

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

JOINT **SPECIAL** MEETING

MINUTES

**6:00 P.M.
WEDNESDAY, APRIL 20, 2011**

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

Absent: None.

Also Present: David Ott, City Manager
Johanna Canlas, City Attorney
Lisa Foster, City Attorney
Leticia Fallone, Deputy 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.

Mayor Heebner called the meeting to order at 6:10 p.m.

CLOSED SESSION REPORT: (when applicable)

Johananna Canlas, City Attorney, stated that there was no reportable action.

FLAG SALUTE:

Mayor Heebner led the flag salute.

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS:

Liz Molina stated concerns about the impacts of backyard chickens, that chickens could be prone to a variety of diseases that could pose health hazards to humans and domestic animals, they could attract parasites which were associated with dirty coop conditions, that inhaling their manure could cause upper respiratory problems and that the west Nile virus was a concern, that chickens attracted mosquitos which carried many other diseases that could be of concern to the community, that the proposal to allow chickens to the area should be dismissed, and that allowing this proposal would lower property values.

Scott Warren stated that he was a resident and homeowner in the City, that chickens lowered property values, were loud and attracted flies, he read a quote from the City of Del Mar zoning rules and regulations stating that no coops were allowed within 75 ft. of doors or buildings used for human habitation nor within 40 ft. of any adjacent property line, that Del Mar was not pro chickens, and that the lots in the City were zoned as single-family residential and not as agricultural.

Mark Bannaea, President of Santa Fe Hills HOA, stated that the Board felt that if this proposal was approved, although CC&Rs do not allow chickens and livestock, they would not want to incur costs policing chickens in their complex, and that an ordinance should not be approved.

Council and Staff discussed the effect of the law on areas east of the City that had CC&Rs, that any restrictions more restrictive than the City would trump the City's rules, that each association would have to regulate their own rules, and that this item would return for discussion at the May 25th meeting.

C. STAFF REPORTS:

Submit speaker slips to the City Clerk

C.1. City of Solana Beach Workplan. (File 0410-80)

Recommendation: That the City Council

1. Review the City of Solana Beach and Solana Beach Redevelopment Agency Fiscal Year 2010/11 Workplan in

preparation for the 2011/12 Workplan.

David Ott, City Manager, introduced the item.

David Ott, City Manager, presented a powerpoint (on file).

Rich Whipple, Principal Planner, provided an update of Community Character priority issues including General Plan and Housing Element Update for Fiscal Year 2011-12.

David Ott, City Manager, provided an update on additional Community Character priorities which included the Local Coastal Program/Land Use Plan adoption, the Beach and Sand Replenishment and Retention Program, the View Assessment Ordinance, the Development Review Ordinance, Parking Management Plan, and the Affordable Housing Program.

Council discussion ensued whether certain items were on the work plan, that the property on North Highway 101 was not listed on the Workplan but was within the Specific Plan item, that the Stevens Ave. property north of La Colonia Park was not on the Workplan, that the Fairgrounds property was in the Workplan, and that the parking lot on S. Sierra Ave. was not in the Workplan but would be addressed in the next year, that the mentioned items should be kept in mind so they could be added as Council priorities if desired.

David Ott, City Manager, provided an update on Capital Project Priorities which included the Fletcher Cove Community Center which had a phase two completion date of July 2011, the Lifeguard Station that needed to be addressed which had no funding at this time, the La Colonia Park Improvements which are seeking grant funding in order to begin the project, the I-5 Widening Project and its preferred design review which will be available within the next few months.

Council and Staff discussed the importance of the I-5 Widening Project and that it should be a high priority, that the Del Mar Shores stairway was a public safety issue and that it had a completed Coastal Commission permit which was valid for three years with two years remaining on the permit, that funding was not available at this time, and that perhaps there could be state funding to use for the project.

David Ott, City Manager, continued to provide updates on Capital Projects of the Marine View Street Improvements Project, the Highland Drive Lomas Santa Fe Intersection Improvements which would go before Council at the next Council meeting, the Granados/El Viento Intersection and Sewer Realignment which would begin construction Fall 2011, and the South Sierra Mixed-Use Affordable Housing Project. He reviewed Organizational Effectiveness issues which included communications and technology including

the website overhaul, accepting credit card payments on-line, and the social media program which included a City Facebook account. He provided updates on Environmental Sustainability Issues which included the Property Assessed Clean Energy (PACE) Program, the Solana Beach Pump Station which would be completed in Spring of this year, Major Storm Drain System Improvements, setting out an RFP to review the City's facilities and street lights to determine ways to save the City money to be more energy efficient, the Highway 101 Streetscape & Traffic Calming Project which would return to Council in the Fall for final approval.

Council and Staff discussion continued regarding the Highway 101 Streetscape Project, that the purpose of the project was to create a more walkable downtown, that the title of the project was important to include reference to traffic calming since TransNet funding would be used for the project, and that more education on the project could be provided to the public.

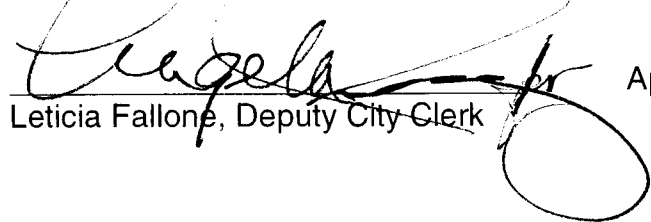
David Ott, City Manager, provided an update on fiscal sustainability issues which included the North County Transit District (NCTD) property planning, the Distillery Lot Feasibility Study which the City Manager was proposing be moved to un-prioritized issues on the Workplan, due to lack of funding.

Council and Staff discussed keeping the Distillery Lot Feasibility Study as a priority item, that the City had been working with the property owners on removing the chain in the parking lot, that the property owners wanted the City to pay for regular chain removal, that the property owners wanted a chain to be placed at the lot when the new business came in to separate the parking lot, and that there would be cost to the City to monitor security of the lot if the chain were removed. Discussion continued regarding the business license sweep that was done in the entire City, that there were 800 businesses in the city which were identified as not having business certificates, that a letter was being sent to those businesses informing them that a business certificate was required, a fee study would be performed to determine whether the appropriate fee was being charged, and that the review of certificates would be an on-going annual review process.

Council and Staff discussed several other topics that should be mentioned in the Workplan such as the gutter/run-off design, continued review of the Fire Consolidation contract, whether the City Manager replacement should be included in the Workplan, business promotion enhancements to encourage business in the community, whether the City would have to go into reserves for the upcoming fiscal year, that there would be a deficit based on the mid-year accounting, there was a 3.2% increase in law enforcement costs, that the pension costs were being increased although the employees were now paying more towards pension, and that there would be more information available at the proposed budget meeting on May 25th.

ADJOURN:

Mayor Heebner adjourned the meeting at 7:08 p.m.

A handwritten signature in black ink, appearing to read "Leticia Fallon", is written over a horizontal line. The signature is fluid and cursive, with a large loop at the end.

Leticia Fallon, Deputy City Clerk

Approved: November 16, 2011