

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

JOINT **REGULAR** MEETING

MINUTES

**6:00 P.M.
WEDNESDAY, OCTOBER 13, 2010**

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

Absent: None.

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

Deputy Mayor Heebner called the meeting to order at 6:00 p.m. and stated that Mayor Campbell was attending via teleconference.

FLAG SALUTE:

Jack Hegenauer led the flag salute.

APPROVAL OF AGENDA:

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

unanimously.

PROCLAMATIONS:

1. Meet the Blind Month

Deputy Mayor Heebner presented a proclamation to Mr. Chambers and his guide dog Churchill.

Mr. Chambers thanked the City for the proclamation. He stated that every October was Meet the Blind Month, that nearly 80% of blind people were unemployed, and that people needed to slow down when driving for those walking with a guide dog or white cane to allow them to safely cross.

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.

Frank Warner stated that he was representing the St. Francis Court Homeowners Association, that they wanted the issue of the proposed water rate increase by the Santa Fe Irrigation District on the next Council agenda, that the potable and recycled water rates would be increased by 40% over the next three years, that the domestic water costs were driven by the costs to import water, and that the cost of producing recycled water did not have import costs. He stated that the recycled water rates should be decoupled, that the HOA had been in discussions with the Santa Fe Irrigation District and San Elijo JPA, and that since the City Council participated on the JPA Board the decoupling issue should be on the next Council agenda for discussion.

David Ott, City Manager, stated that two City Councilmembers served on the Board and that this discussion had taken place at the Board meetings.

There was Council consensus to bring the item to a future Council meeting agenda for discussion.

Francine Busby stated that she was running as a candidate for Congress, that she wanted the City's support, and she congratulated the City for its Clean and Green efforts. She stated that she was running in the 50th District which had 20

miles of coast line, that she wanted to improve the environment and economy and she wanted to be a partner with the City on these issues.

Stanley Stripkus stated that the City of Bell misused its public funds, that he reviewed the City's financial situation, and that he had a proposal to save the City half a million dollars. He stated that the first step was to terminate the City Manager's contract and create a new contract with a salary that mirrored the average household income in the City which was \$86,000, that the positions of Deputy City Manager and Assistant to the City Manager should be eliminated since they were redundant, that the City Manager currently received a high salary and he should not require assistants, that the City Manager had two months of vacation, that the City was running by itself 30% of the time, and that this item should be on the next meeting agenda.

David Ott, City Manager, stated that the San Diego Tax Payers Association had recognized the City as having one of the leanest staffs in the San Diego region, that there was not an Assistant to the City Manager position, and that the City was recognized as the first in the region to do a comprehensive pension reform. He stated that the information printed in the San Diego Union Tribune regarding his time off was incorrect, that he worked about an 80 hour work week, that his pay was in the bottom 1/3 of all City Managers, that all salaries were posted on-line, and that a City Manager had many different functions and responsibilities.

Deputy Mayor Heebner stated that the City was well run and the Council was keeping an eye on the City budget.

COMMUNITY ANNOUNCEMENTS:

Council reported community announcements.

COMMENTARY:

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. Waive the reading of Ordinances.

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 Roberts and seconded by Kellejian. **Motion carried unanimously.**

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

Recommendation: That the City Council

1. Ratify the list of demands for August 28 - September 24, 2010.

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

A.3. Professional Services Agreement Amendment with Granicus for Web-streaming Services. (File 0400-10)

Recommendation: That the City Council

1. Adopt Resolution 2010-138 authorizing the City Manager to sign an amendment extending the Professional Services Agreement with Granicus until June 30, 2011, not to exceed \$19,200.

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

A.4. Monthly Investment Reports. (File 0350-45)

Recommendation: That the City Council

1. Accept and file the attached Cash and Investment Reports for the month of June 2010.

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

A.5. Castro Street Improvements Phase 2 Notice of Completion. (File 0400-10)

Recommendation: That the City Council

1. Adopt Resolution 2010-043:
 - a. Authorizing the City Council to accept as complete Castro Street Improvements Phase 2, Bid No. 2010-01, constructed by Koch-Armstrong General Engineering.
 - b. Authorizing the City Clerk to file a Notice of Completion.

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

A.6. Automatic Aid Agreement with City of San Diego. (File 0400-10)

Recommendation: That the City Council

1. Adopt Resolution 2010-145 approving the Automatic Aid Agreement with the City of San Diego for fire department services.

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

A.7. City Manager Agreements. (File 0400-10)

Recommendation: That the City Council

1. Adopt Resolution 2010-146 approving and authorizing the Mayor to execute the Third Amendment to the City Manager Agreement.
2. Adopt Resolution 2010-147 approving and authorizing the Mayor to execute an employment agreement appointing David Ott as Interim City Manager beginning January 1, 2011.

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

C. STAFF REPORTS: (C.1. & C.7.)
Submit speaker slips to the City Clerk

C.1. SANDAG (San Diego Association of Governments) Regional Transportation Plan Constrained Network - Sustainable Communities Strategy Scenarios. (File 0150-55)

Recommendation: That the City Council

1. Discuss and provide direction as appropriate.

Deputy Mayor explained that as the representative she had an issue coming before the group and wanted to make sure that everyone understood what was going on. She stated that the Regional Transportation Plan is looking at all projects and its wish list which totalled \$140 billion. She said that SANDAG had determined that they had \$110 billion and that only \$3 to \$3.5 billion had no specific restriction of some sort that they were trying to determine where these funds should be allocated. She said that SANDAG had looked at four scenarios to allocate these funds which included transit, rail/freight, highway, and fusion. She said that she wanted to encourage a swap out of the Keanry Mesa with the UTC Tunnel which would be more beneficial to the City's coastline for transit riders. She said that she was unclear about auxiliary lanes and it was unclear if they were including them, that transit came out high in their public opinion poll,

Council discussion ensued regarding the NCTD project as part of the tunneling project, that all of these projects coming up had been worked on since the end of 2004, and the consensus regarding focus on transit.

C.7. Potential Sale of the Del Mar Fairgrounds - Addendum added 10/8/10

Recommendation: That the City Council

1. Provide for discussion on the item and provide any direction desired.

David Ott, City Manager, introduced the item explaining that they met with representative of the City of Del Mar.

Council discussion ensued regarding the meeting they had with the Del Mar Council and Staff, that the City of Del Mar was told by the state they were not allowed to release any additional financial information, that their deal was contingent on two billionaire horsemen stepping forward with their focus on the sustainability of horseracing, that Del Mar's goal was to get legislation acted on prior to November 30th, that they proposed that their City not be the sole operators but would replace the 22nd District with something resembling the San Diego CCDC model, that it could not be made up of elected officials and that board members did not have to live in their City but within the County, that there were specific qualifications line out, that a 9 member board was proposed with the current layout including 5 seats from Del Mar, 1 seat from Solana Beach, 1 seat from San Diego County, 1 seat from San Diego City and 1 seat from San Elijo JPA.

Discussion continued regarding the City of Solana Beach's impacts as well as a

main goal of preventing the specific recently proposed project, that a goal should be to focus on agriculture and horse racing, without motorcycle races, that Del Mar stated that they had received letters of support, that this was an opportunity to bring this property under local control, that they had asked Solana Beach for a letter of support to help them move the process along, that the Fairgrounds had \$39 million in debt, that they proposed a long term lease with the horseman and offered to run racing there, and that the City asked Del Mar if they would be interested in equity partners.

Discussion continued regarding the concern that Del Mar had reached out to the City and County of San Diego and the JPA but not to Solana Beach and other neighboring cities, that local control was best for the region, that this regional asset was good for everyone, that Del Mar said they could not provide many details because it was not all worked out yet, that Solana Beach had specific questions about impact, mitigation, sharing, equity partnership, and ensuring that Solana Beach be finally compensated for its ongoing impact.

Discussion continued regarding formulating the City's concerns which included numerous mitigation issues of lights, crime, fire response, and traffic, that the City would hope to get assurance of mitigation before providing a letter of support, that Del Mar did not have the impact that Solana Beach had, that the lack of elected officials on the board would mean that they were not accountable to anyone, that local control was good, that providing a letter at this point would be premature without some understanding to provide Solana Beach more mitigation, that local control was paramount, that Del Mar was willing to talk about mitigation, that Solana Beach was never consulted, and considering writing letter regarding support of local control but with understanding with surrounding cities with impacts.

Council reached consensus that Deputy Mayor Heebner and Councilmember Roberts would work on a potential letter but then to consider inviting a Del Mar spokesperson to the City's next meeting to speak to Council before signing a letter.

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)

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. Development Review Permit (DRP) and Structure Development Permit (SDP) for 505 Ford Avenue, Applicant: Charles and Jacquelyn Nagy, Case# 17-09-15. (File 0600-40)

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. Find the project exempt from the California Environmental Quality Act pursuant to Section 15332 of the State CEQA Guidelines; and
4. If the City Council makes the requisite findings and approves the project, adopt Resolution 2010-141 conditionally approving a DRP and an administrative SDP to demolish the existing residence and construct a new multi-level, single family residence including a partially subterranean garage and basement area as well as a detached guest house at 505 Ford Avenue.

David Ott, City Manager, introduced the item.

Tina Christiansen, Community Development Dir., presented a powerpoint (on file with report) reviewing the proposed project. She stated that a view assessment was filed by two applicants and were presented to the View Assessment Commission, that the applicant agreed to redesign, that there were no new view assessment filings and the two original filers withdrew after working with the applicant, reviewing the allowable proposals, and stated that some recent opposition letters had been received as supplemental items.

Council and Staff discussion ensued regarding the grading being under 25 ft., that the total line was 290 at street level and that wall was 289 total, and that that the project was not higher than 25 ft. from the street.

Deputy Mayor Heebner opened the public hearing.

Council reported their familiarity with the project.

John Jensen, architect, difficulty designing the house due to the lot, that the existing house was slightly closer to the street than most surrounding houses but that most of the building was now set farther back, and that the idea was to reduce the bulk of the building from both streets.

Victoria Schall read a letter from Gary Martin which stated that he walked by this property everyday, that the bulk, mass and scale were not in compatibility with nearby homes, that the structure was designed to increase its prominence instead of spreading the bulk and mass to minimize it, it was designed as a monument in the neighborhood, it was similar to the McCormick project, respectfully asked Council to deny he project, and that this property was an island and everything around it can be seen.

Jim King, Jr. (time donated by Janie King) said that a walk around the block shows a few larger homes in the area, that all homes larger than 4,000 sq. ft. were built on bluffs and roll back the bulk so that it was not visible from the street or neighboring homes, that all homes on Ford Ave. are well situated on their lots, that this proposed project belonged on a larger lot, that the scale of the building was not compatible, this property had become an eye sore because it had not been managed, that they were happy to see it improved and anxious to have the Nagys as new neighbors, that the main responsibility of the architect is to solve a problem, that it did match the character of the area, and asked that Council would not allow another mistake to be made.

Jim King Sr. said that he had asked to reduce his view impairment by filing, that the answer was to move the structure to the west, to move or reduce the 25 ft. height wall blocking off sun, that 25% - 40% of their usable sun light would be affected which would be used for solar on the deck, that the Nagy's did work with them and kept them up on the design, that he had always shared their concerns about the wall, that a unanimous vote by the View Assessment Commission resulting in improvements, but that nothing had been done to address the impact of the 25 ft. wall, that the story poles displayed showed how it would appear to be leaning on their house.

Eric Lodge (Teri King donated time) read a letter from Betty Scalise which said that she wished to register her concern of the project based on the story poles and her understanding of the bulk and scale, and that she did not think Council could make the proper findings. He said that he echoed thoughts regarding bulk, mass, scale, and overall compatibility, that his house was excluded from the diagram of houses, that the few homes in the vicinity that were of the same size did not have the bulk appearance due to the lower elevation, and that he would submit that Council could not make the findings.

Mr. Jensen, rebuttal, said that they worked extensively with the Kings and other neighbors during the view assessment process to accommodate their need, that one fix creates an issue for another neighbor, that it was a balancing act, that to meet some demands they could have filled up every inch of the property to spread it out, and that they had to look at all those factors.

Council, Staff, and Architect reviewing the northeast elevation measurements, that this was an eclectic neighborhood with many design styles, that they had pulled the plan back from the previous rendition which was closed to the edge and that it was a more massive structure, that the 25 ft. wall was designed instead of pushing back the area into a more intrusive protrusion, that they tried to articulate the facade and recessed it to break up the two story section into pieces, that a cut in the section left out one home on Marview, that reducing the 10 ft. 1 in. ceiling in the closet and bathroom would not make a difference, that the mass was removed from one area and moved among the project, that they worked with neighbors over several months and resolved the issue which did not return to the View Assessment Commission, and that they worked with the Edwards at 535 Ford and reduced some areas for their view.

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

Councilmember Roberts said that it was surprising to see the story poles in person, that this was the reason that this Council discussed mansionization for so long and the end result, that this property did not have the capability to build down the slope, that the project providing a shadow over the neighbor creating an adverse affect, that he could not make findings, that the project was not compatible based on other residences in the area.

Councilmember Nichols said that the architect had a tough challenge with this property to design on a highly visible lot but that he thought that good architects could come up with some amazing things, that the topography makes this property like an island, that the bulk of the upper story should move to the west to help, that it was not about the FAR (floor area ratio) or the design but instead about bulk and scale and the relationship with surrounding homes, that he could not make the finding, and that he hoped something could be worked out.

Councilmember Kellejian said that the decision on bulk and scale was a problem, that he agreed with Councilmember Nichols, that the applicant was close but that some design to reduce the bulk and scale of the project that may include articulation on the back wall, window slits, to reduce the issue of neighbors living right next to a 28 ft. wall, and that he applauded them for working with neighbors on view issues.

Deputy Mayor said that she agreed, that it was a beautiful design but just not

quite right in bulk and scale for the neighborhood, that there were houses larger but their use of the topography make it so that they do not have the appearance of too much bulk and scale, that the overall character of the neighborhood needed to be respected, that they look at each project individually, and that it should not stand out as a monument or be intrusive on others.

Mayor Campbell said that he agreed with Council's comments.

MOTION: Moved by Roberts and seconded by Nichols to deny the project without prejudice. **Motion carried unanimously.**

Mayor Campbell left the meeting, via teleconference, at 8:36 p.m.

Deputy Mayor Heebner recessed the meeting at 8:36 p.m. for a break and reconvened at 8:42 p.m.

C. STAFF REPORTS: (C.2. - C.6.)

Submit speaker slips to the City Clerk

C.2. Development Review Permit (DRP) and Structure Development Permit (SDP) Extension Request for 460 Palmitas, Applicant: Robert Fleet. (File 0600-40)

Recommendation: That the City Council

1. Approve the request for an extension to set a final expiration date of October 14, 2011 for the approval of 17-08-09 DRP/SDP for the construction of a new 3,326 square foot (not including 400 square feet of garage), two-story residence and a 321 square foot detached accessory structure at 460 Palmitas Street.

David Ott, City Manager, introduced the item.

Tina Christiansen, Community Development Dir., presented a powerpoint (on file with the report) reviewing the project.

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

C.4. Preliminary Engineering of the Highland Drive/Lomas Santa Fe Drive Intersection Improvements and Traffic Calming Project. (File 0400-10)

Recommendation: That the City Council

1. Adopt Resolution 2010-144 approving and authorizing the City Manager to execute a professional services agreement with Project Design Consultants for the preliminary design of the Highland Drive/Lomas Santa Fe Drive Intersection and Traffic Calming Improvements, not to exceed 73,350.

David Ott, City Manager, introduced the item.

Mo Sammak, Public Works Dir., presented a powerpoint.

Greg Shields, Project Design Consultants, said that he was a resident in the area and that a local project that they had worked on for several years was the San Elijo Lagoon.

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

C.5. Support Opposition to Proposition 19, the Regulate, Control and Tax Cannabis Act of 2010. (File 0480-70)

Recommendation: That the City Council

1. Adopt Resolution 2010-142 opposing Proposition 19, the Regulate, Control and Tax Cannabis Act of 2010 by resolution.

David Ott, City Manager, introduced the item.

Wende Protzman, Deputy City Manager, stated that many agencies including the League of California Cities and law enforcement were in opposition, that one of the main reasons for non-support had been that it was poorly written, that it would provide for a safe environment, and that it would increase crime.

Judi Strang passed out a list of groups that she said were in opposition, demographic profile, that marijuana was the first drug of choice among young people at 77%, that 1/3 of adult arrestees were under the influence of marijuana, and that it was often the first substance used by many people at an age earlier than drinking.

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

C.3. Adopt (2nd Reading) Ordinance 424 related to the use of City Seal and other official City insignia. (File 0160-30)

Recommendation: That the City Council

1. Adopt Ordinance 424 amending Solana Beach Municipal Code (SBMC) Section 1.08.010 and adding SBMC Sections 1.08.020 and 1.08.030 as they relate to the City Seal.

Johanna Canlas, City Attorney, introduced the item and read the title of the ordinance.

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

C.6. Fiscal Year 2010-11 Community Grant Program. (File 0150-55)

Recommendation: That the City Council

1. Adopt Resolution 2010-139 approving and authorizing the Fiscal Year 2010-11 Community Grant Program.

David Ott, City Manager, introduced the item.

Deputy Mayor Heebner said that these days non-profits needed help more than ever since they had so many requests of their services, that donations had dried up for most of them, and to consider removing Criteria 6 regarding priority to only new organizations.

Councilmember Kellejian said that he felt strongly regarding the spending of reserves and to consider not spending the entire \$15,000 this year and limit it to the \$10,000 provided by the waste haulers.

Councilmember Nichols said that he agreed with the changes and the limitation on spending.

MOTION: Moved by Roberts and seconded by Nichols to approve with the modification of removing the Application Criteria #6 titled Originality and Creativity requiring priority be given to new programs. **Motion carried 4/0/1**
(Absent: Campbell)

WORKPLAN COMMENTS:
(Adopted June 23, 2010)

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 reported committee activity.

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

- a. City Selection Committee - Roberts (meets twice a year).
- b. County Service Area 17 - Campbell, Nichols (alternate).
- c. Escondido Creek Watershed Authority - Nichols, Roberts (alternate).
- d. League of Ca. Cities' San Diego County Executive Committee - Roberts, Kellejian (alternate) and any subcommittees.
- e. League of Ca. Cities' Local Legislative Committee - Roberts, Kellejian (alternate).
- f. League of Ca. Cities' Coastal Cities Issues Group (CCIG) - Kellejian, Roberts (alternate).
- g. North County Dispatch JPA - Nichols, Campbell (alternate).
- h. North County Transit District - Roberts, Heebner (alternate).
- i. Regional Solid Waste Association (RSWA) - Nichols, Kellejian (alternate).
- j. SANDAG - Heebner (Primary), Roberts (1st alternate), Nichols (2nd alternate) and any subcommittees.
- k. SANDAG Shoreline Preservation Committee - Kellejian, Roberts (alternate).
- l. San Dieguito River Valley JPA - Roberts, Nichols (alternate).
- m. San Elijo JPA - Campbell, Roberts (both primary members) (no alternates).
- n. 22nd Agricultural District Association Community Relations Committee - Campbell, Roberts.

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

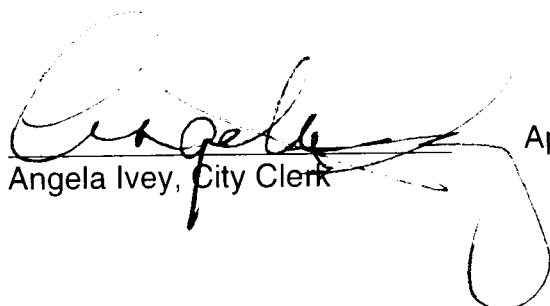
- a. Business Liaison Committee - Roberts, Campbell.
- b. Highway 101 / Cedros Ave. Development Committee - Nichols, Heebner.
- c. I-5 Construction Committee - Heebner, Roberts.
- d. Public Arts Committee - Roberts, Nichols.
- e. School Relations Committee - Roberts, Campbell.

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

- a. Army Corps of Engineers & Regional Beach Nourishment - Kellejian, Campbell. Expires December 8, 2010.
- b. City's 25th Anniversary - Heebner, Kellejian. Expires July 13, 2011.
- c. Development Review - Nichols, Heebner. Expires November 17, 2010.
- d. Environmental Sustainability - Roberts, Heebner. Expires December 8, 2010.
- e. Fire Department Management Governance-Kellejian, Roberts. Expires July 13, 2011.
- f. Fletcher Cove - Campbell, Heebner. Expires November 17, 2010.
- g. General Plan - Campbell, Nichols. Expires July 13, 2011.
- h. La Colonia Park - Nichols, Heebner. Expires May 11, 2011.
- i. Local Coastal Plan Ad-Hoc Committee - Roberts, Campbell. Expires February 9, 2011 or at the California Coastal Commission adoption.
- j. NCTD / Train Station Site Project Ad Hoc Committee - Heebner, Nichols. Expires 1-12-2011
- k. View Assessment - Nichols, Heebner. Expires February 24, 2011

ADJOURN:

Deputy Mayor Heebner adjourned the meeting at 9:15 p.m.

A handwritten signature in black ink, appearing to read 'Angela Ivey', is written over a horizontal line. The signature is fluid and cursive.

Angela Ivey, City Clerk

Approved: February 9, 2011