

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

MINUTES

JOINT **REGULAR** MEETING
Wednesday, April 9, 2014
06:00 P.M.

Minutes contain a summary of the discussions and actions taken by the City Council during a meeting. City Council meetings are video recorded and archived as a permanent record. The video recordings capture the complete proceedings of the meeting and are available for viewing on the City's website.

CALL TO ORDER AND ROLL CALL:

Present: Nichols, Campbell, Heebner, and Zito.
Absent: Zahn.
Also Present: David Ott, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk
Wende Protzman, Community Development Dir.
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Dan King, Sr. Management Analyst

Mayor Campbell called the meeting to order at 6:00 p.m.

CLOSED SESSION REPORT: (when applicable)

FLAG SALUTE:

APPROVAL OF AGENDA:

MOTION: Moved by Heebner and seconded by Nichols **Motion carried 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

Mo Sammak, Director of Engineering and Public Works, presented a PowerPoint (on file) reviewing the project.

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 public 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.

MOTION: Moved by Heebner and seconded by Zito **Motion carried 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.

MOTION: Moved by Heebner and seconded by Zito **Motion carried 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.

MOTION: Moved by Heebner and seconded by Zito **Motion carried 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).

MOTION: Moved by Heebner and seconded by Zito **Motion carried 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.

MOTION: Moved by Heebner and seconded by Zito **Motion carried 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.

MOTION: Moved by Heebner and seconded by Zito **Motion carried 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: (B.1. - B.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 SDP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. 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
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2014-028 conditionally approving a DRP and an administrative SDP to construct a new single-family residence on a vacant 17,501 gross square foot lot at 130 South Granados Avenue in Solana Beach.

David Ott, City Manager, introduced the item.

Patricia Bluman presented a PowerPoint (on file) reviewing the project.

Council and Staff discussed that the criteria for landscaping was to remove the native vegetation as all previous vegetation had previously been removed, and that the water efficient ordinance should also be complied with on the project.

Mayor Campbell opened the public hearing. Council disclosed their familiarity with the project and the applicant.

Bob Mueller, applicant, said that trees would not change their location.

Brad Jacobs stated that he supported this proposed project.

Gary Martin said that he supported the proposed project, that it fit the site, the applicant looked at the surrounding area to fit it into the community, and that he disagreed with the blue folder comments.

Gerri Retman stated that she supported the project and thought that it would be a great addition to the neighborhood.

MOTION: Moved by Heebner and seconded by Nichols to close the public hearing. **Motion carried 4/0/1** (Absent: Zahn)

MOTION: Moved by Heebner and seconded by Nichols **Motion carried 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 SDP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301(e) of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2014-025 conditionally approving a DRP and an administrative SDP 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.

Lesa Heebner, Councilmember, recused, lived within 500 feet of the proposed property, financial interest.

David Ott, City Manager, introduced the item.

Leslea Meyerhoff, consultant, presented a PowerPoint (on file) reviewing the project.

Mayor Campbell opened the public hearing. Council disclosed their familiarity with the project and the applicant.

Ashley Peterson, applicant's representative, stated that they were present for questions.

MOTION: Moved by Nichols and seconded by Zito to close the public hearing. **Motion carried 3/0/2** (Absent: Zahn Recuse: Heebner.)

MOTION: Moved by Zito and seconded by Nichols **Motion carried 3/0/2** (Absent: Zahn Recuse: Heebner.)

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

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. 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.

David Ott, City Manager, introduced the item.

Corey Johnson, Associate Planner presented a PowerPoint (on file) reviewing the project.

Mayor Campbell opened the public hearing.

Council disclosed their familiarity with the project.

Bob Trettin, applicant representative, stated that the project was approved by the Coastal Commission a year and a half after Council had approved the project, that they were already in the plan check process, and that they anticipated to be in compliance with all the City's requirements within the next 4-5 weeks. He stated that the project work would begin after labor day, and explained how the mitigation fee was calculated due to an additional 4-6 inches of wall that would be added to allow for sculpting for a better appearance to the wall.

MOTION: Moved by Heebner and seconded by Zito to close the public hearing. **Motion carried 4/0/1** (Absent: Zahn)

MOTION: Moved by Heebner and seconded by Nichols **Motion carried 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 SDP. Therefore, Staff recommends that the City Council:

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

David Ott, City Manager, introduced the item.

Corey Johnson, Associate Planner, presented a powerpoint (on file).

Mayor Campbell opened the public hearing. Council disclosed their familiarity with the project and applicant.

Mark Lees & K. Costello, applicant, said that they had lived in the neighborhood for five years and the project was up the street.

MOTION: Moved by Zito and seconded by Heebner to close the public hearing. **Motion carried 4/0/1** (Absent: Zahn)

MOTION: Moved by Heebner and seconded by Nichols **Motion carried 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.

David Ott, City Manager, introduced the item.

Mo Sammak, Director of Engineering and Public Works, presented a powerpoint (on file).

Council and Staff discussed the steep slope, the related maintenance issue, to consider raising the sidewalk.

MOTION: Moved by Nichols and seconded by Heebner **Motion carried 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)

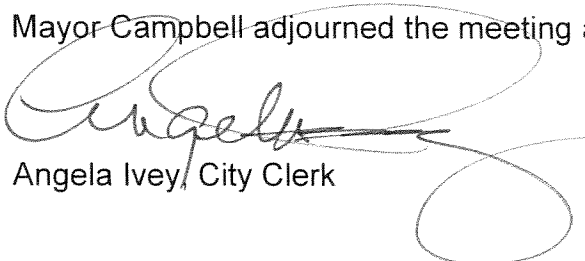
- a. Business Liaison Committee - Campbell, Zahn.
- b. Highway 101 / Cedros Ave. Development Committee - Nichols, Heebner.
- c. I-5 Construction Committee - Heebner, Zito.
- d. Parks and Recreation Committee - Nichols, Heebner.
- e. Public Arts Committee - Nichols, Zito.
- f. School Relations Committee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

Mayor Campbell adjourned the meeting at 8:04 p.m.



Angela Ivey, City Clerk

Approved: June 11, 2014