



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

## **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.**

### **Joint REGULAR Meeting**

**Wednesday, May 27, 2020 \*4:00 p.m.**

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California

**This meeting will be conducted in accordance with Governor Newsom's Executive Order N-29-20 related to the COVID-19 virus.**

### **PUBLIC MEETING VIEWING**

❖ **Live Broadcast on Local Government Channel, Live web-streaming, and Archived videos online.**

The Regular Meetings of the City Council are scheduled for the 2nd and 4th Wednesdays and are broadcast live on Cox Communications-Channel 19, Spectrum(Time Warner)-Channel 24, 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 [Public Meetings](#) webpage.

❖ **Zoom Virtual Webinar (registration required).** Register early and Join the meeting at least 15 minutes prior to the start time. ã To register to view/listen to the meeting, go to this public participant link [https://us02web.zoom.us/webinar/register/WN\\_EEXKcmQ7Q0ac3glGgX2e-g](https://us02web.zoom.us/webinar/register/WN_EEXKcmQ7Q0ac3glGgX2e-g) for this meeting, follow the prompts to enter your name and email address. ã To receive a confirmation email allowing you to enter the meeting and the link to join, you will need to enter a valid email address. Choose Gallery View to see the presentations, when applicable.

### **MEETING LOCATION WILL NOT BE OPEN TO THE PUBLIC.**

Due to the Executive Order to stay home, in person participation at City Council meetings will not be allowed at this time. In accordance with the Executive Order to stay home, there will be no members of the public in attendance at Council Meetings. Alternatives to in-person attendance for viewing and participating in City Council meetings are being provided under Public Participation.

### **AGENDA MATERIALS**

A full City Council agenda packet including relative supporting documentation is posted online [www.cityofsolanabeach.org](http://www.cityofsolanabeach.org) Closed Session Agendas are posted at least 72 hours prior to regular meetings and at least 24 hours prior to special meetings.

### **PUBLIC PARTICIPATION**

❖ Written correspondence regarding an agenda item at an open session meeting should be submitted to the City Clerk's Office at [EMAILGRP-CityClerksOfc@cosb.org](mailto:EMAILGRP-CityClerksOfc@cosb.org) with the Subject line including the meeting date May 27, 2020. Please include the Agenda Item# and topic in your email. ã Correspondence received after the official posting of the agenda, but before 12:00 p.m. on meeting day, will be distributed to Council and made available to the public online along with the agenda posting. Written submittals will be added to the record and not read out loud. ã All submittals received before the start of the meeting will be made part of the record. The designated location for viewing public documents is the City's website [www.cityofsolanabeach.org](http://www.cityofsolanabeach.org)

❖ **Zoom Webinar Public Comment Participation:**

If you wish to provide a live verbal comment during the meeting, register for the Zoom Virtual (City Council Meeting) Webinar (registration required), register for the Zoom webinar as noted at the top, under Public Meeting/Zoom Webinar, and join the meeting using the "Join Webinar" link provided in your confirmation email.

1) EMAIL a Speaker Request by 12:00 p.m. (noon) on meeting day to [EMAILGRP-CityClerksOfc@cosb.org](mailto:EMAILGRP-CityClerksOfc@cosb.org)

- Subject line should include Request to Speak
- Content should include the Item/Topic you would like to speak on.

AND

2) REGISTER as a speaker on meeting day by 12:00 p.m. (noon) by going to:

[https://us02web.zoom.us/webinar/register/WN\\_EEXKcmQ7Q0ac3glGgX2e-g](https://us02web.zoom.us/webinar/register/WN_EEXKcmQ7Q0ac3glGgX2e-g)

and follow the required prompts to receive a confirmation email with your log in link.

- Join the meeting 30 minutes before the meeting begins by clicking on the link provided in your confirmation email.
- Speaking participants may use the computer's microphone and speakers to listen and communicate or they may also call into the meeting by dialing into the meeting with a telephone (this information will be provided in your email confirmation). If you call in as well for better audio, mute your computer's speakers to eliminate feedback.
- Participants will be called upon from those who have submitted the Speaker Request, registered, and logged on as described above. You will be called on by name and unmuted by the meeting organizer and may provide comments for the allotted time. Allotted speaker times are listed under each [Agenda](#) section.
- Participants can use a computer microphone and speakers to listen and communicate or dial into the meeting with a telephone (if you log in and call in, mute one of the devices to eliminate feedback).
- Do not self-mute since you will muted when you enter the meeting and organizers will unmute you to provide comments. All oral comments received prior to the close of the meeting will be made part of the meeting record.

**SPECIAL ASSISTANCE NEEDED - 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 [EMAILGRP-CityClerksOfc@cosb.org](mailto:EMAILGRP-CityClerksOfc@cosb.org) 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 offline/muted.

<b>CITY COUNCILMEMBERS</b>		
Jewel Edson, <b>Mayor</b>		
Judy Hegenauer, <b>Deputy Mayor</b>	Kristi Becker, <b>Councilmember</b>	
Kelly Harless, <b>Councilmember</b>	David A. Zito, <b>Councilmember</b>	

**Gregory Wade**  
City Manager

**Johanna Canlas**  
City Attorney

**Angela Ivey**  
City Clerk

**SPEAKERS:**

See Public Participation on the first page of the Agenda for Publication Participation options.

**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:**

**FLAG SALUTE:**

**APPROVAL OF AGENDA:**

**COUNCIL ACTION: Approved 5/0**

**ORAL COMMUNICATIONS:**

**Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.**

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 having submitted written comments for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda.

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 speaker is THREE MINUTES (SBMC 2.04.190).

**COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:**

*An opportunity for City Council to make brief announcements or report on their activities. These items are not agendized for official City business with no action or substantive discussion.*

**A. CONSENT CALENDAR: (Action Items) (A.1. - A.8.)**

**Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.**

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 written correspondence for the record to be filed with the record or by registering to join

the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190). 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. Register Of Demands.** (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for April 25, 2020 – May 8, 2020.

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

**COUNCIL ACTION: Approved 5/0**

**A.2. General Fund Budget Adjustments for Fiscal Year 2019/20 as a Result of COVID-19.** (File 0330-30) – updated title 5-22

Recommendation: That the City Council

1. Adopt **Resolution 2020-076** revising appropriations in the Fiscal Year 2019/20 General Fund Adopted Budget.

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

**COUNCIL ACTION: Approved 5/0**

**A.4. Solana Beach Coastal Rail Trail Maintenance District Engineer's Report, Annual Levy and Collection of Assessments.** (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2020-049**, initiating the proceedings for the annual levy of assessments within the Coastal Rail Trail Maintenance District for Fiscal Year 2020/21.
2. Adopt **Resolution 2020-050**, approving the Engineer's Report for proceedings of the annual levy of assessments within Coastal Rail Trail Maintenance District.
3. Adopt **Resolution 2020-051**, declaring intention to provide for the annual levy and collection of assessments in Coastal Rail Trail Maintenance District and setting a time and date for a public hearing for June 24, 2020.

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

**COUNCIL ACTION: Approved 5/0**

**A.5. Solana Beach Lighting Maintenance District Engineer's Report, Annual Levy, and Collection of Assessments.** (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2020-052** approving the Solana Beach Lighting Maintenance District Engineer's Report for Fiscal Year 2020/21 for proceedings of the annual levy of assessments within a special maintenance district.
2. Adopt **Resolution 2020-053** declaring intention to provide for an annual levy and collection of assessment in a special maintenance district and setting a time and date for a public hearing; and scheduling the public hearing for June 24, 2020.

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

**COUNCIL ACTION: Approved 5/0**

**A.6. State-Mandated Annual Fire Inspections Report in Compliance with Solana Beach 1205.** (File 0600-80)

Recommendation: That the City Council

1. Adopt **Resolution 2020-058**:
  - a. Accepting a report on the status of all state-mandated annual fire inspections in the City of Solana Beach in conjunction with SB 1205 and California Health and Safety Code Section 13146.4.

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

**COUNCIL ACTION: Approved 5/0**

**A.7. Community Development Block Grant (CDBG) and Home Investment Partnerships – 3-Year Coop. Agmt. Extension** (File 0390-32)

Recommendation: That the City Council

1. Adopt **Resolution 2020-064** authorizing the automatic renewal of the Community Development Block Grant Cooperation Agreement (Attachment 2) for the qualification periods of July 1, 2021 to June 30, 2022; July 1, 2022 to June 30, 2023; and July 1, 2023 to June 30, 2024.

[Item A.7. Report \(click here\)](#)

**COUNCIL ACTION: Approved 5/0**

**A.8. Stormwater Program Management Services.** (File 0850-40)

Recommendation: That the City Council

1. Adopt **Resolution 2020-048**:
  - a. Authorizing the City Manager to execute a professional services agreement, in an amount not to exceed \$115,000 with Mikhail Ogawa Engineering for Stormwater Program Management Services.
  - b. Authorizing the City Manager to extend the agreement for up to four additional years, at the City's option.

[Item A.8. Report \(click here\)](#)

**COUNCIL ACTION: Approved 5/0**

**B. PUBLIC HEARINGS: (B.1. – B.3.)**

**Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.**

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 written comments for the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda.

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 designee(s) 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.

**B.1. Housing Element Annual Progress Report and Housing Successor Annual Report for Fiscal Year 2018/19 and Directing Submittal to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.** (File 0630-12)

The 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 this item not a project and thereby exempt from the California Environmental Quality Act (CEQA) Review; and
3. Adopt **Resolution 2020-030** approving the 2019 Housing Element Annual Progress Report and the 2018/19 Housing Successor Annual Report as submitted and directing City Staff to file the report with the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

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

**COUNCIL ACTION: Approved 5/0**

**B.2. Public Hearing: 838 Academy Drive, Applicant: Santa Fe Christian School, Case MOD 19-001/DRP 19-006/SDP 19-007.** (File 0600-40)

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. If the Council can make the findings, adopt **Resolution 2020-065** approving the MOD for the new SFCS Campus Master Plan, and allow the continued use of the temporary Eagle Dome tent structure, with conditions.
3. If the Council can make the findings, adopt **Resolution 2020-066** approving a DRP/SDP for Phase 1b and 1c of the SFCS Master Plan, including Buildings E and F, with conditions.

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

**COUNCIL ACTION: Approved 5/0**

**B.3. Public Hearing: 318 S. Nardo Avenue, Applicant: Richard and Rachel McHale, Case 17-17-40.** (File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be 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 VAR. 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; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2020-034** conditionally approving a DRP, VAR and SDP to construct a detached Accessory Dwelling Unit (ADU) and a deck attached to the Principal

Residence as well as perform associated site improvements including a hammerhead turnaround in the driveway for required fire access at 318 South Nardo Avenue, Solana Beach.

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

**COUNCIL ACTION: Approved 5/0**

**C. STAFF REPORTS: (C.1. – C.3.)**

*Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.*

Any member of the public may address the City Council on an item of concern by submitting written correspondence for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

**C.1. Statewide Organic Collection Mandates and Council Consideration of Automated Green Waste Collection Citywide.** (File 0150-78)

The Staff recommends that the City Council

1. Receive the report on solid waste and recycling state legislation and consider the implementation of automated green waste collection services citywide.

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

**COUNCIL ACTION: Approved 3/2 (Noes: Edson, Zito) to proceed with implementation.**

**C.2. Allocation of CARES Act Community Development Block Grant (CDBG-CV) Funding.** (File 0390-32)

The Staff recommends that the City Council

1. Consider adoption of **Resolution 2020-075** approving the use of CDBG-CV for the North County Food.

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

**COUNCIL ACTION: Approved 5/0**

**C.3. SEA (Solana Energy Alliance) COVID-19 Impacts.** (File 1010-45)

Staff recommends the City Council:

1. Consider options to improve the long-term financial viability of SEA and to provide direction to Staff to implement changes to the program.

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

**Discussion**

**A.3. Construction Bids for 2020 Pavement Management Street list.** (File 0820-35)

Recommendation: That the City Council

1. Adopt **Resolution 2020-074:**
  - a. Approving the list of streets scheduled for maintenance and repairs as part of the 2020 Street Maintenance and Repairs Project.
  - b. Authorizing the City Engineer to advertise for construction bids for the 2020 Street



## Maintenance and Repairs Project.

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

**COUNCIL ACTION: Approved 5/0** to approve and increase the estimated expenditures to \$425,000 with \$50,000 towards potholes and striping and the remaining \$50,000 be allocated where Staff determines it would best be used.

### **COMPENSATION & REIMBURSEMENT DISCLOSURE:** None

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 "City" at the next regular meeting of the legislative body.

### **COUNCIL COMMITTEE REPORTS:** [Council Committees](#)

#### **REGIONAL COMMITTEES: (outside agencies, appointed by this Council)**

- a. City Selection Committee (meets twice a year) Primary-Edson, Alternate-Zito
- b. County Service Area 17: Primary- Harless, Alternate-Edson
- c. Escondido Creek Watershed Authority: Becker /Staff (no alternate).
- d. League of Ca. Cities' San Diego County Executive Committee: Primary-Becker, Alternate-Harless and any subcommittees.
- e. League of Ca. Cities' Local Legislative Committee: Primary-Harless, Alternate-Becker
- f. League of Ca. Cities' Coastal Cities Issues Group (CCIG): Primary-Becker, Alternate-Harless
- g. North County Dispatch JPA: Primary-Harless, Alternate-Becker
- h. North County Transit District: Primary-Edson, Alternate-Becker
- i. Regional Solid Waste Association (RSWA): Primary-Hegenauer, Alternate-Becker
- j. SANDAG: Primary-Zito, 1<sup>st</sup> Alternate-Edson, 2<sup>nd</sup> Alternate-Becker, and any subcommittees.
- k. SANDAG Shoreline Preservation Committee: Primary-Hegenauer, Alternate-Zito
- l. San Dieguito River Valley JPA: Primary-Hegenauer, Alternate-Zito
- m. San Elijo JPA: Primary-Zito, Primary-Becker, Alternate-City Manager
- n. 22<sup>nd</sup> Agricultural District Association Community Relations Committee: Primary-Edson, Primary-Harless

#### **STANDING COMMITTEES: (All Primary Members) (Permanent Committees)**

- a. Business Liaison Committee – Zito, Edson.
- b. Fire Dept. Management Governance & Organizational Evaluation – Harless, Hegenauer
- c. Highway 101 / Cedros Ave. Development Committee – Edson, Becker
- d. Parks and Recreation Committee – Zito, Harless
- e. Public Arts Committee – Edson, Hegenauer
- f. School Relations Committee – Hegenauer, Harless
- g. Solana Beach-Del Mar Relations Committee – Zito, Edson

### **ADJOURN:**

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***Next Regularly Scheduled Meeting is June 10, 2020***

*Always refer the City's website Event Calendar for Special Meetings or an updated schedule.*

*Or Contact City Hall 858-720-2400*

[www.cityofsolanabeach.org](http://www.cityofsolanabeach.org)

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## AFFIDAVIT OF POSTING

STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO } §  
CITY OF SOLANA BEACH }

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the May 27, 2020 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on May 20, 2020 at 6:45 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 4:00 p.m., May 27, 2020, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk \* City of Solana Beach, CA

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### **CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:**

*Regularly Scheduled, or Special Meetings that have been announced, are posted on each Citizen Commission's Agenda webpage. See the [Citizen Commission's Agenda webpages](#) or the [City's Events Calendar](#) for updates.*

- **Budget & Finance Commission**
- **Climate Action Commission**
- **Parks & Recreation Commission**
- **Public Arts Commission**
- **View Assessment Commission**