

**SOLANA BEACH CITY COUNCIL  
REDEVELOPMENT AGENCY AND PUBLIC FINANCING AUTHORITY**

JOINT **REGULAR** MEETING

**MINUTES**

**WEDNESDAY, FEBRUARY 28, 2007  
6:00 P.M.**

CITY COUNCIL CHAMBERS  
635 S. HIGHWAY 101,  
SOLANA BEACH, CALIFORNIA

The City Council acts as the City of Solana Beach Redevelopment Agency and the Public Financing Authority.

**CALL TO ORDER AND ROLL CALL:**

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

**Present:** Heebner, Kellejian, Roberts, Nichols, and Campbell.

**Absent:** None.

**Also Present:** David Ott, City Manager  
James Lough, City Attorney  
Angela Ivey, City Clerk  
Leticia Rodriguez, Deputy City Clerk  
Lori Naylor, Principal Planner  
Chandra Collure, City Engineer  
Dan Goldberg, Principal Civil Engineer  
Dennis Coleman, Finance Dir.  
Steve Didier, Management Analyst

**FLAG SALUTE:**

Mr. Irish was called on to lead the flag salute.

**APPROVAL OF AGENDA:**

**MOTION:** Moved by Roberts and seconded by Campbell to approve Items 1-8 except for Item #6 which will moved to a future agenda. **Motion carried unanimously.**

**PRESENTATIONS:**

### **Chamber of Commerce**

Sharron Garrow reviewed the Chamber's recent changes at the office, highlighted events specifically Fiesta Del Sol, requested reimbursement of \$10-15,000 for services for the event last year and this year's upcoming event. She said that the Chamber has had an honorary agreement.

Council and staff discussed adding it to an agenda for further discussion and exploring funding through 1% TOT (Transient Occupancy Tax) from part of the tourism portion.

### **City Song 1 year anniversary - Dr. Ed Siegel**

Dr. Siegel stated that last year the City adopted a City song. He passed out the words to the song and asked everyone to sing.

Gloria Jones thanked Dr. Siegel for his work and support of the song.

### **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 to the City Clerk (located on the back table). 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. Items can be referred to the City Manager for placement on a future agenda. The maximum time allotted for each presentation is THREE MINUTES as per SBMC . (Be aware of the timer lights on the speaker podium.)

John Young said that the City was not moving in the right direction, that he is against Prop A, that it would prevent his future plans to add to his home, that Prop A is criminal and people will be forced into legal action to win a permit, and it is improper to proceed without a feasibility study.

Heather Young said she would vote No on Prop A, that she can not build on a nursery under the proposed conditions as well as room for her aging parents.

Dr Ed Seigel thanked Council for not reappointing him to the PAAC (Public Arts Advisory Commission) since he felt his time was being wasted on the Commission, that he brought mail and magazines to read during inefficient meetings, that he shared his contacts, that the Commission lacked support of the City song, and asked that the Fletcher Cove Community Center be agendaized for renovation.

Council and staff discussed the Fletcher Cove Community Center stating that it would return to Council once the ADA plan was complete since it is a significant issue with this location.

Gordon Johns said to vote for Prop A, that people are getting mailers to be afraid of it

based upon the premise that reducing the sq. ft. in a home reduces the value, and that under the proposed code people can build up to 5000 sq. ft.

Steve Scott asked Council to explore adopting a vegetation ordinance, that he has had problems with neighbors with high vegetation blocking views, that the bamboo is 40-50 ft. and affecting 3-4 property lines, that the good neighbor policy has not worked even with monetary offers, and vegetation easements have been implemented and there is a precedence for a vegetation management program.

Council and staff discussed the fact that this issue is on the Workplan, that there is an Ad Hoc Committee that is scheduled to meet the first week in April.

Jeff Anderman stated support for Prop A, that he had received many mailers that claim Prop A will reduce values and that it is not true, that value would drop if there were no restrictions and properties could max out their property, and that he planned to enlarge his house and has read the new proposal and that under the new restriction he can more than double his home.

David Zito said he lived on Seabright Lane, that he received a No on Prop A mailer and that it conveyed the message that more is better, that other areas still have more restrictive standards after this proposed ordinance, that supporters had been funded by only local funds, and that he encouraged support for Prop A.

Dan Powell said to vote No on Prop A, that if a property is destroyed by fire it could not be rebuilt unless it was done within 18 months and would then lose additional sq. ft., and that no financial study or analysis was done prior to the adoption.

Council and staff discussed that if a property was destroyed by fire it could be rebuilt to the exact size as before and had 12 months to obtain a permit and 18 months to build it and the City Manager may grant extensions, and that currently it was taking around 6-8 months to get a permit review.

Victoria Cypherd said that the message from the opposition that says "I have mine but you can't have yours" is not true and that the people on the east of I-5 even support Prop A and donated funds to the campaign.

Susan Murphin said that residents had the intellect to discern the ordinance and what is right.

Merilea McLean said she lived on the east side of I-5, that the last 3 elections had experienced vandalism and illegal removal of signs.

Council and staff encouraged residents to report these issues to the Sheriff.

Torgen Johnson said that he had background in urban and landscape architecture, that with the change of the maximum envelope building a home can still be built to 3400 sq. ft. on a small lot with plenty of space, that Prop A is a correction to the current shortcomings of the code, that he suggested a public forum to discuss controlling the

negative impacts and vision of Solana Beach.

Dan Chambers said he opposed Prop A, that "Unite Solana" was comprised of primarily property owners despite the numerous allegations of outsiders involvement.

Tim McCormick said that he owned two properties on S. Granados and current applicant for one primary resident and one to sell for retirement, that a recent news report regarding Prop A featured story poles in an unflattering angle to oppose the Proposition, that both of his homes conformed to the requirements under the current standards, and that any improvements had been delayed due to the pending election.

Jack Hegenauer said that he recently completed a remodel on Glenmont Drive which is an area directly affected by Prop A, he said that this issue has divided the City, he is disgusted with misrepresentations in recent mailings, and he encouraged support for Prop A.

Victoria Schall said she lived near the property that was mentioned in the news report, and that as a real estate broker in Solana Beach representing buyers and sellers, a homeowner, and as a previous VAC (View Assessment Committee) member she will vote yes on Prop A, and that the mailers state that property values will suffer and that this is incorrect.

Richard Hendlin said he served on Council and as a former Mayor, that he supported Prop A, that he lived in a small home of 900 sq. ft., and that based on the mailers he would lose \$600,000 and this is not true.

Tracy Richmond said that Del Mar, Laguna Beach, and Santa Barbara are more restrictive than Solana Beach.

Gary Martin said that he participated in the process from the beginning providing input at Council meetings and that he supported Prop A.

Ira Opper said that there are lies from the opposition to Prop A and that it helps to protect and preserve the quality of life in Solana Beach.

Gerri Retman said she lived on S. Granados, that they used a picture of a Bay Park house in their mailers instead of pointing out neighbors' homes in order to show some example.

#### **COMMUNITY ANNOUNCEMENTS:**

Councilmember Kellejian encouraged the public to vote in the election on Tuesday, March 6, 2007 regarding Proposition A.

Councilmember Roberts said that the Solana Beach Civic and Historical Society would be hosting an Identity Theft program.

Councilmember Campbell encouraged everyone to vote.

Mayor Heebner announced that the March 10, 2007 EIR Certification Train Station meeting would be held from 9:00 a.m. - 4:00 p.m.

**COMMENTARY:**

Mayor Heebner stated that the Commentary section would be skipped, suggested that in the future Council limit their comments to 3 minutes, and that the Committee reports will remain at the end of the meeting since webcasting will provide the public access to this report.

**CONSENT CALENDAR: (Items 1-8)**

Items listed on the Consent Calendar are considered routine; however, any member of the public may address the City Council on an item of concern by submitting to the City Clerk a request to speak form 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 all other Consent Calendar items removed by the public will be discussed immediately after approval of the Consent Calendar.

**1. WAIVE TEXT READING OF ORDINANCES.**

- A. Approve waiving the text reading of ordinances on this agenda pursuant to Solana Beach Municipal Code Section 2.04.460.

**MOTION:** Moved by Kellejian and seconded by Roberts . **Motion carried unanimously.**

**2. LIST OF DEMANDS. (File No. 0300-30)**

- A. Ratify the List of Demands dated January 20, 2007 through February 2, 2007

**MOTION:** Moved by Kellejian and seconded by Roberts . **Motion carried unanimously.**

**3. AGREEMENT WITH MUNIFINANCIAL FOR ASSESSMENT ENGINEERING SERVICES FOR MARSOLAN AVENUE UTILITY UNDERGROUNDING. (File No. 0400-10)**

- A. Adopt Resolution 2007-028:

**MOTION:** Moved by Kellejian and seconded by Roberts . **Motion carried unanimously.**

**4. ACCEPT THE CITY HALL CARPET REPLACEMENT PROJECT, BID NO.**

**2006-03, AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION. (File No. 0400-10)**

A. Adopt Resolution No. 2007-019

**MOTION:** Moved by Kellejian and seconded by Roberts . **Motion carried unanimously.**

- 5. APPROVE CHANGE ORDER AND REIMBURSEMENT AGREEMENT FOR CONSTRUCTION OF SANTA FE IRRIGATION DISTRICT WATER LINE IN CONJUNCTION WITH THE CONSTRUCTION OF FLETCHER COVE PARK AND ENTIRELY PAID BY THE SANTA FE IRRIGATION DISTRICT. (File No. 0400-10)**

A. Adopt Resolution No. 2007-023:

**MOTION:** Moved by Kellejian and seconded by Roberts . **Motion carried 4/0** ( Absent: Nichols.)

Councilmember Nichols stated that although there is no conflict of interest for full disclosure purposes he wanted to disclose that he has worked with the contractor for this item, and that he currently oversees construction administration for an adjacent property.

- 6. INTERIM STAFFING PLAN. (File No. 0500-55) *This item was pulled.***

- 7. AUTHORIZING THE PURCHASE OF EQUIPMENT AND PRESENTATION SUPPLIES TO SUPPORT ARE YOU READY SOLANA BEACH? (File No. 0400-10)**

A. Adopt Resolution 2007-027:

**MOTION:** Moved by Kellejian and seconded by Roberts . **Motion carried unanimously.**

- 8. AUTHORIZING THE CITY MANAGER TO AMEND THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH CONSTRUCTION TESTING AND ENGINEERING, INC., FOR DESIGN OF THE PALMITAS-ROSA STORM DRAIN. (File No. 0400-10)**

A. Adopt Resolution 2007-026 authorizing the City Manager to amend the existing Professional Service Agreement with Construction Testing and Engineering to include the design of the Palmitas/Rosa storm drain project for a not-to-exceed amount of \$17,340.

**MOTION:** Moved by Kellejian and seconded by Roberts to approve. **Motion carried unanimously.**

**PUBLIC HEARINGS:**

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 to the City Clerk (located on the back table). 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 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 three-minute timer light on the podium.

**9. A REQUEST FOR A MINOR SUBDIVISION TO CREATE TWO RESIDENTIAL LOTS ON PROPERTY LOCATED AT 804 IDA AVE. (CASE NO.: 17-06-31 SUB; APPLICANT: AL GONZALES) (File No. 0600-10)**

- A. Find the project exempt from the California Environmental Quality Act pursuant to Section 15315 of the State CEQA Guidelines; and
- B. Adopt Resolution No. 2007-020 conditionally approving the proposed two-lot subdivision.

David Ott, City Manager introduced the item and Lori Naylor, Interim Community Development Dir., presented a powerpoint of the project.

Wayne Pasco, Civil Engineer, represented Al Gonzales, the applicant and highlighted the project.

**MOTION:** Moved by Roberts and seconded by Campbell to close the public hearing. **Motion carried unanimously.**

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

**PROCLAMATIONS:**

City Employee Recognition - Steve Apple, Community Development Director

**Employee Retirement - Steve Apple, Community Development Dir.**

Mayor Heebner presented a proclamation to Steve Apple, Community Development Dir., for his 20 years of service, wealth of historical value to the City and expertise in coastal resource planning. She said that Steve is taking a position in the City of San

Juan Capistrano.

David Ott, City Manager, said that he was a great asset to the City and presented him with a gift from City staff.

**PUBLIC HEARINGS: Continued**

**10. CONSIDER ADOPTION OF THE FISCAL YEAR (FY) 2006-07 SOLID WASTE RATE INCREASE FOR COAST WASTE MANAGEMENT. (File No. 1030-15)**

David Ott, City Manager, introduced the item and explained that the 2006 Bighorn Desert case stated that these increases are subject to Proposition 218. He said that there was some confusion with this annual increase and that the new automated recycling and trash program had no additional cost. He stated that since the annual CIP increase had not taken effect for 18 months, the franchisee requested retroactive payment but the City declined. He said that the item requires a 2/3 vote.

Mayor Heebner opened th public hearing.

Angela Ivey, City Clerk, stated that there was one protest received on the issue which would not result in a majority protest and there were no speakers for this item.

**MOTION:** Moved by Campbell and seconded by Roberts to close the public hearing.  
**Motion carried unanimously.**

**MOTION:** Moved by Kellejian and seconded by Roberts . **Motion carried unanimously.**

**11. CONSIDER ADOPTION OF THE UPDATED NPDES SOLID WASTE FEE SCHEDULE AND ACCOMPANYING REPORT. (File No. 1030-15)**

- A. Introduce Ordinance No. 362 updating a solid waste fee for the collection of pollution not otherwise captured through franchise solid waste collection pursuant to Chapter 6.20 of the Solana Beach Municipal Code, and amending section 6.20.295 relating to solid waste collection.

Council discussion ensued regarding that a pipe that always had water running was being addressed, that cleaning of the pipes would cost \$10,000 a year, that there may be a structural problem that was being looked into, stormwater v. nonstormwater, stormwater is focused on removing polutants from construction sites, etc, and whether it was possible to study green waste not in the trash container.

Mayor Heebner opened the public hearing.

George Landt said that the City should not increase fees, that currently they can roll out



containers for Christmas trees which are not available from Coast Waste, and that they were not consulted about the results but only of an increase in billing.

Angela Ivey, City Clerk, stated that two protests were received which did not result in a majority protest.

Council and staff discussed a program for assistance, that if customers are not getting resolution that the City will follow up.

**MOTION:** Moved by Roberts and seconded by Campbell to close the public hearing. .  
**Motion carried unanimously.**

**MOTION:** Moved by Kellejian and seconded by Campbell . **Motion carried unanimously.**

**12. A REQUEST FOR A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO CONSTRUCT A TWO-STORY RESIDENCE ON PROPERTY LOCATED AT 662 CANYON DRIVE (CASE NO.: 17-05-40 DRP/SDP; APPLICANT: YEE - TUMA) (File No. 0600-40)**

- A. Find the project exempt from the California Environmental Quality Act pursuant to Section 15332 of the State CEQA Guidelines; and
- B. Adopt Resolution No. 2006-209 conditionally approving the request for a Development Review Permit and Structure Development Permit to construct a new two-story residence at a maximum height of 24 feet at 662 Canyon Drive.

David Ott, City Manager, introduced the item.

Lori Naylor, Interim Community Development Dir., presented a powerpoint which reviewed the changes to the project since the last submittal.

Council and staff discussed notification radius which included one for view process and owners and residents and one for the Public Hearing notice of those living within 300 ft., that there was not any opposition other than Mr. Ostrow, and whether to poll neighbors in the area for their consensus.

Randy & Jane Yee, applicant, said that this was the third time they submitted on this application, that they thought about Council's concerns and adjusted the project by 172 sq. ft., that they made efforts to meet Council's stated desires even though the VAC (View Assessment Committee) approved the project, and that they visited neighbors again contacting seven of them which resulting in six of them signing off on approval, and that the seventh wanted more time to think about it and did not hear back yet.

Dan Powell referred to the SBMC stating that this project is within the limits of the code and that this applicant has done all he can do to accommodate the Council and met the

standards.

Kate Gooch said that their home is their castle and this is their opportunity to build it.

Steve Ostrow said that he opposed the project and said that the Yee's reference to a similar recent project approval was not similar, that four neighbors signed a petition against the project, that their proposed reduction is not a good faith attempt to meet the community character and that a 172 sq. ft. reduction at the same height was not sufficient.

Marion Dodson said that this neighborhood is going to tend towards the size and style of this project because of the lot sizes in the area and encouraged Council to approve.

Dan Chambers said that in this case there were two hearings rather than one, clarify and asked what a "neighborhood" is defined as.

Council and staff discussion ensued regarding the process of approval and view consideration and the VACs involvement, that mediation is encouraged if there is no compromise and that if neither party can resolve it is all brought to Council for the appeal.

Gary Martin said that he is concerned and the process and the precedent, that the Mueller's project was rejected and came back with significant reductions, and that the Staff report did not address bulk and scale.

Tim Irish, represented the applicant, stated that the other project was not under review and that the amount that was reduced was not relevant, that this proposal was compliant with the current and proposed ordinance in standards, that the applicant had complied fully with the request by Council, that there were view assessment issues, and that there appeared to be strong support in the neighborhood.

Mayor Heebner closed the public hearing.

Deputy Mayor Kellejian stated that he supported the project.

Councilmember Nichols said that the applicant did not fully listen to Council's intent for changes and that he had hoped for more changes in bulk and scale, that this was not a design review, and that he will support the project since the effort was made by the applicant.

Councilmember Roberts stated that he supported the project.

Councilmember Campbell stated that he did not originally support the project because of the neighborhood compatibility issues but due to the neighborhood support he would support the project.

**MOTION:** Moved by Roberts and seconded by Kellejian to close the public hearing..  
**Motion carried unanimously.**

**MOTION:** Moved by Roberts and seconded by Kellejian to approve the project.. **Motion carried 4/1** (Noes: Heebner. )

**STAFF REPORTS:**

Submit speaker slips to the City Clerk.

**13. APPROVE PROP 12 SIGN AND LOCATION FOR THE COASTAL RAIL TRAIL AND AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR THE FABRICATION AND INSTALLATION OF THE SIGN. (File No. 0400-10)**

- A. Direct staff to have a metal sign fabricated and installed along the Coastal Rail Trail according to the requirements of the 2000 Bond Act. Staff also recommends that alternative signage that could satisfy both the cost concerns of the City Council and the aesthetics of the PAAC be further explored.

David Ott, City Manager, introduced the item stating that Staff looked into the questions about size of the sign and the requirement to input the current Governor v. the prior Governor, that it was suggested to meet the minimal requirement of a metal sign 4x2 with min 2x2 logo, that it had to be posted for a minimum of 2 years, and that the minimal sign cost was \$200.

Council discussed the preference for a 2x2 sign to meet the logo size requirement, the certified completion date of the Coastal Rail Trail and that the two year requirement date of placement of the sign would need to be at the time of placement rather than the date of completion which was last year.

Councilmember Roberts asked if the motion would be modified to include placing it in the least intrusive position possible to not upset the view of the Coastal Rail Trail.

Councilmember Nichols, as the motion maker, agreed.

**MOTION:** Moved by Nichols and seconded by Kellejian to approve modifying the size of a metal sign for two years to change the sign from a 4X2 to a 2X2 sign and place the sign in an unobtrusive area to not impact the view of the Coastal Rail Trail. **Motion carried unanimously.**

**14. APPROVE REVERSE DIAGONAL PARKING PILOT STUDY ON S. SIERRA AVENUE. (File No. 0870-20)**

- A. Adopt Resolution 2007-024 approving the reverse diagonal parking pilot study on South Sierra Avenue.

David Ott, City Manager, introduced the item stating that it was suggested to change

current spots near the area to avoid confusion of two types of parking in order to carry out the pilot.

Dan Powell said he supported it since he is a member of the San Diego Bicycle Club which favors reverse diagonal parking, that this was a progressive move by the City and it was ideal to pilot it here, and that there are still issues on busier streets.

Council discussion ensued regarding educating the public with signage, that some of the aging community will be challenged to turn around to back up, that this pilot will be an effort to support the cycling transit, that it should be reviewed for a 6 month trial period, and that a second location was identified at the eastern curb line on Stevens where restriping would be done where steps and stairs are next to parking.

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

**15. NORTH COUNTY TRANSIT DISTRICT (NCTD) REQUEST FOR THE TEMPORARY ESTABLISHMENT OF A CITY COUNCIL AD-HOC COMMITTEE. (File No. 0120-90)**

- A. Discuss the item and consider NCTD's request for the establishment of a City Council Ad-Hoc Committee.

David Ott, City Manager, introduced the item.

Rick Howard, NCTD Deputy Dir., said he supported a committee to work hand in hand with the City in this project in order to continue a presence in the community and provide an area for ridership.

Jack Hegenauer said that if the intent from NCTD was to get ridership then he would support an open dialogue with NCTD in town and open to the public with the full Council including planners.

Bruce Berend said that NCTDs help with Shea Properties has not been in the best interest of the community and that he agreed with comments that parking was not adequate.

Gary Martin asked why the draft EIR ends up with more goals than the Council requested of it and that since this project is so significant that NCTD should conduct committee meetings in public.

Greg Shannon asked for more public communication to get things resolved and moving forward and that Ad Hoc committees don't vote on anything so it is useful input but not final decision making that would assist in the process.

Council discussion ensued regarding whether an ad hoc was an appropriate way to

obtain more input, concerned about the additional goals stated in the EIR from the original stated goals, support for meeting with NCTD in public, that this is the largest and most complex project for Solana Beach, that the intent of a public forum is to prevent any perception of deals in the interest of public disclosure, that the timing is not right to meet with them, that the goals should be re-addressed in a committee format, and that any meetings should be postponed until after the final EIR is complete.

**MOTION:** Moved by Nichols and seconded by Campbell to NOT establish the ad hoc committee at this time and invite NCTD (North County Transit District) to a full Council meeting for full open dialogue. **Motion carried unanimously.**

**16. UPDATE ON COOPERATIVE EFFORTS ANALYSIS FOR FIRE SERVICES DELIVERY, SERVICE ENHANCEMENT, COST AVOIDANCE, AND/OR COST SHARING OPPORTUNITIES. (File No. 0220-40)**

A. Receive report and provide any direction desired.

David Ott, City Manager, introduced the item and stated that the communities of Solana Beach, Del Mar, Elfin Forest, and Rancho Santa Fe have joined to discuss cost effective opportunities for fire services.

John Traylor, Consultant, reviewed the shared services and cost analysis that was done, and stated that the goal is to eliminate duplication of efforts. He stated that he worked on the CSA 17 contract (County Services Area). The CSA collects property tax allocated for Advanced Life Transport for the sick and injured, and the contract from the current provider has to be re-bid every three, five or seven years and there have been some extensions so it is at its seven year termination. He stated that he has been working with the County EMS Director to fund a EMS Coordinator position at no cost to the participating member agencies. He said that this position will reduce duplication of services, and that another opportunity available is to avoid using costs from the City's general fund for Emergency Medical Services (EMS).

John Traylor, Consultant stated that the City has been working on cooperative efforts for efficient fire service delivery, and that the City of San Diego and Encinitas are also considering joining efforts in the future. He stated that the goal is looking to future equitable cost sharing to share functions by participating agencies, and that a formula for costs depends on population of the City, the area served, and number of calls received, and then a number for projected costs can be given to each of the elected bodies. He said functions that can be shared include a Training Officer and On-Duty Response Battalion Chiefs who go on scene and take command of the incident, and that the City is currently obtaining this service through Rancho Santa Fe. He also stated that the type of governance that would be most appropriate for the cost sharing amongst member agencies would be to create a joint powers authority, and the goal of this authority would be to look for cost avoidance opportunities and allow for expansion of service at no additional costs.

**17. RESULTS OF TRAFFIC IMPACT STUDY FOR CLIFF STREET CLOSURE.**  
**(File No. 0820-55)**

- A. Select a no-action alternative. The traffic impact study prepared by KOA indicates that there would be no current or future traffic volume problems, even after including the projected traffic counts from the NCTD mixed-use project.

David Ott, City Manager, introduced the item.

Dan Goldberg, Principal Engineer, reviewed the history of Council's direction to proceed with the closure of Cliff St.

James Lough, City Attorney, said that the simplest way is to implement a circulation element change to amend the maps showing the circulation with the street closure. He said it is a circulation issue that must be shown in an EIR and that the City needs to show the effort for the CEQA study. He said that this type of amendment is not the more encompassing type of general plan amendment.

Chandra Collure, said that he had to check the list to see if this street would require the full EIR, and that he estimated that it would cost \$30,000 to review and proceed.

Councilmember Kellejian stated that he would request input from the people in the area, asked why there was not a place for additional public input and noticing the area prior to any actions, and that it was premature to select any alternative before obtaining public input.

Jack Hegenauer said that the traffic study suggested that the count would not change significantly.

Bruce Berend stated that an inadequate traffic study had been documented in the EIR, that Cliff St. would become the main artery for the proposed project, and that 400 signatures were presented in the beginning of this issue asking for the closure.

Joe Ford - (additional time donated by Gerri Retman, present) said that it made sense to close the street due to the nearby park, that he supported not closing it now but that once the building permit is issued that the closure should be made permanently.

Gene Walker said he lived on Barbara Ave and that he supported closing of Cliff St. at Cedros to mitigate the traffic of the adjacent neighborhood with the proposed project.

Barbara Walker said she lived on Barbara Ave. and used Cliff St. daily but would be willing to close it completely when construction begins, that it is currently dangerous with people and carriages and dogs with the traffic.

John Michael Cione recommended complete closure.

Greg Billmeyer said he lived on Glenmont, that the neighborhood had changed, that it was a lack of vision to allow the traffic to coexist with the development, and that he supported the theatre and the project but with the night traffic the street should be closed.

Peter Lambrou said the estimated traffic of this project was unrealistic.

David Zito stated that he lived on Seabright Lane and that in 1997 there was a proceeding to close Cliff St. due to an impending project.

Tracy Richmond said that he would support anything to prevent cut through traffic, that people can not walk safely with two passing cars, that there will be more walkers and cyclers with the Cliff St. bridge, that the upcoming problem should be addressed, and that originally Cliff St. was designated as a collector street.

Gary Martin stated that he was one of the individuals that circulated the petition of which over 400 signatures were obtained, and he stated that he supports a full closure, and that from the current study 1890 trips were estimated on Cliff St. and an additional 350 more trips are estimated from the Cedros crossing project. He stated that full closure is needed to protect the neighborhood from cut through traffic, 200 trips per day is recognized as capacity for this area and capacity will be exceeded under the City's Circulation Element.

Tim Caughlin stated that he was one of the individuals that circulated the petition, and circulated it over two weekends, and created a color coded map of the plots of the area to demonstrate which homes were in agreement of the closure. He stated that he supports a full closure of Cliff St.

Marion Dodson stated that in the past the Cliff St. closure issue presented a lot of confusion so the Council decided to wait until the project was closer before considering closure, that the properties have changed hands, that emergency vehicle access is an important issue, that closure of the street during construction should be an automatic consideration.

Dan Chambers said he supported closure, that he lived within the vicinity and would accommodate the inconvenience, he asked the N. Cedros homeowners to be included in the discussion to give them options since they would be losing access.

Council discussion ensued support and when to do it, to revisit the N. Cedros configuration consideration, that traffic reports are wrong, to bring back appropriate level of environmental concerns, whether the location of the barrier had to be determined now, that a partial analysis with the new alternative option should be conducted, and that another community workshop be conducted, that the issue be added to the workplan.

**MOTION:** Moved by Campbell and seconded by Roberts to move forward with the process to close Cliff St, which would become effective at the time the building permit is issued for Cedros Crossing, to look at full closure with a barrier west of the intersection

of Cliff and Seabright (Alternative A) and also to place a barrier across Cedros south of the intersection of Cliff St . **Motion carried unanimously.**

**17.5 SOLANA BEACH TRAIN STATION MIXED-USE PROJECT (CEDROS CROSSING) EIR PUBLIC MEETING PROTOCOL DISCUSSION (File No. 0600-40)**

- A. Discuss the item and provide direction on the establishment of procedures and protocols to be utilized for the public meetings for the final EIR for the proposed Solana Beach Train Station Mixed-Use Project (Cedros Crossing).

Mayor Heebner reported that she is passing out suggestions and ideas on a procedure for the EIR Public meetings. She requested that comments be addressed to the City Manager and he will forward comments to the Mayor.

**ORDINANCE INTRODUCTION: 1st Reading**

Submit speaker slips to the City Clerk.

**18. SOLANA BEACH MUNICIPAL CODE REVISIONS TO CHAPTER 2.04 - DEFINING GROUPS AND SPEAKER LIMITS. (File No. 0480-10)**

- A. Introduce Ordinance No. 361 amending Chapter 2.04 of the Solana Beach Municipal Code defining groups and speaking limits.

This item was not heard.

**WORKPLAN COMMENTS:**

Material is located in front section of agenda binder. 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:**

Please state the committee you are speaking to before making each report.

- a. **California Cities Contract Association - Roberts, Heebner (alternate).**
- b. **City Selection Committee - Kellejian (meets twice a year)**
- c. **County Service Area 17 - Campbell, Nichols (alternate).**
- d. **Escondido Creek Watershed Authority - Nichols, Roberts (alternate).**



- e. League of Calif. Cities SD County Executive Committee - Roberts, Kellejian (alternate).
- f. North County Dispatch JPA - Nichols, Campbell (alternate).
- g. North County Transit District - Roberts, Heebner (alternate).
- h. Regional Solid Waste Association - Nichols, Kellejian (alternate).
- i. SANDAG - Heebner (Primary), Roberts (1st alternate), Nichols (2nd alternate).
- j. SANDAG Shoreline Preservation Committee - Kellejian, Roberts (alternate).
- k. San Dieguito River Valley JPA - Roberts, Nichols (alternate).
- l. San Elijo JPA - Campbell, Roberts (both primary members) (no alternates).
- m. 22nd Agricultural District Association Community Relations Committee - Roberts, Campbell (alternate).

#### **Standing Committees**

- a. Business Liaison Committee - Roberts, Campbell.
- b. School Relations Committee - Roberts, Campbell.
- c. Public Arts Subcommittee - Roberts, Nichols.
- d. Traffic Transportation - Heebner, Kellejian.

#### **Ad Hoc Committees**

- a. Local Coastal Plan Ad-Hoc Committee - Roberts, Campbell. Expires February 14, 2008 or at the California Coastal Commission adoption.
- b. Sand Replenishment Alternative Review - Kellejian, Campbell. Expires November 8, 2007.

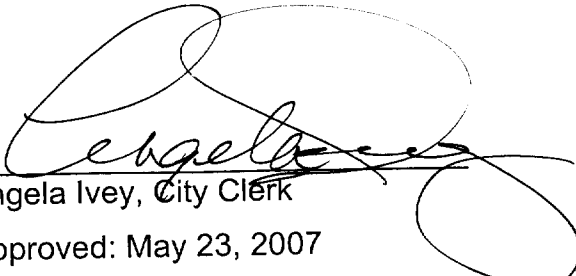
- c. **Views and Vegetation Subcommittee - Roberts, Nichols Expires November 8, 2007.**
- d. **User Fee Ad-Hoc Committee - Roberts, Campbell. Expires June 30, 2007.**
- e. **Development Review - Heebner, Nichols. Expires November 29, 2007.**
- f. **Highway 101 Improvement Ad-Hoc Committee - Heebner, Nichols. Expires June 13, 2007.**
- g. **La Colonia Park Master Plan Committee - Heebner, Roberts. Expires June 30, 2007.**
- h. **Condohotel - Heebner, Campbell. Expires October 24, 2007.**
- i. **Solana Beach Livability Ad Hoc - Heebner, Nichols. Short term**

**ADJOURN:**

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

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

- a. **Budget & Finance Committee Thursday, March 15, 2007, 6:00 p.m. (Council Chambers)**
- b. **Public Arts Advisory Commission Tuesday, March 13, 2007, 3:30 p.m. (Council Chambers)**
- c. **Parks & Recreation Commission Thursday, March 8, 2007, 4:00 p.m. (La Colonia Park)**
- d. **Public Safety Commission Tuesday, March 13, 2007, 6:30 p.m. (Council Chambers)**
- e. **View Assessment Committee Tuesday, March 20, 2007, 6:00 p.m. (Council Chambers)**

  
Angela Ivey, City Clerk  
Approved: May 23, 2007