

CITY OF SOLANA BEACH



ACTION AGENDA

The Action Agenda of the City Council Meeting is a document provided immediately following the Council Meeting in order for staff and the public to be aware of the business transacted and actions taken by Council. This is a preliminary draft and not a public record. The meeting's legal record is the Minutes approved by the City Council.

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

**Joint REGULAR Meeting
Wednesday, April 9, 2014
6:00 P.M.**

PUBLIC MEETING ACCESS

The Regular Meetings of the City Council are scheduled for the 2nd and 4th Wednesdays and are broadcast live on Cox Communications-Channel 19, Time Warner-Channel 24 (*analog*) or Channel 131 (*digital*), and AT&T U-verse Channel 99. The video taping of meetings are maintained as a permanent record and contain a detailed account of the proceedings. Council meeting tapings are archived and available for viewing on the City's website.

AGENDA MATERIALS

A full City Council agenda packet including relative supporting documentation is available at City Hall, the Solana Beach Branch Library (157 Stevens Ave.), La Colonia Community Ctr., and online www.cityofsolanabeach.org. Agendas are posted at least 72 hours prior to at least 24 hours prior to special meetings. Posted agendas are subject to change up to the meeting's required posting deadline. Please check agenda postings for updates. Writings and documents regarding an agenda item of an open meeting, received after the official agenda posting, will be distributed to Council for consideration, and made available for public viewing. Items received at least 1 1/2 hours prior to the start of the meeting will be uploaded online with the agenda. Material received after this cut-off as well materials handed out at the meeting will become part of the record for filing. Materials submitted for consideration should be forwarded to the City Clerk's department 858-720-2400. The designated location for viewing public documents is the City Clerk's office at City Hall during normal business hours.

SPEAKERS

Please submit a speaker slip to the City Clerk prior to the meeting, or the announcement of the Section/Item, to provide public comment. Allotted times for speaking are outlined on the speaker's slip for each agenda section: Oral Communications, Consent, Public Hearings and Staff Reports.

AMERICAN DISABILITIES ACT TITLE 2

In compliance with the Americans with Disabilities Act of 1990, persons with a disability may request an agenda in appropriate alternative formats as required by Section 202. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's office (858) 720-2400 at least 72 hours prior to the meeting.

As a courtesy to all meeting attendees, please set cellular phones and pagers to silent mode and engage in conversations outside the Council Chambers.

CITY COUNCILMEMBERS
Thomas M. Campbell, Mayor

**Lesa Heebner,
Deputy Mayor
Peter Zahn,
Councilmember**

**David A. Zito,
Councilmember
Mike Nichols,
Councilmember**

David Ott
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

Please submit your speaker slip to the City Clerk prior to the meeting or the announcement of the Item. Allotted times for speaking are outlined on the speaker's slip for Oral Communications, Consent, Public Hearings and Staff Reports.

READING OF ORDINANCES AND RESOLUTIONS:

Pursuant to Solana Beach Municipal Code Section 2.04.460, at the time of introduction or adoption of an ordinance or adoption of a resolution, the same shall not be read in full unless after the reading of the title, further reading is requested by a member of the Council. If any Councilmember so requests, the ordinance or resolution shall be read in full. In the absence of such a request, this section shall constitute a waiver by the council of such reading.

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT: (when applicable)

FLAG SALUTE:

APPROVAL OF AGENDA:

COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn)

PROCLAMATIONS/CERTIFICATES:

None at the posting of this agenda

PRESENTATIONS:

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

1. Del Mar Shore Stairs

ORAL COMMUNICATIONS: None

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip (located on the back table) to the City Clerk. Comments relating to items on this evening's agenda are taken at the time the items are heard. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each presentation is THREE MINUTES (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

COUNCIL COMMUNITY ANNOUNCEMENTS/ COMMENTARY:

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 P-Ublic will be discussed immediately after approval of the Consent Calendar.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meetings held February 26, 2014. Approved Minutes <https://www.cityofsolanabeach.org/en/government/public-meetings/agendas-minutes-videos>

COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn)

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

Recommendation: That the City Council

1. Ratify the list of demands for March 1, 2014 through March 21, 2014. [Item A.2. Report \(click here\)](#)

COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn)

A.3. General Fund Adopted Budget for Fiscal Year 2013-14 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2013-2014 General Fund Adopted Budget. [Item A.3. Report \(click here\)](#)

COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn)

A.4. Gateway Property Ad-Hoc Committee. (File 0410-48)

Recommendation: That the City Council

1. Adopt Resolution 2014-035 re-establishing the Gateway Property Ad Hoc Committee until April 8, 2015.
2. Re-appoint the existing two Councilmembers (Campbell, Heebner). [Item A.4. Report \(click here\)](#)

COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn)

A.5. Community Development Block Grant and Home Investment Partnerships Programs. (File 0400-10)

Recommendation: That the City Council

1. Adopt Resolution 2014-029 authorizing the automatic renewal of the Community Development Block Grant Cooperation Agreement for the qualification periods of July 1, 2015 to June 30, 2016; July 1, 2016 to June 30, 2017; and July 1, 2017 to June 30, 2018.

[Item A.5. Report \(click here\)](#)

COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn)

A.6. SANDAG Public Recreational Beach Impact Mitigation Fund. (File 0390-25)

Recommendation: That the City Council

1. Find the request exempt from the CEQA as it is not a "project" as defined by CEQA; and
2. Approve the request and adopt Resolution 2014-030 formally requesting a disbursement of funds in the amount of \$275,000 from the Public Recreational Beach Impact Mitigation Fund account held in trust for the City by SANDAG.
3. Forward the signed Resolution 2014-030 to the SANDAG Shoreline Preservation Working Group for consideration on May 1, 2014.

[Item A.6. Report \(click here\)](#)

COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn)

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: (8.1. - 8.4.)

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 Structural Development Permit (SDP) at 130 S. Granados Ave., Applicant: Keystone Financial Group,

LLC, Case No: 17-13-31. (File 0600-40)

The proposed project meets the minimum objective requirements under the SBMC, is consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP and administratively issue a SOP. Therefore, Staff recommends that the City Council:

- Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines, which exempts limited numbers of new, small structures, such as single-family residences; and
- If the City Council makes the requisite findings and approves the project, adopt Resolution 2014-028 conditionally approving a DRP and an administrative SOP to construct a new single-family residence on a vacant 17,501 gross square foot lot at 130 South Granados Avenue in Solana Beach.

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

COUNCIL ACTION: Approved 4/0/1 to close the public hearing. (Absent: Zahn)

COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn)

B.2. Development Review Permit (DRP) and Structural Development Permit (SDP) at 355 Pacific Ave., Applicant: WJK Trust, Case No: 17-12-37. (File 0600-40)

The proposed project meets the minimum objective requirements under the LUP, SBMC, is consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP and administratively issue a SOP. Therefore, Staff recommends that the City Council:

- Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- Find the project exempt from the California Environmental Quality Act pursuant to Section 15301(e) of the State CEQA Guidelines; and
- If the City Council makes the requisite findings and approves the project, adopt Resolution 2014-025 conditionally approving a DRP and an administrative SOP to remodel an existing single-family residence to add 185 SF to the first floor living area, 177 SF to the existing garage and a new 398 SF second level at 355 Pacific Avenue.

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

COUNCIL ACTION: Approved 3/0/1/1 to close the public hearing. (Absent: Zahn Recuse: Heebner.)

COUNCIL ACTION: Approved 3/0/1/1 (Absent: Zahn Recuse: Heebner.)

B.3. Time Extension Request for Development Review Permit (DRP) at 707 5. Sierra Ave., Applicant: Seascape Chateau Condominium Association, Case No: 17-11-18. (File 0600-40)

Recommendation: That the City Council

- Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
- Adopt Resolution 2014-032, approving the request for a 12 month extension for DRP (Case No. 17-11-18) and setting the expiration date as March 28, 2015.

[Item B.3. Report \(click here\)](#)

COUNCIL ACTION: Approved 4/0/1 to close the public hearing. (Absent: Zahn)

COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn)

B.4. Development Review Permit (DRP) and Structural Development Permit (SDP) at 734 N. Granados Ave., Applicants: Lees/Costello, Case No: 17-12-40. (File 0600-40)

The proposed project meets the minimum objective requirements under the SBMC, is consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP and administratively issue a SOP. Therefore, Staff recommends that the City Council:

- Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing;
- Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
- If the City Council makes the requisite findings and approves the project, adopt Resolution 2014-031 conditionally approving a DRP and an administrative SOP for a 3,649 square foot two-story, single family residence located at 734 N. Granados Avenue.

[Item B.4. Report \(click here\)](#)

COUNCIL ACTION: Approved 4/0/1 to close the public hearing. (Absent: Zahn)

COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn)

C. STAFF REPORTS: (C.1.)

Submit speaker slips to the City Clerk

C.1. Highway 101 Sidewalk, North of Ocean Street & Plaza St. Improvements, Bid 2014-02. (File 0400-10)

Recommendation: That the City Council

1. Adopt Resolution 2014-033:

- a. Awarding the construction contract to Dick Miller, Inc., in the amount of \$222,230, for the Highway 101 Sidewalk north of Ocean Street and Plaza Street Improvements, Bid 2014-02.
- b. Authorizing the City Manager to execute the construction contract on behalf of the City.
- c. Approving an amount of \$40,000 for construction contingency.
- d. Approving an amount of \$8,000 for construction inspection.
- e. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.

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

COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn)

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:

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

- a. City Selection Committee (meets twice a year) - Nichols, Heebner (alternate).
- b. County Service Area 17 - Zahn, Campbell (alternate).
- c. Escondido Creek Watershed Authority - Zito, Staff.
- d. League of Ca. Cities' San Diego County Executive Committee - Nichols, Heebner (alternate) and any subcommittees.
- e. League of Ca. Cities' Local Legislative Committee - Nichols, Heebner (alternate).
- f. League of Ca. Cities' Coastal Cities Issues Group (CCIG) - Nichols, Heebner (alternate).

- g. North County Dispatch JPA- Zahn, Nichols (alternate).
- h. North County Transit District - Nichols, Heebner (1st alternate)
- i. Regional Solid Waste Association (RSWA) - Nichols, Zahn (alternate).
- j. SANDAG - Heebner (Primary), Nichols (1st alternate), Zito (2nd alternate) and any subcommittees.
- k. SANDAG Shoreline Preservation Committee - Nichols, Heebner (alternate).
- l. San Dieguito River Valley JPA- Zito, Zahn (alternate).
- m. San Elijo JPA- Campbell, Zito (both primary members) (no alternates).
- n. 22nd Agricultural District Association Community Relations Committee - Heebner, Campbell.

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

- a. Business Liaison Committee - Campbell, Zahn.
- b. Highway 101 / Cedros Ave. Development Committee - Nichols, Heebner.
- c. 1-5 Construction Committee - Heebner, Zito.
- d. Parks and Recreation Committee - Nichols, Heebner.
- e. Public Arts Committee - Nichols, Zito.
- f. School Relations Committee - Zito, Zahn.

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

- a. Army Corps of Engineers & Regional Beach Nourishment - Campbell, Nichols. Expires December 10, 2014.
- b. Development Review - Nichols, Heebner. Expires October 22, 2014.
- c. Environmental Sustainability - Heebner, Zahn. Expires December 10, 2014.
- d. Fire Department Management Governance - Zito, Zahn. Expires July 09, 2014.
- e. Fiscal Sustainability - Campbell, Zito. Expires June 11, 2014.
- f. Gateway Property - Campbell, Heebner. Expires April 9, 2014.
- g. General Plan - Nichols, Zito. Expires July 09, 2014.
- h. La Colonia Park - Nichols, Heebner. Expires June 11, 2014.
- i. Local Coastal Plan Ad-Hoc Committee - Campbell, Nichols. Expires January 21, 2015 or at the California Coastal Commission adoption.
- j. NCTD / Train Station Site Project Ad Hoc Committee - Nichols, Heebner. Expires January 21, 2015.
- k. View Assessment - Heebner, Zito. Expires June 11, 2014.

ADJOURN: