

SOLANA BEACH CITY COUNCIL
REDEVELOPMENT AGENCY AND PUBLIC FINANCING AUTHORITY

JOINT **REGULAR** MEETING

MINUTES

WEDNESDAY, MARCH 12, 2008
6:00 P.M.

CITY COUNCIL CHAMBERS
635 S. HIGHWAY 101,
SOLANA BEACH, CALIFORNIA

The City Council acts as the City of Solana Beach Redevelopment Agency and the Public Financing Authority.

CALL TO ORDER AND ROLL CALL:

Present: Kellejian, Roberts, Nichols, Campbell, and Heebner.

Absent: None.

Also Present: Angela Ivey, City Clerk
David Ott, City Manager
Lisa Foster, Assistant City Attorney
Dennis Coleman, Finance Director
Park Morse, Interim Deputy City Mgr.
Chandra Collure, City Engineer
Steve Didier, Management Analyst
Tina Christiansen, Community Development Dir.

FLAG SALUTE:

Angela Ivey, City Clerk, led the flag salute.

APPROVAL OF AGENDA:

MOTION: Moved by Roberts and seconded by Heebner **Motion carried unanimously.**

PROCLAMATIONS: None

PRESENTATIONS:**1. California Park and Recreation Society Award Presentation for Fletcher Cove Park**

Linda Ron, Board of Directors of the Californai Park and Recreation Society, said that Solana Beach was presented an Award of Excellence at the recent Long Beach Awards Banquet.

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. Items can be referred to the City Manager for placement on a future agenda. The maximum time allotted for each presentation is THREE MINUTES as per SBMC . (Be aware of the timer lights on the Council dais.)

Michelle Stribling passed out pictures and a neighborhood petition regarding four 27 ft. light poles that were installed on March 3, 2008 in their Undergrounding district. She stated that the design did not fit with the neighborhood design compatibility, that they spent funds to have utilities undergrounded, and that they would like to request less intrusive light poles.

Bridget Augusta said that during the undergrounding light poles were discussed in specificity, that they want to maintain a small city feel, that many members in the district paid a lot of funds for the undergrounding, that a certain light at the end of Ocean and Pacific was discussed specifically for its location and that it bothers a lot of people and reflects directly into someone's home.

Council discussed considering a subcommittee or informal ad hoc committee.

Scott Billington stated that the City needed a Local Coastal Plan, that he heard that there was a lot of work going on, that it had been 10 years, that without it all the residents in the City were subject to the Coastal Commission staff, he displayed a picture of his property showing the line where the Coastal Commission would require him to build which was not reasonable, and asked Council and Staff to assist with his issue since there was not a Coastal Plan.

Council and staff discussion enused regarding the speaker's final vote at Coastal was 7/5 to deny the project that included a compromise that based the structure in the wrong place and presented a misrepresentation of the square

footage, that in the past the Coastal Commission wanted to take over control, that issues held up a Local Coastal Plan with the City for a few years as well as some litigation that delayed the process, that Solana Beach had some unique situations with bluffs and beach, and that outside community leaders had helped with compromises to work with the public's interest.

Bruce Berend said that he was a frequent user of the Cliff St. bridge and thanked Council and staff for the completion of the project under budget and early, and stated that he thought that the end of the bridge was the wrong place for a second street crossing on Highway 101.

Council and Staff discussed the intent of the crossing for safety reasons and that it would lead to future plans for more walkability to slow down speed on the road.

Daniel Powell said that he had heard about Shop Solana Beach campaign and that its success was contingent on businesses. He introduced Lynn Konikowski and her husband Wayde and said that they had been trying to obtain a sign permit and business license since February 24th and wanted to open this upcoming weekend. He said that he thought that a permit and business license should take four days and not four weeks.

COMMUNITY ANNOUNCEMENTS:

Council made community announcements.

COMMENTARY:

Council reported commentary.

CONSENT CALENDAR: (Action Items) (Items 1-5)

Items listed on the Consent Calendar are considered routine; however, any member of the public may address the City Council on an item of concern by submitting to the City Clerk a request to speak 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 all other Consent Calendar items removed by the public will be discussed immediately after approval of the Consent Calendar.

1. Waive text reading of ordinances

Recommendation: That the City Council

- A. Approve waiving the text reading of ordinances on this agenda pursuant to Solana Beach Municipal Code Section 2.04.460.

MOTION: Moved by Heebner and seconded by Roberts **Motion carried unanimously.**

2. Minutes of City Council

Recommendation: That the City Council

- A. Approve the Minutes of the City Council meetings held February 28, 2007 (Closed Session), October 10, 2008 (Closed), November 13, 2007 (Closed), November 14, 2007 (Regular), December 11, 2008 (Special), and December 19, 2008 (Closed).

MOTION: Moved by Heebner and seconded by Roberts **Motion carried unanimously.**

3. List of Demands (File 0300-30)

Recommendation: That the City Council

- A. Ratify the List of Demands dated February 2 - 15, 2008.

MOTION: Moved by Heebner and seconded by Roberts **Motion carried unanimously.**

4. Major FY 2007/08 Capital Improvement Projects Status Report. (File 0800-30)

Recommendation: That the City Council

- A. Receive report from staff.

MOTION: Moved by Heebner and seconded by Roberts **Motion carried unanimously.**

5. Final Costs at Lomas Santa Fe Plaza for I-5 Interchange Project. (File 0400-10)

Recommendation: That the City Council

- A. Adopt Resolution 2008-55:

1. Authorizing the City Engineer to execute change orders listed in the staff report dated March 12, 2008.
2. Approving reimbursing American Assets for the two new main entry monument signs in the amount of \$31,680 and the design services, soil investigations, construction management, construction testing, temporary signs, printing and delivery fees in an amount of \$264,806, all from the project escrow contingency, substantiated by invoices for the services.
3. Authorizing the City Finance Director to fund the escrow account an additional amount of \$9,600 per the agreement with American Assets executed on May 24, 2006.
4. Accepting the street and parking lot improvements at Lomas Santa Fe Plaza to mitigate closure of Marine View Drive between San Andres and Lomas Santa Fe Drives as complete, which were constructed in accordance with Memorandum of Agreement between American Assets and the City dated May 24, 2006; and authorizing the City Engineer to sign the Acknowledgement of Substantial Completion. NOTE: THE CITY COUNCIL MAY NOT BEGIN A NEW AGENDA ITEM AFTER 10:30 P.M. UNLESS UNANIMOUSLY APPROVED BY THE CITY COUNCIL.

MOTION: Moved by Heebner and seconded by Roberts **Motion carried 4/0/1** (Absent: Nichols.)

PUBLIC HEARINGS continued: (Items 6-7)

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 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 three-minute timer light on the Council Dais.

6. Minor Subdivision Request at 832 Valley Avenue (Case No.: 17-06-38 SUB; Applicants: Jonathan Goodmacher and Lynda Flohr).

(File 0600-40)

Recommendation: That the City Council

A. Adopt Resolution 2008-31:

1. Finding the project exempt from the California Environmental Quality Act pursuant to Section 15332 of the State CEQA Guidelines; and
2. Conditionally approving the vacation of the open space easement on parcel 48 and approve the proposed three-lot subdivision.

David Ott, City Manager, introduced the item.

Corey Johnson, Assistant Planner, presented a PowerPoint.

Jonathan Goodmacher and Lynda Flohr, applicants, and Vince Sampo, Engineer, presented a PowerPoint.

Suzy Flor said that she circulated the petition and that everyone expressed that the project would enhance the community.

John Dillard spoke in favor and stated that the project would clean up the area.

Council discussed how the front yard was determined for this lot.

MOTION: Moved by Roberts and seconded by Heebner to close the public hearing. **Motion carried unanimously.**

MOTION: Moved by Heebner and seconded by Campbell **Motion carried unanimously.**

Mayor Kellejian recessed the meeting for a break at 7:35 p.m. and reconvened at 7:42 p.m.

7. 300 block of South Rios Ave. (Case: 17-07-25 DRP/SDP; Applicant: Patrick Larkin). (File 0600-40)

Recommendation: That the City Council

- A. Find the project exempt from the California Environmental Quality Act pursuant to Section 15332 of the State CEQA Guidelines; and

B. Adopt Resolution No. 2008-050 conditionally approving a Development Review Permit and Structure Development Permit to construct a new single-family residence on property between 322 and 346 South Rios Avenue.

David Ott, City Manager, introduced the item.

Kathy Johnson, Assistant Planner, presented a PowerPoint.

Council and staff discussion ensued regarding a letter from Grant Fletcher regarding a view issue with the chimneys in the project and that the height of appurtenances such as chimneys are exempt from the 25 ft. height restriction.

Mayor Kellejian opened the public hearing.

Stephen Adams, applicant's architect, said that they talked with Mr. Fletcher about his concern in the past, that he withdrew the view assessment application, and that this afternoon he said he had an issue.

Council and the applicant discussed whether the applicant might consider changing the wood burning chimney to gas and whether they might forgo one chimney.

Mr. Larkin, applicant, said that Mr. Fletcher had to search to find the chimney through his vegetation, that he would compromise and go with gas burning if required, that he took pictures from Mr. Fletcher's property, and that his project was impeding other neighbors view but they did not oppose it.

Council discussion ensued regarding that the applicant seemed agreeable to utilize the smallest possible chimney and to make it least impactful to the view.

MOTION: Moved by Heebner and seconded by Nichols to close public hearing.
Motion carried unanimously.

MOTION: Moved by Heebner and seconded by Roberts to approve with modifications. **Motion carried unanimously.**

Council made their disclosures on both properties.

STAFF REPORTS: (Item 8-10)
Submit speaker slips to the City Clerk.

8. Professional Services Agreement with The Furman Group. (File

0400-10)

Recommendation: That the City Council

- A. Adopt Resolution 2008-054 authorizing the City Manager to execute a Professional Services Agreement with The Furman Group to seek Federal Funding for the City's Sewer Capital Improvement Projects.

David Ott, City Manager, introduced the item.

Council discussed the vendor's effectiveness in the past and that earmarks were beyond the scope of the agenda item.

MOTION: Moved by Campbell and seconded by Roberts **Motion carried unanimously.**

9. Santa Fe Hills Neighborhood Traffic Management Study. (File 0840-30)

Recommendation: That the City Council

A. Adopt Resolution No. 2008-053:

1. Accepting the Santa Fe Hills Neighborhood Traffic Management Study.
2. Approving the study recommendation to lengthen the median and stripe additional southbound right turn lane on Santa Helena north of Lomas Santa Fe.
3. Approving the study recommendation to coordinate with Solana Vista Elementary to reroute traffic through cone placement, signage and parent information flyers.
4. Approving the study recommendation to install "Your Speed" signs eastbound and westbound on Santa Helena.
5. Approving the study recommendation to re-stripe Highland Avenue to include northbound left turn lane and relocate streetlights.

Dawn Wilson, RBF Consulting, presented a PowerPoint.

Council and consultant discussed changes that would require the neighborhood cooperation for striping and arrows for traffic flow, the current grade would advise against speed bumps, liability, safety, the success of the \$25,000 speed signs, that they are mountable to a street light or pole and can be relocated by city maintenance staff, that they can collect data and have longer battery life and require less maintenance than the trailers, that they become less effective as long as they stay in the same place a long time, that the collected data can be provided to the Sheriff's department for speed concerns, and that there are grant funds for creating walkable environments especially if a master plan exists.

Council and the consultant discussed challenging the design to narrow lane widths to reduce speeding for a desired 10 ft. lanes for lower speeds, finding a way to incorporate bike lanes to make the street seem more narrow, that the hilly area defused the idea of bike lanes, that there was not a master plan for bike lanes but it could be explored, that popouts were discussed but there was not any community support for them, that the recommendations were strictly in response to the communities' concerns, and that there was some interest in recommendations beyond the concerns and making the areas more walkable.

Council, Staff and consultant discussion ensued regarding whether there were significant problems or not and whether significant improvements were necessary, that the violators of speeding in residential areas were usually the people within the community, that there was a major problem at Solana Vista School and that a left hand turn made sense, that most people wanted some enforcement to get them in line, that there was more noticeable enthusiasm in the beginning that had fallen off, to consider some other solutions to pursue walkability.

Council, Staff and consultant discussion ensued regarding the fact that there was no funding secured at this time, that Highland was a pass-through road and the concern was the darkness on the street and a potential rear end accident may be eminent, and that a patrolman writing tickets would get people's attention.

MOTION: Moved by Kellejian and seconded by Roberts **Motion carried unanimously.**

10. Marsolan Underground Utility District. (File 1010-90)

Recommendation: That the City Council

- A. Adopt Resolution 2008-047 adopting a map showing the proposed boundaries of Assessment District 2008-1 (Marsolan Underground Utility District).

- B. Adopt Resolution 2008-048 passing upon and giving preliminary approval to the report of the Assessment Engineer related to Assessment District No. 2008-1 (Marsolan Underground Utility District), setting the time and place for a public hearing and ordering the initiation of assessment ballot procedures for such Assessment District.
- C. Adopt Resolution 2008-049 declaring intention to order the conversion of certain overhead electric and communications facilities to underground locations in proposed Assessment District No. 2008-1 (Marsolan Underground Utility District); declaring the improvements to be of special benefit; describing the Assessment District to be assessed to pay the costs and expenses thereof; and providing for the issuance of bonds.

David Ott, City Manager, introduced the item.

Dan Goldberg, Interim City Engineer, reviewed the history of the project, stated that the locations of the utility boxes was reviewed, and said that that people can come to talk with the utility companies.

Council and staff discussed displaying a cluster of boxes to illustrate sizes and placement to residents so they were aware of what they may receive on their property.

Chris Fisher, Muni-Financial, acting as the assessment engineers for the project, stated that the engineers report contained the map and explained the methodology, they determine the benefits to the properties, the unique characteristics, safety, aesthetic benefits, and significant concentration of cross wires, and then take all this information to find the most equitable way to produce an equivalent benefit factors and derive cost benefit units.

Council and consultant discussed the fact that all assessment ballots were weighted since those that recieved the largest benefit received the largest financial obligation.

Dan Goldberg reviewed the process and stated that the public hearing would be held May 14th and if passed the bonds would be issued in June/July and construction would start around December 2008 and take about one year to complete.

Dan Chambers, neighborhood coordinator, thanked staff for their time and effort. He said that the suggestion about the mock up boxes was a good idea and would

post on his property to get the right sizes as per the utility company.

MOTION: Moved by Roberts and seconded by Heebner **Motion carried unanimously.**

ORDINANCE INTRODUCTION: 1st Reading (Item 11)

Submit speaker slips to the City Clerk.

11. Establishing the Solana Beach Regional Transportation Congestion Improvement Plan (RTCIP) Ordinance Introduction. (File 0840-30)

Recommendation: That the City Council

- A. Read the title, waive further reading and INTRODUCE Ordinance No. 383 adopting a Transportation Uniform Mitigation Fee Program for the purpose of defraying cost of constructing Planned Regional Transportation Facilities.

David Ott, City Manager, introduced the item.

Tina Christiansen, Community Development Director, said that the purpose was to provide the local framework for defraying regional transportation facilities, that the action was required as passed by the people in 2004, that it affected new individual dwelling units with some exemptions, that funds collected would be used for certain road improvements on Highway 101 and Lomas Santa Fe only, that approval was necessary to continue to receive future funding.

Council and staff discussed narrowing lanes on Highway 101, whether that would counter a commercial district, that Sandag said that they act as a nexus, and related traffic operations improvements.

Dan Chambers said that he sent an email regarding a few definitions including development projects that were defined broadly and that the language was not ideally tied together between the exemption section and the definition section and suggested to reword so everything ties together. Dan stated that reconstruction could be different than remodel and repair and that the current language could be open to interpretation.

Councilmember Heebner said that he made a good point and would add the suggestions to the motion.

MOTION: Moved by Heebner and seconded by Kellejian with modifications. **Motion carried unanimously.**

Johanna Canlas, City Attorney, read the title of the ordinance.

ORDINANCE ADOPTION: 2nd Reading NONE

Submit speaker slips to the City Clerk.

WORKPLAN COMMENTS: (Adopted June 27, 2007)

Material is located in front section of agenda binder.

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.

DR attended chamber of commerce installation

COUNCIL COMMITTEE REPORTS:

Please state the committee you are speaking to before making each report.

Regional Committees: (outside agencies)

1. **California Cities Contract Association (CCCA) - Roberts, Heebner (alternate).**
2. **City Selection Committee - Kellejian (meets twice a year).**
3. **County Service Area 17 - Campbell, Nichols (alternate).**
4. **Escondido Creek Watershed Authority - Nichols, Roberts (alternate).**
5. **League of Ca. Cities' San Diego County Executive Committee and its' Subcommittees - Roberts, Kellejian (alternate).**
6. **League of Ca. Cities' Local Legislative Committee - Roberts, Kellejian (alternate).**
7. **League of Ca. Cities' Coastal Cities Issues Group (CCIG) - Kellejian, Roberts (alternate).**
8. **North County Dispatch JPA - Nichols, Campbell (alternate).**

9. North County Transit District - Roberts, Heebner (alternate).
10. Regional Solid Waste Association (RSWA) - Nichols, Kellejian (alternate).
11. SANDAG & its' subcommittees - Heebner (Primary), Roberts (1st alternate), Nichols (2nd alternate).
12. SANDAG Shoreline Preservation Committee - Kellejian, Roberts (alternate).
13. San Dieguito River Valley JPA - Roberts, Nichols (alternate).
14. San Elijo JPA - Campbell, Roberts (both primary members) (no alternates).
15. 22nd Agricultural District Association Community Relations Committee - Campbell, Roberts.

Council made their committee reports.

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

1. Business Liaison Committee - Roberts, Campbell.
2. Highway 101 / Cedros Ave. Development Committee - Nichols, Heebner.
3. I-5 Construction Committee - Kellejian, Roberts.
4. Public Arts Committee - Roberts, Nichols.
5. School Relations Committee - Roberts, Campbell.

Ad Hoc Committees: (All Primary Members) (Temporary Committees)

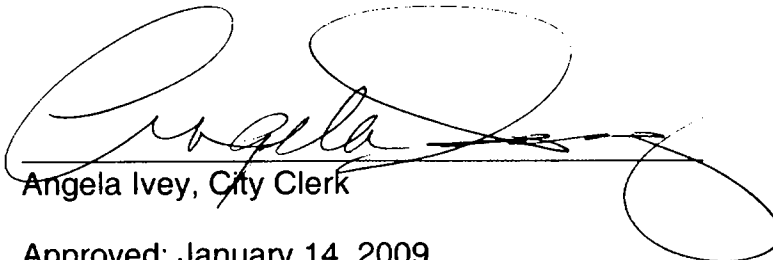
1. Army Corps of Engineers & Regional Beach Nourishment - Kellejian, Campbell. Expires January 9, 2009.
2. Development Review - Nichols, Heebner. Expires November 29,

2008.

3. **Environmental Sustainability - Roberts, Heebner. Expires January 9, 2009.**
4. **Fletcher Cove - Campbell, Heebner. Expires November 28, 2008.**
5. **La Colonia Park Needs Assessment - Nichols, Heebner. Expires June 13, 2008.**
6. **Local Coastal Plan Ad-Hoc Committee - Roberts, Campbell. Expires February 12, 2009 or at the California Coastal Commission adoption.**
7. **Solana Beach Mixed-Use Train Station Project Ad Hoc Committee - Nichols, Heebner.**
8. **Views and Vegetation - Roberts, Nichols. Expires October 24, 2008.**

ADJOURN:

Mayor Kellejian adjourned the meeting at 10:25 p.m.



Angela Ivey, City Clerk

Approved: January 14, 2009