

# CITY OF SOLANA BEACH



## AGENDA

### 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, January 14, 2015  
6:00 P. M.**

City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California  
Teleconference Location (Marshall) Hyatt Regency, 1209 L St., Sacramento, CA 95814

#### 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](http://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, Deputy Mayor**  
**Mike Nichols, Councilmember**

**Peter Zahn, 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 4/0/1 (Absent: Marshall)**

**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.8.)

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. Register Of Demands.** (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for November 29, 2014 through January 2, 2015.

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

**COUNCIL ACTION: Approved 4/0/1 (Absent: Marshall)**

**A.2. 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.2. Report \(click here\)](#)

**COUNCIL ACTION: Approved 4/0/1 (Absent: Marshall)**

**A.3. City Council Meeting Schedule 2015.** (File 0410-05)

Recommendation: That the City Council

1. Review, edit, and/or approve a 2015 interim schedule with relative cancellations and/or additional meetings.

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

**COUNCIL ACTION: Approved 4/0/1 (Absent: Marshall)**

**A.4. Community Choice Aggregation Feasibility Study.** (File 0480-75)

Recommendation: That the City Council

1. Adopt **Resolution 2015-011** to support the study of the feasibility of a regional CCA (Community Choice Aggregation).

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

**COUNCIL ACTION: Approved 4/0/1 (Absent: Marshall)**

**A.5. Support the Re-designation of the North San Diego County Recycling Market Development Zone (RMDZ).** (File 1030-50)

Recommendation: That the City Council

1. Adopt **Resolution 2015-009**:
  - a. Approving the renewal of North San Diego County as a RMDZ.
  - b. Adopting the RMDZ Negative Declaration Addendum.
  - c. Authorizing the County of San Diego to administer the RMDZ program.

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

**COUNCIL ACTION: Approved 4/0/1 (Absent: Marshall)**

**A.6. Assessment District Administration Agreements.** (File 0400-10)

Recommendation: That the City Council

1. Adopt **Resolution 2015-001** authorizing the City Manager to execute a professional services agreement, in an amount not to exceed \$6,000, with Koppel & Gruber Public Finance for annual administration of the Coastal Rail Trail and Street Light Assessment Districts.
2. Authorizing the City Manager to extend the agreement for up to four additional years, at the City's option.

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

**COUNCIL ACTION: Approved 4/0/1 (Absent: Marshall)**

**A.7. Special Legal Services First Agreement Amendment.** (File 0400-10)

Recommendation: That the City Council

1. Adopt **Resolution 2015-007** approving the First Amendment to the Professional Services Agreement for Legal Services, related to LCP cases, with Richards, Watson & Gershon, APC and to authorize the City Manager to execute the Amendment.

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

**COUNCIL ACTION: Approved 4/0/1 (Absent: Marshall)**

**A.8. Veterans Courtyard Reject Bids.** (File 0370-38)

Recommendation: That the City Council

1. Adopt **Resolution 2015-008**:
  - a. Rejecting all bids for the La Colonia Park Veterans' Honor Courtyard, Bid No. 2014-05.

- b. Authorizing the Interim City Manager and/or his designee to modify the bid documents as may be necessary and then re-advertise the project for construction bids.

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

**COUNCIL ACTION: Approved 4/0/1 (Absent: Marshall)**

**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.5.)

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. 675 S. Sierra Development Review Permit (DRP) Second Time Extension Request, Applicant: Seascape 1 Condominiums Homeowners Association, Case No. 17-09-28 (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 2015-004**, approving the request for a 12-month extension for a DRP for Case No. 17-09-28, and setting the expiration date as December 14, 2015.

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

**COUNCIL ACTION: Approved 4/0/1 (Absent: Marshall)**

**B.2. 249 Pacific Ave. Conditional Use Permit (CUP) Time Extension Request, Applicant: Presnell /Graves LLC, Case No. 17-11-24 (File 0610-60)**

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 2015-005**, approving the request for a 12-month extension for CUP (Case No. 17-11-24) and setting the expiration date as February 22, 2015.

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

**COUNCIL ACTION: Approved 4/0/1 (Absent: Marshall)**

**B.3. 684 Via De La Valle Development Review Permit (DRP), Applicant: Mengler, Case No. 17-14-02 (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. 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 2015-006** conditionally approving a DRP for a single story, single family residence located at 684 Via De La Valle.

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

**COUNCIL ACTION: Approved 4/0/1 (Absent: Marshall)**

**B.4. 209 E. Cliff St. Development Review Permit (DRP) and Structure Development Permit (SDP), Applicant: Wakeham, Case No. 17-14-03 (File 0600-40)**

Recommendation: 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 2015-003** conditionally approving a DRP and an administrative SDP for a 71 square foot addition to connect two existing structures onsite to create one single-family residence, the construction of a new detached 2,037 square foot, single-family residence and to retain an existing detached garage at 209 E. Cliff Street.

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

**COUNCIL ACTION: Approved 3/0/1/1 (Absent: Marshall Recuse: Nichols Nichols.)**

**B.5. 823 Vera St. Development Review Permit (DRP), Structure Development Permit (SDP), and Minor Subdivision (SUB) Tentative Parcel Map, Applicant: Aidan LLC, Case No. 17-13-35 (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. Find the project exempt from the California Environmental Quality Act pursuant to Section 15332 of the State CEQA Guidelines;
3. Find the subdivision exempt from the California Environmental Quality Act pursuant to Section 15315 of the State CEQA Guidelines; and
4. Adopt **Resolution 2015-002** conditionally approving a DRP, an SDP, and a Minor SUB for condominium purposes, to allow the development of four detached single-family dwelling units, each consisting of two stories with an attached two-car garage and a total of four guest parking spaces on property at 823 Vera Street.

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

**COUNCIL ACTION: Approved 4/0/1 to approve with modifications. (Absent: Marshall)**

**C. STAFF REPORTS:** (C.1.)

*Submit speaker slips to the City Clerk.*

**C.1. Council Boards/Commissions/ Committees Review (File 0410-05)**

Recommendation: That the City Council

1. Review Council's Regional Boards/Commissions/Committees.
  - a. Determine the City Selection Committee 2015 annual term appointment.
  - b. Make appointments, or re-appointments, to all other agencies for a new two year term.
2. Review Council Standing Committees: Make appointments, or re-appointments, to all Standing Committees for a new two year term.

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

**COUNCIL ACTION: Approved 4/0/1 (Absent: Marshall)**

**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, Heebner (alternate).
- b. County Service Area 17 – Zahn, Vacant (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 (1<sup>st</sup> alternate)
- i. Regional Solid Waste Association (RSWA) – Nichols, Zahn (alternate).
- j. SANDAG – Heebner (Primary), Nichols (1<sup>st</sup> alternate), Zito (2<sup>nd</sup> 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 – Vacant, Zito (both primary members) (no alternates).
- n. 22<sup>nd</sup> Agricultural District Association Community Relations Committee – Heebner, Vacant.

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

- a. Business Liaison Committee – Vacant, 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.

**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 January 14, 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 January 7, 2015 at 5:30 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., January 14, 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, January 15, 2015, 6:30 p.m. (City Hall)
- b. **Parks & Recreation Commission**  
Thursday, February 12, 2015, 4:00 p.m. (Fletcher Cove Community Center)
- c. **Public Arts Advisory Commission**  
Tuesday, January 27, 2015, 5:30 p.m. (City Hall)
- d. **Public Safety Commission**  
Tuesday, February 10, 2015, 6:30 p.m. (Council Chambers)
- e. **View Assessment Commission**  
Tuesday, January 20, 2015, 6:00 p.m. (Council Chambers)