uses as those uses are defined in the Solana Beach Municipal Code (SBMC). The southern-most of these three buildings shall only be used as a restaurant. The street level space (first floor level) of the middle building shall only be used as a restaurant. The street level space (first floor level) of the northern-most of the three buildings shall only be used as retail, restaurant, or food service uses.

11. **RESIDENTIAL APARTMENT BUILDING**

Long Term Rentals: The residential apartments shall be rented on a month-to-month or longer term basis only and shall not be rented for a term that is less than thirty (30) days. The apartments shall not be rented for short term vacation rentals that have a term of less than thirty (30) days. In addition, no tenant or occupant of any residential apartment shall assign or sublease the apartment for a term of less than thirty days or allow short term vacation rental use. This restriction on assignment and subletting shall be included in all leases and rental agreements for the apartments.

13. **CONDOMINIUM DOCUMENTS**

- (a) Approval of Condo Documents: The approval of the Development Review Permit (DRP) is conditioned upon the City Council's review and approval of the terms, conditions, and provisions of the documents for the formation and operation of the condominium project (collectively the "**Condo Documents**"), including but not limited to the following: Declaration of Covenants, Conditions, and Restrictions; Condominium Plan; reciprocal easements; the Articles of Incorporation and Bylaws for the corporate entity that will constitute the Owners' Association; any management, operating, or other agreements concerning the formation and operation of the Project; and any documents that allocate or regulate the rights and responsibilities of the owners of the condominiums and/or the occupants, visitors, customers, or invitees thereof.
- (b) Amendment of Condo Documents: The Condo Documents shall include provisions approved by the City Council which require that the owners shall obtain the approval of the City Council as a condition precedent

before any amendment of any document or agreement that is a Condo Document can become effective.

- (c) Parking Spaces: The Condo Documents shall include provisions approved by the City Council which require that the parking spaces in the portion of the Project's parking garage provided for commercial tenants (e.g., offices, retail, and restaurant uses) shall be and remain "common area" and shall be available for use by all commercial tenants and their employees, customers, and invitees and visitors of the tenants of the residential apartment building. No parking spaces shall be assigned, sold, conveyed, transferred to any condominium owner or otherwise reserved for any condominium owner or their tenant(s), employees, customers, and invitees.

- (d) **BUILDING MAINTENANCE**

Office Buildings and Common Areas: The office buildings and all common areas of the Project shall be maintained as "Class A" Office buildings as this term is customarily used in the commercial leasing industry during the life of the Project.

14. **CORRECTION OF BUILDING PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW PERMIT**

Corrected Version of Building Plans: The latest version of the building plans for the DRP that the Applicant has submitted to the City in connection with this application (Case #17-14-08) shall be corrected and updated so that they are substantially consistent with and conform to the building plans last submitted by the Applicant to the City as Sheet A1.0 (Site Plan), Sheet A1.1 (FAR Calculations), and Sheet L-1 (Conceptual Landscape Plan) which set forth Applicant's intended final version of the Project (as represented by the Applicant to the City Manager).

15. **KIOSKS**

Kiosk Locations: No Kiosk shall be located on the sidewalk adjacent to the Project or within the public right -of-way.

16. **ACCESS TO COMMON AREA**

Public Access to Common Area: The common area of the Project, including the courtyard area located between the residential apartment building on the south side, the office buildings on the north side, and the retail and restaurant buildings on the east side of the Project, shall remain open for public access. The "Findings of Fact" (page 4) of the EIR for this Project refers to this open area as the "east-west open space spine that would serve as a public walkway from Highway 101 through the development to South Sierra Avenue."

17. **PUBLIC ART**

City Council Approval: If the Applicant elects to incorporate and install public art in the Project, the Applicant shall submit its proposal to the City's Public Arts Commission ("PAC") for review and consideration. Thereafter, the recommendation of the PAC concerning the proposed art shall be submitted to the City Council for approval.

18. **SURVIVAL OF CONDITIONS OF APPROVAL**

The covenants and conditions set forth herein shall be continuing and shall remain in full force and effect for the life of the Project and shall survive and remain in full force and effect after the issuance of the building permits and construction of the Project.

II. **SUBDIVISION TO CREATE CONDOMINIUM REGIME – CONDITIONS OF APPROVAL**

1. **CONDOMINIUM DOCUMENTS**

- (a) Approval of Condo Documents: The approval of the Tentative Map (TM) shall be subject to the City Council's review and approval of the terms, conditions, and provisions of the documents for the formation and operation of the condominium project (collectively the "**Condo Documents**"), including but not limited to the following: Declaration of Covenants, Conditions, and Restrictions; Condominium Plan; reciprocal easements; the Articles of Incorporation and Bylaws for the corporate entity that will constitute the Owners' Association; any management, operating, or other agreements concerning the formation and operation of the Project; and any documents that allocate or regulate the rights and responsibilities of the owners of the condominiums and/or the occupants, visitors, customers, or invitees thereof.
- (b) Amendment of Condo Documents: The Condo Documents shall include provisions approved by the City Council which require that the owners shall obtain the approval of the City Council as a condition precedent before any future amendment of any document or agreement that is a Condo Document can become effective.
- (c) Parking Spaces: The Condo Documents shall include provisions approved by the City Council which require that the parking spaces in the portion of the Project's parking garage provided for commercial tenants (e.g., offices, retail, and restaurant uses) shall be and remain "common area" and shall be available for use by all commercial tenants and their employees, customers, and invitees and visitors of the tenants of the residential apartment building. No parking spaces shall be assigned, sold, conveyed, transferred to any condominium owner or otherwise reserved

for any condominium owner or their tenant(s), employees, customers, and invitees.

2. **CORRECTION OF TENTATIVE PARCEL MAP TO BE CONSISTENT WITH PLANS SUBMITTED FOR THE DEVELOPMENT REVIEW PERMIT**

Corrected Version of Building Plans: The plan sheets for the latest version of the TM submitted by the Applicant to the City in connection with this application (Case #17-14-08) shall be corrected and updated so that they are substantially consistent with and conform to the building plans last submitted by the Applicant to the City concerning the DRP as Sheet A1.0 (Site Plan), Sheet A1.1 (FAR Calculations), and Sheet L-1 (Conceptual Landscape Plan) which set forth Applicant's intended final version of the Project (as represented by the Applicant to the City Manager).

3. **FINAL SUBDIVISION MAP**

The final Condo Documents (as defined herein) and the Final Subdivision Map shall be submitted to the City Council for approval prior to the recording the Final Subdivision Map.

4. **SURVIVAL OF CONDITIONS OF APPROVAL**

Continuing Covenants and Conditions: The covenants and conditions set forth herein shall be continuing and shall remain in full force and effect for the life of the Project and shall survive and remain in full force and effect after the issuance of the building permits and construction of the Project.

RESOLUTION NO. 2018-130

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, MODIFYING A CONDITIONAL APPROVAL OF A DEVELOPMENT REVIEW PERMIT, AND STRUCTURE DEVELOPMENT PERMIT FOR SOLANA BEACH 101, A MIXED USE DEVELOPMENT ON PROPERTY AT THE NORTHWEST CORNER OF HIGHWAY 101 AND DAHLIA DRIVE.

APPLICANT: Zephyr Partners
CASE NO.: 17-14-08 CSP

WHEREAS, Zephyr Partners (hereinafter referred to as "Applicant") has submitted an application for a Development Review Permit (DRP), Structure Development Permit (SDP), and Comprehensive Sign Program (CSP) subject to Title 17 (Zoning), of the Solana Beach Municipal Code (SBMC); and

WHEREAS, at the public hearing on July 10, 2018, the City Council received and considered evidence concerning the proposed application as revised; and

WHEREAS, the public hearing was conducted pursuant to the provisions of Solana Beach Municipal Code Section 17.72.030; and

WHEREAS, the City Council of the City of Solana Beach certified the Final Environmental Impact Report (FEIR), and adopted a Mitigation Monitoring and Reporting Program (MMRP) and Findings of Fact for the Solana Beach 101 project in accordance with the California Environmental Quality Act and the State CEQA Guidelines via Resolution 2018-098; and

WHEREAS, on July 10, 2018, the City Council conditionally approved a DRP and SDP with a requirement that the Applicant submit a Comprehensive Sign Plan (CSP) for City Council consideration within 90 days; and

WHEREAS, the Applicant is rethinking the branding of the project and in the process of hiring a consultant; and

WHEREAS, the rebranding of the project may have an effect on the type of signage that would be proposed; and

WHEREAS, the Applicant would also like to submit the CSP and Final Landscape Plan for City Council review concurrently; and

WHEREAS, the Applicant anticipates the Final Landscape Plan to be available in early Summer 2019; and

WHEREAS, this decision is based upon the evidence presented at the hearing, and

any information the City Council gathered by viewing the site and the area as disclosed at the hearing.

NOW THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the foregoing recitations are true and correct.
2. That the City Council has adopted and certified the FEIR in compliance with CEQA pursuant to Sections 15161 of the State CEQA Guidelines, adopted the MMRP, and made the required Findings of Fact. Therefore, no further environmental review is required.
3. That the request to modify the conditional DRP and SDP approval for Solana Beach 101, a mixed use development, is hereby approved by allowing the Applicant additional time to contract with a branding company, and submit a CSP and Final Landscape Plan.
4. All other terms and conditions of Resolution 2018-098 remain in full force and effect.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 10th day of October, 2018, by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSENT: Councilmembers –
ABSTAIN: Councilmembers –

DAVE ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION NO. 2018-130

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE REQUEST TO SUBMIT THE CONCEPTUAL SIGN PLAN AND FINAL LANDSCAPE PLAN CONCURRENTLY FOR SOLANA BEACH 101 PROJECT, A MIXED USE DEVELOPMENT ON PROPERTY AT THE NORTHWEST CORNER OF HIGHWAY 101 AND DAHLIA DRIVE.

APPLICANT: Zephyr Partners
CASE NO.: 17-14-08 CSP

WHEREAS, Zephyr Partners (hereinafter referred to as "Applicant") has submitted an application for a Development Review Permit (DRP), Structure Development Permit (SDP), and Comprehensive Sign Program (CSP) subject to Title 17 (Zoning), of the Solana Beach Municipal Code (SBMC); and

WHEREAS, at the public hearing on July 10, 2018, the City Council received and considered evidence concerning the proposed application as revised; and

WHEREAS, the public hearing was conducted pursuant to the provisions of Solana Beach Municipal Code Section 17.72.030; and

WHEREAS, the City Council of the City of Solana Beach certified the Final Environmental Impact Report (FEIR), and adopted a Mitigation Monitoring and Reporting Program (MMRP) and Findings of Fact for the Solana Beach 101 project in accordance with the California Environmental Quality Act and the State CEQA Guidelines via Resolution 2018-098; and

WHEREAS, on July 10, 2018, the City Council conditionally approved a DRP and SDP with a requirement that the Applicant submit a Comprehensive Sign Plan (CSP) for City Council consideration within 90 days; and

WHEREAS, the Applicant is rethinking the branding of the project and in the process of hiring a consultant; and

WHEREAS, the rebranding of the project may have an effect on the type of signage that would be proposed; and

WHEREAS, the Applicant would also like to submit the CSP and Final Landscape Plan for City Council review concurrently; and

WHEREAS, the Applicant anticipates the Final Landscape Plan to be available in early Summer 2019; and

WHEREAS, this decision is based upon the evidence presented at the hearing, and

any information the City Council gathered by viewing the site and the area as disclosed at the hearing.

NOW THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the foregoing recitations are true and correct.
2. That the City Council has adopted and certified the FEIR in compliance with CEQA pursuant to Sections 15161 of the State CEQA Guidelines, adopted the MMRP, and made the required Findings of Fact. Therefore, no further environmental review is required.
3. That the request to submit the Conceptual Sign Plan and Final Landscape Plan concurrently for the Solana Beach 101 Project, a mixed use development, is hereby approved.
4. All other terms and conditions of Resolution 2018-098 remain in full force and effect.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 10th day of October, 2018, by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSENT: Councilmembers –
ABSTAIN: Councilmembers –

DAVE ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: October 10, 2018
ORIGINATING DEPT: Community Development
SUBJECT: Del Mar Resort Update

BACKGROUND:

The City of Del Mar is processing an application to develop a project known as the Del Mar Resort generally located on a 16.6-acre site at the southwest corner of Border Avenue and Camino del Mar. As currently proposed the Del Mar Resort project (the "Project") would include a multi-building resort complex consisting of a 251-room resort hotel, 76 resort villas, an 11-room visitor's inn, approximately 2,000 square feet of retail space, approximately 6,000 square feet of restaurant space, and 15 affordable rental units.

The proposed Del Mar Resort project requires a number of legislative as well as discretionary approvals from the City of Del Mar in order to proceed, including a Specific Plan, Community Plan/General Plan Amendment, Local Coastal Program Amendment, Design Review Permit, Coastal Development Permit, a Land Conservation Permit, and certification of an Environmental Impact Report (EIR).

At the Council meeting on September 26, 2018, a community member spoke during oral communications requesting that the City Council consider taking a formal position on the proposed Project. Following these comments, Council directed the City Manager to place this item on an upcoming Council agenda for discussion.

DISCUSSION:

The following is summary of a few steps in the process as outlined by the City of Del Mar staff:

COUNCIL ACTION:

Community Outreach

The Applicant for the Project, Zephyr Partners and The Robert Green Company, has initiated both formal and informational community outreach meetings, including initiation of the City of Del Mar's Citizens' Participation Program (CPP) prior to consideration of the Specific Plan or Design Review permits. The Applicant has met with adjacent HOAs and interested parties from the communities of Del Mar and Solana Beach.

The CPP is a formal process that the Applicant has conducted per the Del Mar Municipal Code (DMMC). Prior to submitting their formal application for Design Review, the Applicant is required to provide the City of Del Mar with a written response to any concerns raised during the CPP Meeting process explaining how the draft project plans would be modified as a result the concerns raised at the CPP meeting, or if not, the rationale thereof. Following the provisions of the DMMC, this information must be mailed to all recorded attendees of the Project Proposal Meeting (CPP2) as part of the CPP and included in a final CPP process report.

The following summarizes the Applicant's public outreach efforts:

- On May 6, 2017, the Applicant conducted the "Introductory CPP Meeting" required by the DMMC, also referred to as CPP#1.
- On May 13, 2017, the Applicant conducted another CPP#1 at the project site.
- On August 27, 2018, the Applicant conducted the "Project Proposal Meeting" required by the DMMC, also referred to as CPP#2, at the Del Mar Town Hall.

Additionally, the Applicant has developed an interactive website with project information, created a mailing list for interested parties and has conducted informal meetings and workshops with neighbors, stakeholders and other interested members of the public.

California Environmental Quality Act (CEQA)

An environmental Impact Report (EIR) is currently being prepared by an environmental consulting firm for the City of Del Mar. All CEQA study areas are being analyzed according to Del Mar staff, and the following technical studies are being prepared for analysis: Traffic/Circulation, Biological Resources, Cultural Resources, Geology and Soils, Air Quality, and Greenhouse Gas Emissions. The technical assessments will be used in the analysis and drafting of the EIR document. It is anticipated that the Draft Environmental Impact Report will be available for public review at the end of 2018, however, this is just an estimate at this time.

Planning Efforts for Adjacent Public Lands

At the September 18, 2017 Del Mar City Council meeting, the Del Mar City Council directed staff to include the adjacent public lands, including the Camino del Mar, Border Avenue and Via de la Valle Rights-of-Way, the Coastal Access Walkway, James G.

Scripps Bluff (North Bluff Preserve); and North Beach into the Specific Plan study area for purposes of context and CEQA environmental review.

Upcoming Public Meetings

On October 17, 2018 at 5:00pm, the Del Mar Planning Commission and Design Review Board will be conducting a non-action, joint workshop/meeting for early comment/input regarding the conceptual regulatory criteria on project design of the Del Mar Resort. Additionally, on October 23, 2018 at 4:30pm, there will be a presentation to the Del Mar Finance Committee on the Economic Impact and Fiscal Analysis Report prepared by Keyser Marston Associates Inc. Both meetings will be held at the Del Mar Town Hall, 1050 Camino Del Mar, Del Mar, CA 92014.

CEQA COMPLIANCE STATEMENT:

This update is not a project under the California Environmental Quality Act (CEQA), therefore not environmental analysis is required at this time.

FISCAL IMPACT:

There is no fiscal impact as a result of this item.

OPTIONS:

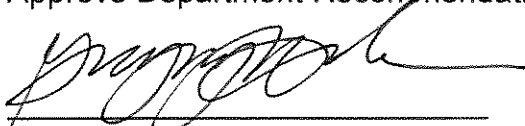
- Approve Staff recommendation.
- Provide alternative direction.

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council receive this staff report as well as any public testimony and provide direction to Staff as necessary.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



✓Gregory Wade, City Manager