

CITY OF SOLANA BEACH

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

MINUTES

JOINT **SPECIAL** MEETING

Wednesday, July 16, 2014

05:00 P.M.

City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California
Teleconference Location: Grand Palladium Kantenah, Carretera Chetumal-
Puerto Juarez Km, 256-100, 77710 Municipio Solidaridad - Riviera Maya
(Mexico)

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, David Zito, and Peter Zahn.

Absent: None.

Also Present: David Ott, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk
Mo Sammak, Engin/Public Works Dir.
Patricia Bluman, Principal Planner

Mayor Campbell called the meeting to order at 5:01 p.m.

FLAG SALUTE:

APPROVAL OF AGENDA:

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

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.

David A. Cain provided an update on Del Sol Lions club.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

A. CONSENT CALENDAR: (Action Items) (A.1.)

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 May 14, May 28, June 10, and June 11, 2014.

MOTION: Moved by Peter Zahn and seconded by Nichols. **Motion carried unanimously.**

C. STAFF REPORTS: (C.1.)

Submit speaker slips to the City Clerk

C.1. Parking Concepts for Council Consideration. (File 0870-00)

Recommendation: That the City Council

1. Discuss the concepts provided in the Staff Report and provide direction to Staff.

David Ott, City Manager, introduced the item.

Staff and Council discussed the number of attendees in each workshop (1st Workshop had 20 attendees, 2nd had 10, and 3rd had 6). Discussion continued regarding 40 items that were narrowed down to 6 items at the workshops, that new businesses requiring parking would not overly impact the surrounding residential areas, and to encourage existing businesses property owners to bring Council additional ideas.

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

Valet Parking Criteria

Council and Staff discussed valet parking criteria such as temporary events, private and public arrangements, using public parking for drop offs instead of for parking, and to explore valet parking alternatives as a method to absorb current parking shortage.

Discussion continued regarding the City providing a framework for valet parking but not contracting out the providers, and consider the use of public lots for some private parking in relation to an applicant's proposal.

Time Limitations and Short Term Parking

Staff and Council discussed a few possible short-term parking locations, need of enforcement, and increasing the time limitation.

Roof Top Parking on Cedros

Council and Staff discussed allowing roof top parking in distributed matter, that would not change character of the business districts, and asked for Staff's input on how to control it in such a limited way, considering visibility from the street, hours, noise, setbacks, floor area ratios, and special permitting.

Proposed Changes in Parking Requirements – Existing Building

Council and Staff discussed changes in parking requirements that would encourage opening of new restaurants and cafes in existing buildings along Highway 101, phasing in shared parking uses during day and night, preserving existing spaces, to qualify applicants by square footage requirements, and whether to enforce a onetime fee and/or an ongoing fee.

Public Speakers

Carol Dahlberg-Bohl said that parking was difficult on the south side residential neighborhoods, that cars had been vandalized, and to reconsider parking restrictions.

Tracy Richmond (time donated by Rena Kaiser) said that he was concerned that restaurants would turn into bars similar to Encinitas or Pacific Beach, that she did not want Solana Beach to lose its character, and that the proposed solutions would burden the City and change its character.

Gary Martin (time donated by Lauren McChrie) stated that he agree with Councilmember's Nichols suggestion for change of use in the architectural fabric, that he opposed roof top parking, and asked Council to preserve the scale of the community.

Daniel Powell (time donated by Lynn Salsberg) stated that every person who

walked or rode bicycles would preserve parking spaces if it was safe and convenient, that spot zoning would expose the City to legal exposure, and suggested enforcing fees that would discourage driving and encourage alternatives.

Councilmembers Nichols, Heebner, Zito, and Zahn supported exploring valet parking that would possibly be more efficient and Mayor Campbell opposed valet parking in place of public parking places.

Council and Staff discussion continued regarding potential roof top parking, to explore spot zoning issues as well as technology such as sensors, and that the purpose of proposed changes in parking for existing use was intended to maintain the character of the community.

Councilmember Zito left the meeting at 6:20 p.m.

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.
- 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.

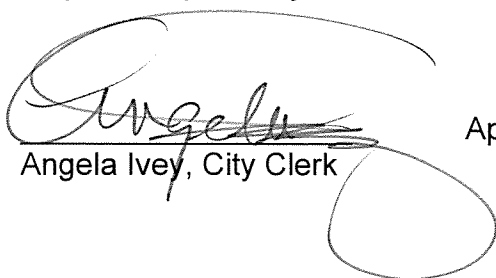
- c. I-5 Construction Committee - Heebner, Zito.
- d. Parks and Recreation Committee - Nichols, Heebner.
- e. Public Arts Committee - Nichols, Zito.
- f. School Relations Committee - Zito, Zahn.

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 10, 2015.
- f. Gateway Property - Campbell, Heebner. Expires April 8, 2015.
- g. General Plan - Nichols, Zito. Expires July 09, 2014.
- h. La Colonia Park - Nichols, Heebner. Expires June 10, 2015.
- 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 10, 2015.

ADJOURN:

Mayor Campbell adjourned the meeting at 6:28 p.m.


Angela Ivey, City Clerk

Approved: September 24, 2014