

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 for the Solana Beach Redevelopment Agency,
PUBLIC FINANCING AUTHORITY, HOUSING AUTHORITY**

**Joint REGULAR Meeting
Wednesday, February 25, 2015
6:00 P. M.**

City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California
Teleconference Location (Zahn) Grand Hyatt Hotel, 1000 H Street NW, Washington, DC 20001

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 regular meetings and at least 24 hours prior to special meetings. Writings and documents regarding an agenda of an open session meeting, received after the official posting, and distributed to the Council for consideration, will be made available for public viewing at the same time. In addition, items received at least 1 hour 30 minutes prior to the meeting time will be uploaded online with the courtesy agenda posting. 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

Lesa Heebner, Mayor

David A. Zito, Councilmember

Peter Zahn, Councilmember

Mike Nichols, Councilmember

Ginger Marshall, Councilmember

David Ott
Interim 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 5/0

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.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

A. CONSENT CALENDAR: (Action Items) (A.1. - A.4.)

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 October 8, 2014, October 22, 2014, December 10, 2014, January 28, 2015

Approved Minutes <https://www.cityofsolanabeach.org/en/government/public-meetings/agendas-minutes-videos>

COUNCIL ACTION: Approved 5/0

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

Recommendation: That the City Council

1. Ratify the list of demands for January 24, 2015 through January 30, 2015.

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

COUNCIL ACTION: Approved 5/0

A.3. General Fund Adopted Budget for Fiscal Year 2014-15 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2014-2015 General Fund Adopted Budget.

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

COUNCIL ACTION: Approved 5/0

A.4. Solana Beach Fire Station Lease area for American Medical Response Ambulance Service Agreement Amendment. (File 0400-10)

Recommendation: That the City Council

1. Adopt **Resolution 2015-027** authorizing the City Manager to execute an amendment to the agreement with American Medical Response Ambulance Service, Inc. to lease space at the Solana Beach Fire Station to increase the leased area to 1594 square feet and lease price to \$4,573 per month.

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

COUNCIL ACTION: Approved 5/0

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)

C. STAFF REPORTS: (C.1.)

Submit speaker slips to the City Clerk.

C.1 2014 Annual Sheriff Report.

Recommendation: That the City Council

1. Receive report.

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

No action

B. PUBLIC HEARINGS: (B.1. – B.3.)

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. 533 S. Rios Ave. - Development Review Permit (DRP) and Structural Development Permit (SDP), Applicant: Knowlton/Dunn, Case No. 17-14-07. (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; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2015-021** conditionally approving a DRP and an administrative SDP to allow for the construction of a new two-story, 4,123 square foot single-family residence with an attached 542 square foot two-car garage, a detached 590 square foot guest house, and an additional 281 square foot one-car garage at 533 South Rios Avenue.

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

COUNCIL ACTION: Approved 5/0

B.2. 239, 241 N. Rios - Minor Subdivision (SUB), Applicant: Sheres, Case No. 17-14-35. (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 SUB. 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 15332 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2015-023** conditionally approving a SUB for the purposes of establishing condominium ownership for two detached single-family residential units.

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

COUNCIL ACTION: Approved 5/0

B.3. 636 Valley Ave. - Development Review Permit (DRP), Structure Development Permit (SDP) and Minor Subdivision (SUB), Applicant: 636 Valley, LLC, Case No. 17-14-14 (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. 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 15332 of the State CEQA Guidelines.
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2015-010** conditionally approving a DRP, SUB and SDP for the project for a Mixed Use Development containing one structure with retail/office and a residential unit and two individual detached dwelling units on the property at 636 Valley Avenue, Solana Beach.

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

COUNCIL ACTION: Approved 5/0

C. STAFF REPORTS: (C.2. – C.3.)
Submit speaker slips to the City Clerk.

C.2. Smart Growth Incentive and Active Transportation Grant Programs. (File 0150-55)

Recommendation: That the City Council

1. Adopt **Resolution 2015-017:**
 - a. Authorizing the City Manager to submit an application to SANDAG for the *TransNet* Smart Growth Incentive Program funding in the amount of \$1,900,000 for design and construction of roadway improvements along North Cedros Avenue and the surrounding area of a parking lot at the NCTD train station site.
 - b. Agreeing that, if a grant award is made by SANDAG to fund the design and construction of roadway improvements along North Cedros Avenue and the surrounding area of parking lot at the NCTD train station site, the City of Solana Beach commits to providing \$200,000 and authorizes the City Manager to accept the grant funds, execute the grant agreement with no exceptions in substantially the same form as attached, and complete the Project.
 - c. Agreeing, on behalf of the City of Solana Beach, to indemnify, hold harmless, and defend SANDAG, the San Diego County Regional Transportation Commission, and all officers and employees thereof against all causes of action or claims related to the City of Solana Beach's *TransNet* funded projects.
2. Adopt **Resolution 2015-018:**
 - a. Authorizing the City Manager to submit an application to SANDAG for the *TransNet* Active Transportation Grant Program funding in the amount of \$500,000 for design and construction of the Stevens Avenue Corridor – Bicycle and Pedestrian Improvement Project.
 - b. Agreeing that, if a grant award is made by SANDAG to fund design and construction of the Stevens Avenue Corridor – Bicycle and Pedestrian Improvement Project, the City of Solana Beach commits to providing \$100,000 and authorizes the City Manager to accept the grant funds, execute the grant agreement with no exceptions in substantially the same form as attached, and complete the Project.
 - c. Agreeing, on behalf of the City of Solana Beach, to indemnify, hold harmless, and defend SANDAG, the San Diego County Regional Transportation Commission, and all officers and employees thereof against all causes of action or claims related to the City of Solana Beach's *TransNet* funded projects.

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

COUNCIL ACTION: Approved 5/0

C.3. Introduction (1st Reading) Ordinance 457 Amending Solana Beach Municipal Code Relating to Appeal Procedures. (File 0480-10)

Recommendation: That the City Council

1. Introduce **Ordinance 457** Amending Section 2.04.220(C)(2) of Chapter 2.04, Amending Section 2.32.090, Section 2.32.110 and 2.32.120, and Adding Section 2.32.150 of Chapter 2.32 of the Solana Beach Municipal Code.

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

COUNCIL ACTION: Approved 5/0

WORKPLAN COMMENTS:

Adopted June 25, 2014

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, Zahn (alternate).
- b. County Service Area 17 – Zahn, Marshall (alternate).
- c. Escondido Creek Watershed Authority – Marshall/Staff (no alternate).
- d. League of Ca. Cities' San Diego County Executive Committee – Nichols, Zahn (alternate) and any subcommittees.
- e. League of Ca. Cities' Local Legislative Committee – Nichols, Zahn (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 – Marshall, Zito (both primary members) (no alternates).
- n. 22nd Agricultural District Association Community Relations Committee – Heebner, Nichols.

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

- a. Business Liaison Committee – Zito, Zahn.
- b. Highway 101 / Cedros Ave. Development Committee – Heebner, Nichols.
- c. I-5 Construction Committee – Heebner, Zito.
- d. Parks and Recreation Committee – Heebner, Nichols.

- e. Public Arts Committee – Nichols, Zito.
- f. School Relations Committee – Marshall, Zahn.

ADJOURN:

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 February 25, 2015 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 February 18, 2015 at 4:45 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., February 25, 2015, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk
City of Solana Beach, CA

UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

Regularly Scheduled, or Special Meetings that have been announced, as of this Agenda Posting.

- a. **Budget & Finance Commission**
Thursday, March 19, 2015, 6:30 p.m. (City Hall)
- b. **Parks & Recreation Commission**
Thursday, March 12, 2015, 4:00 p.m. (Fletcher Cove Community Center)
- c. **Public Arts Commission**
Tuesday, March 24, 2015, 5:30 p.m. (City Hall)
- d. **Public Safety Commission**
Tuesday, March 10, 2015, 6:30 p.m. (Council Chambers)
- e. **View Assessment Commission**
Tuesday, March 17, 2015, 6:00 p.m. (Council Chambers)