

**SOLANA BEACH CITY COUNCIL
REDEVELOPMENT AGENCY AND PUBLIC FINANCING AUTHORITY**

JOINT **SPECIAL** MEETING

MINUTES

**TUESDAY, SEPTEMBER 23, 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: Roberts, Nichols, Campbell, Heebner, and Kellejian.

Absent: None.

Also Present: David Ott, City Manager
Johanna Canlas, City Attorney
Leticia Fallone, Deputy City Clerk
Dennis Coleman, Finance Director
Angela Ivey, City Clerk
Wende Protzman, Dir Admin. Serv/Deputy City Mgr
Tina Christiansen, Community Dev. Dir.
Rich Whipple, Principal Planner
Mo Sammak, City Engineer/Public Works Dir.

FLAG SALUTE:

Roger Boyd led the flag salute.

APPROVAL OF AGENDA:

MOTION: Moved by Heebner and seconded by Nichols removing Item C.3. from the agenda. **Motion carried unanimously.**

PROCLAMATIONS:

PRESENTATIONS:

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

San Diego County Treasurer-Tax Assessor's Office

This presentation was not made.

Parks and Recreation Commission

Geri Retman, Chair of Parks and Recreation Commission, reviewed the Commission's purpose and events.

C.E.R.T. Program

Lorn Cannon, C.E.R.T. program coordinator, announced new classes beginning and thanked volunteers in the program. He and the Mayor recognized volunteers.

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.

Lane Sherman spoke about three initiatives regarding water supply. He stated that water was impacted by climate, that the first initiative was regarding becoming a carbon neutral city, that the second was to allow property owners to finance a roof top solar pannel using annual property improvement fees, and the last initiative was to require applicants for permits regarding water to submit a water resources plan.

Martin Whitmore spoke about the Eden Gardens Master plan. He stated that the project had been split in half from the original plan due to lack of community grant funds, that the Plaza project would cost about \$160,000, and did not improve the daily life of residents, that the Edens Gardens Project provided curbs and gutters for the area, and that Council should review priorities and locate funds to complete the Edens Gardens Project.

Council and staff discussion ensued regarding funding of the projects. David Ott, City Manager, stated that a majority of the funds could not be used in the Edens Garden area as they were Transnet and Caltrans funds, and that funding received

from the community grant for the last ten years had been utilized on the Eden Gardens area.

Dan Chambers provided an update on the Marsolan Undergrounding project and thanked staff for their work on the project. He stated that there were some problems with a project at 312 N. Rios, that the project required a View Assessment Permit and Development Review Permit, that according to the City's Municipal Code when a project required a Structural Development Permit and a Development Review Permit there should be one meeting to address both issues, that Council sent the project back for re-design, but re-design was not an option addressed in the Municipal Code, that there was incomplete and inaccurate data that was reviewed for the project, and that the City should review these issues for future projects.

COMMUNITY ANNOUNCEMENTS:

Council made community announcements.

COMMENTARY:

CONSENT CALENDAR: (Action Items)

David Ott, City Manager, asked to pull Item A.5. and to hear it right after the Consent calendar.

MOTION: Moved by Kellejian and seconded by Heebner to approve the Consent calendar except Item A.5. **Motion carried unanimously.**

A.1. Waive the reading of Ordinances.

Recommendation: Recommendation: That the City Council

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

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

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

Recommendation: Recommendation: That the City Council

1. Ratify the list of demands for August 16 - August 29, 2008.

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

A.3. Professional Services Agreement with McCabe & Company. (File 0400-10)

Recommendation: Recommendation: That the City Council

1. Adopt Resolution 2008-167:

- a. Authorizing the City Manager to execute the Agreement with McCabe & Company for Local Coastal Program Advocacy Services not to exceed \$37,500 through June 30, 2009.

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

A.4 Professional Services Agreement with EsGil Corporation. (File 0400-10)

Recommendation: Recommendation: That the City Council

1. Adopt Resolution 2008-165:

- a. Authorizing the City Manager to execute an Agreement with EsGil Corporation to provide services for support of building & construction plan review and inspection services during the 2008/2009 Fiscal Year ending June 30, 2009 not to exceed seventy-five percent of the permit and plan check fees collected as established by the City.

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

A.6. Professional Services Agreement Amendment with Summit Environmental Group. (File 0400-10)

Recommendation: Recommendation: That the City Council

- 1. Adopt Resolution 2008-166 authorizing the City Manager to execute Amendment No. 2 to the Agreement with Summit Environmental Group to provide professional planning project management services through the end of Fiscal Year 2009 in an

amount not to exceed \$27,500; and

2. Authorize use of available funds in the Community Development Department, Professional Services, to the budget account to fund the Agreement.

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

A.7. Supplemental Law Enforcement State Funding (SLESF) Grant for FY 2008/2009 also known as the Cops Grant. (File 0390-34)

Recommendation: Recommendation: That the City Council

1. Adopt Resolution 2008-174 approving the proposed expenditure plan for the SLESF (COPS) grant funds anticipated in the amount of \$100,000 for FY 2008/09.

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

A.8. Authorizing Expenditures to Time Warner Cable and AT&T. (File 0400-10)

Recommendation: Recommendation: That the City Council

1. Adopt Resolution 2008-170 authorizing the City Manager to execute the Application for Custom Work with AT&T and authorizing payments to AT&T and Time Warner Cable for services for the Marsolan Undergrounding District.

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

A.9. Award Sanitary Sewer Maintenance and Video Inspection Agreement. (File 0400-10)

Recommendation: Recommendation: That the City Council

1. Adopt Resolution 2008-172
 - a. Awarding the contract to Affordable Drain Service, Inc., in the amount not to exceed \$224,988.85 in Fiscal Year 2008-

2009 for the Sanitary Sewer Maintenance and Video Inspection, Bid No. 2008-14 and storm drain cleaning.

- b. Authorizing the City Manager to execute the contract on behalf of the City.
- c. Authorizing the City Manager to extend the agreement for up to three additional years, at the City's option.

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

A.5. Contractual Agreement for the Purchase of a Replacement Fire Truck for the Solana Beach Fire Department. (File 0400-10)

Recommendation: Recommendation: That the City Council

1. Adopt Resolution 2008-173 approving the purchase of a new replacement fire truck for the Solana Beach Fire Department and authorize the City Manager to sign a contractual agreement with Pierce Manufacturing for the purchase of a fire truck in the amount of \$759,024.07

David Ott, City Manager, introduced the item. He introduced Fire Captain Greg Wright who was on the Apparatus Committee.

Greg Wright, Solana Beach Fire Department Captain, stated that the Apparatus Committee had been researching Fire Trucks for over two years, costs had increased, and that the current 1989 truck had operational challenges. He showed various pictures of the truck to demonstrate its limited capabilities. He stated that the Committee chose a Pierce Manufactured truck, that the truck offered a tandem rear 100 foot arial ladder, that the Committee reviewed maneuverability capabilities, that the City already had a working relationship with Pierce and they had a consortium in California which contained costs, and that the Committee agreed on the Pierce Truck.

Council and Staff discussion ensued regarding the 100 foot tandem Pierce Truck, the turning radius of the truck, whether the truck would accomodate round-a-bouts and medians, that the apparatus was better than the trucks of neighboring cities, that it was safer and was made to allieviate mechanical issues, and whether there had been discussions with neighboring cities to utilize this type of truck.

Dennis Coleman, Finance Director, presented a powerPoint to review the purchase and lease- purchase options.

Council and Staff discussed the leasing analysis, whether there was a residual balance buy out, whether there was a prepayment penalty, whether the lease would be re-evaluated on a yearly basis, that a capital lease allowed the City to get around debt service issues, whether there would be a down payment, that this was a five year lease paid in quarterly payments, that \$650,000 was currently allocated in the asset replacement fund for the purchase of the truck, whether there were any restrictions to customize the truck due to the lease, that the City would own the truck, and that the current fire truck would be purchased from Pierce Manufacturing for \$28,000.

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

PUBLIC HEARINGS:

B.1. Appeal of the View Assessment Commission (VAC) Notice of Decision (NOD) for 645 Mar Vista Drive. (Applicant: Richard & Nicole Newman; Appellants: Shane & Kathy Noroozi and Dr. Frank Zalman; SDP #524). (File 0600-45)

Recommendation: Recommendation: That the City Council

1. Report Council Disclosures
2. Conduct the Public Hearing: Open the public hearing, Receive public testimony, Close the Public Hearing
3. Make a determination as to whether to approve or deny the Structure Development Permit based upon the findings required:
 - a) APPROVE the SDP:
 - i. Adopt Resolution 2008-155
 - ii. Find that the project is categorically exempt from CEQA compliance as a single-family residence with the conditions of approval set forth in Resolution 2008-155, CEQA Guidelines 15300 & 15303(a).
 - iii. Adopt the attached Resolution upholding the View Assessment Committee's Notice of Decision and approving the SDP. OR
 - b) DENY the SDP:

- i. Provide direction as to which findings can not be made and direct the staff to prepare a resolution for denial of the SDP. Further, direct that the matter be docketed for final action at the next regularly scheduled City Council meeting.

David Ott, City Manager, introduced the item.

Johanna Canlas, City Attorney, reviewed the appeal process protocol.

Richard Whipple, Principal Planner, presented a Powerpoint.

Council discussion ensued regarding the 3rd appellant that removed his appeal since his issues were resolved, that another issue was worked out between the parties and whether conditions could be placed on vegetation since it was not an issue before Council at this time.

Council reported their disclosures.

Mayor Roberts opened the public hearing.

Todd Cardiff, attorney for appellant Zalman, stated that they did not understand that this would be a public hearing and that anyone other than the applicant and the appellants would be heard.

Johanna Canlas, City Attorney, reviewed the appeal process under the Solana Beach Municipal Code which allowed for the applicant, appellants and all public testimony.

Todd Cardiff, attorney for appellant Zalman, presented a powerpoint. He stated that the ordinance was for the review of all feasible alternatives to find the best balance between the owners desire to develop their property and the neighbors desire to protect their views. He said that Finding 3 is regarding the structure's effort to minimize the obstruction of view within the toolkit, that various options to determine how to minimize obstruction, that this development was a substantial reduction in Mr. Zalman's primary viewing area, that this new development allows the applicant the ultimate flexibility, and reviewed various alternative options to the proposed option.

Kathy Naroozi, appellant, presented a powerpoint, and stated that they had a separate technical appeal, that they were satisfied with the VAC decision and wanted to refine and formalize the VAC decision which included an agreement of maintenance of vegetation. She stated that they had not been able to complete the agreement process, that there were many mis-statements made by the applicant, and reviewed their many efforts to work with the applicant.

Mayor Roberts recessed the meeting at 8:00 p.m. for a break and reconvened at 8:15 p.m.

Jim Sneed, architect, presented sketches and stated that there were some inaccuracies regarding how the design evolved which included acknowledging the best views and how they would impact the neighbors which resulted in flipping the project for the purpose of minimizing view impairments to them, that they met with the Naroozis to review the project and view their primary viewing areas and came away from their meeting without any issues of view impairment, that they met with Mr. Zalman regarding some view impairments, that they met with Mr. Newman regarding their views including a panoramic view, that they met with the Johnstons and worked out their issues, and that they then made revisions after meeting with all neighbors.

Richard Newman presented a powerpoint and stated there were issues and that they did not come to an agreement, that the VAC attempted to bring everyone to resolution, that he did not think he could be friends and work out something with someone he would have to call the police on, that Mr. Naroozi wants the view impairment to be eliminated and not reduced, that Mr. Zalman did not mind if he had to spend tons of extra funds to appease all the neighbors but that he did not want to expend any extra, that they would not come to an agreement, that the VAC got the issue regarding the lack of good faith to reach a compromise, that Mr. Naroozi cut the storypoles when he had asked him not to, and that the problem would not be resolved among neighbors in this case.

Todd Cardiff, rebuttaled with time remaining, reviewed the north side elevation, stated that there would be some additional costs for excavation to lower the house so it did not make it unfeasible, and emphasized that a denial was an opportunity to go back and talk to neighbors and find a way to resolve it.

Johanna Canlas, City Attorney, stated that the Council's decision was final and that if Council upheld the VAC decision in its entirety, it would be subject only to judicial challenge.

Mrs. Naroozi, rebuttal, said that the difference was that the applicant had not acted in good faith to attend mediation with them.

Jim Sneed, architect for applicant, rebuttal, said that they wanted to maintain the privacy of their pool, that the Naroozi version was skewed, that they had the leverage since they would be limited to pulling a permit until an agreement was met or the outcome was decided so they had every interest in working it out, that they casually mentioned extra costs that did not take into consideration additional operational costs, and asked that Council confirm the VACs unanimous decision.

Mr. Newman stated that it was not true that he was unwilling to mediate and cited a letter to that affect, that he had asked other neighbors to crown and lace trees to

provide view enhancement in which they agreed but Mr. Naroozi would not accept this as some additional view opportunity and never contacted the neighbor.

Council and applicant discussed the views from his second and third floors, that building down the slope would not provide any view from the bottom floor, that the problem of the water seepage in the area and the need to disperse it or pump it out and the extra costs to deal with the slope, that the applicant spent \$150,000 on the pool, and that the pitch of the roof was and 4 and 12.

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

Councilmember Heebner reviewed appeals and said that the View Assessment Commission stated that there was considerable evidence of good faith, that they removed a room to lower the structure that would eliminate their own views, that they had worked with a lot of neighbors, that they balanced the neighbor's considerations and their right to build and did an excellent job in minimizing view impacts, that they offered compensation by opening up other views by evidence of two other neighbors who would cut their vegetations, they moved to gas fireplaces to eliminate extra height, that there was compromise and that there was no right to an unobstructed view for neighbors, that there was no cumulative view impairment, and that she could make all the findings.

Mr. Naroozi stated that he did not agree with the VAC, that it was not relevant to a Structure Development Permit, that they were looking at structures and not vegetation, that they were not looking at ancillary views, and that he suggested overturning the VAC decision and have the issue worked out privately.

Councilmember Campbell concurred.

Deputy Mayor Nichols stated that he agreed, that presenting three designs showed good faith, that they showed tree reductions which was not required, that to bury the home would be excessive due to water issues, and that he agreed with the vegetation issue.

Councilmember Kellejian stated that he agreed with all comments by Council and Staff and appreciated all the material provided and access to homes through this review.

Mayor Roberts stated that it was difficult to look at these types of issue with neighbors that were in disagreement, that Council had to look at facts presented and start from scratch, and that he agreed with Councilmember Heebner on her points.

Johanna Canlas, City Attorney, proposed some language change in the resolution adding that the paragraph 9 would read Notice to Parties: The City Council

decision is final unless a petition of a writ of mandate is timely filed. Pursuant to Code of Civil Procedure section 1094.6, you are hereby notified that the 90-day period to file a petition to challenge the decision described in this resolution commences on the effective date of this resolution. To challenge the provisions described in this resolution, you must comply with the provisions of Code of Civil Procedure section 1094.6. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided under all applicable state and local laws.

MOTION: Moved by Heebner and seconded by Roberts to approve with modifications to the Resolution, Section 9. and removing Section 5. referring to conditions of a mutual vegetation agreement. **Motion carried unanimously.**

STAFF REPORTS:

C.1. United States Army Corps of Engineers (USACE) Solana Beach-Encinitas Shoreline Protection Project Federal Cost Share Agreement (FCSA) Amendment. (File 0400-10)

Recommendation: Recommendation: That the City Council

1. Adopt Resolution 2008-139
 - a. Executing USACE FCSA Amendment #5.
 - b. Reimbursing the City of Encinitas for 50% of the direct costs associated with the preparation of technical studies necessary for completion of the USACE Shoreline Protection Project and EIR/EIS as outlined in the September 2008 Project Management Plan (PMP).

David Ott, City Manager, introduced the item.

Leslea Meyerhoff, consultant, presented a PowerPoint.

Dave Van Dorp, Project Manager, Army Corps of Engineers, that the PCX is involved in the ACOE team, that they are looking at all projects and providing a consistent review process and helping them establish the agency technical review team and provide external peer review when required.

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

C.2. Community Grant Program for Fiscal Year 2008-09. (File 0330-

25)

Recommendation: Recommendation: That the City Council

1. Adopt Resolution 2008- 169 that authorizes the annual solicitation of grant proposals from community service organizations who meet the grant program guidelines for the Community Grant Program Fiscal Year 2008-09 for appropriations in the amount of \$25,000.

David Ott, City Manager, introduced the item and stated that it commenced the kick-off of the annual program.

Dennis Coleman, Finance Director, presented a Powerpoint reviewing the criteria for applicants.

Council discussed the criteria, having themes in the past, separating this issue for the budget, allocations that used to be capped at \$5,000, the discretion to choose to allocate to two programs each year, allocating to new programs instead of continued programs, and the consideration of prioritizing allocations to new programs before continued programs.

MOTION: Moved by Campbell and seconded by Roberts to approve removing Item 2. under the Application Criteria and modifying language for clarification to be determined by the City Manager and Councilmember Heebner. **Motion carried unanimously.**

C.3. Introduce Ordinance 374 (1st Reading) Golf Carts on Local Highways and Set Permit Fee. (File 0840-40) This item will be pulled from the agenda.

Recommendation: Recommendation: That the City Council:

1. Introduce Ordinance 374 amending Chapter 10.44 of the Solana Beach Municipal Code by adding Section 10.44.110 relating to operation of golf carts on local highways.
2. Adopt Resolution 2008-171 setting the fee for golf cart permits to operate within the City right-of-way.

C.4. Introduce Ordinance 400 (1st Reading) amending the Municipal code establishing a Project Case File Closure Procedure. (File 0600-05)

Recommendation: Recommendation: That the City Council:

1. Make a finding that this action is not a "project" as defined under California Environmental Quality Act (CEQA) pursuant to Public Resource Code section 21065.
2. Introduce Ordinance 400 to add section 17.72.010.F of the Solana Beach Municipal Code to codify the City's policy for the closure of project case files after six months of inactivity or failure to bring the application into completion after six months.
3. Set this matter for adoption at the next regularly scheduled City Council meeting.

David Ott, City Manager, introduced the item.

Tina Christiansen, Community Development Dir., explained the intent was to clarify the procedure which included when applicants were given direction to make changes and there was not any response or request for a hearing for a certain period of time following that exchange or direction.

Council and Staff discussion ensued regarding whether there would not be any legal issues with shortening the period of no activity within six months, that this time period was chosen since it had been the current informal policy but that it could be changed, that the average time period among other cities was six months, that there were a handful of projects currently with inactivity, that it was written so that Staff had the ability to grant a longer period when there was justification and that it could be appealed to Council, that a notice would be provided to those inactive projects that a provision would now be in place and that the clock was now ticking, that this would formalize the process that had already been taking place and provide a finality, to consider four months and sending a letter providing one more month to hear back from them, that this was different than development permit that have two years to do something, and to consider five months with one additional month.

MOTION: Moved by Heebner and seconded by Nichols to approve modifying the inactivity period from 6 months to 5 months. **Motion carried unanimously.**

C.5. SB 375 (Steinberg) (File 0480-70) No Action.

Recommendation: Recommendation: That the City Council

1. Receive report and provide comments and direction for Mayor Roberts and Councilmember Heebner.

David Ott, City Manager, introduced the item. He stated that there were concerns with this Bill, that Councilmember Heebner submitted a memo to SANDAG regarding various questions about the Bill, and that discussion was needed to provide the Council members assigned to the SANDAG Committee members with information and direction to vote.

Councilmember Heebner stated that she wrote a memo to SANDAG, that the Executive Committee would consider support of SB375, that SANDAG had voted to support the Bill, that she had sent questions to SANDAG, and that there were several problems with the Bill, that Cities of all sizes were put in the same category, that there would be a target set for the region and not by City, whether there would be pressure put on cities by the region, that if a project met certain criteria they would be exempt from CEQA review, that the environmental community was supportive of the Bill, and that she would suggest to SANDAG that things needed to be clarified in the Bill.

Councilmember Roberts stated that the League of California Cities voted unanimously to support the legislation, that the local division did not support it, that there were several things that could hurt small cities, and that he was supportive of the memo that Councilmember Heebner wrote.

Council discussion ensued regarding the Bill benefited larger cities, that eight acres was significant for the City, whether buses qualified as high quality transit, that the Bill appeared to be all about transit, and whether there were other improvements cities could make to offset greenhouse gasses.

WORKPLAN COMMENTS:

(Adopted June 25, 2008)

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 reported compensation disclosures.

COUNCIL COMMITTEE REPORTS:

Council reported their committee activities.

Regional Committees: (outside agencies)

City Selection Committee - Kellejian (meets twice a year).

County Service Area 17 - Campbell, Nichols (alternate).

Escondido Creek Watershed Authority - Nichols, Roberts (alternate).

League of Ca. Cities' San Diego County Executive Committee and its' Subcommittees - Roberts, Kellejian (alternate).

League of Ca. Cities' Local Legislative Committee - Roberts, Kellejian (alternate).

League of Ca. Cities' Coastal Cities Issues Group (CCIG) - Kellejian, Roberts (alternate).

North County Dispatch JPA - Nichols, Campbell (alternate).

North County Transit District - Roberts, Heebner (alternate).

Regional Solid Waste Association (RSWA) - Nichols, Kellejian (alternate).

SANDAG & its' subcommittees - Heebner (Primary), Roberts (1st alternate), Nichols (2nd alternate).

SANDAG Shoreline Preservation Committee - Kellejian, Roberts (alternate).

San Dieguito River Valley JPA - Roberts, Nichols (alternate).

San Elijo JPA - Campbell, Roberts (both primary members) (no alternates).

22nd Agricultural District Association Community Relations Committee - Campbell, Roberts.

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

Business Liaison Committee - Roberts, Campbell.

Highway 101 / Cedros Ave. Development Committee - Nichols, Heebner.

I-5 Construction Committee - Kellejian, Roberts.

Public Arts Committee - Roberts, Nichols.

School Relations Committee - Roberts, Campbell.

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

Army Corps of Engineers & Regional Beach Nourishment - Kellejian, Campbell. Expires January 9, 2009.

Development Review - Nichols, Heebner. Expires November 29, 2008.

Environmental Sustainability - Roberts, Heebner. Expires January 9, 2009.

Fletcher Cove - Campbell, Heebner. Expires November 28, 2008.

La Colonia Park Needs Assessment - Nichols, Heebner. Expires June 13, 2008.

Local Coastal Plan Ad-Hoc Committee - Roberts, Campbell. Expires February 12, 2009 or at the California Coastal Commission adoption.

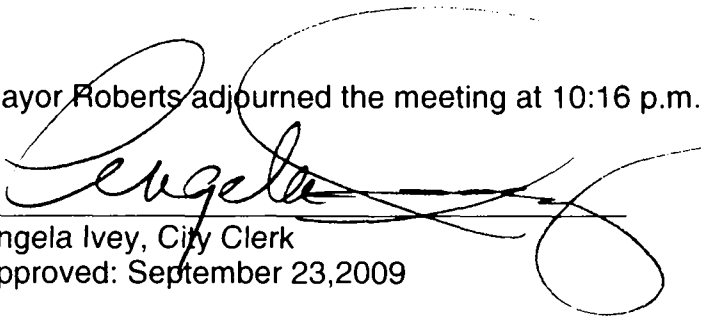
Solana Beach Mixed-Use Train Station Project Ad Hoc Committee - Nichols, Heebner.

View Assessment - Nichols, Heebner. Expires August 28, 2009

Views and Vegetation - Roberts, Nichols. Expires October 24, 2008.

ADJOURN:

Mayor Roberts adjourned the meeting at 10:16 p.m.


Angela Ivey, City Clerk
Approved: September 23, 2009