

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

JOINT **REGULAR** MEETING

**MINUTES**

**WEDNESDAY, APRIL 18, 2007  
4:00 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:**

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

**Absent:** None.

**Also Present:** David Ott, City Manager  
James Lough, City Attorney  
Angela Ivey, City Clerk  
Dan Goldberg, Principal Engineer  
Kathy Johnson, Associate Planner  
Steve Didier, Management Analyst  
Park Morse, Interim Asst. City Manager  
Dennis Coleman, Finance Director

**CONSENT CALENDAR: (Item 1)**

**1. Minutes of City Council meetings**

A. Approve an excerpt from the March 28, 2007 City Council Minutes for Item #7 - Public Hearing on the Local Coastal Plan Program.

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

**STAFF REPORTS:**

**2. Mormon Church Relocation - 360 North Granados**

A. If it decides to proceed with the historic/cultural designation process, take the following actions:

Councilmember Nichols recused himself due to living within the project area.

Marie Lia, representing Andy Contasti, said that they had been trying to work with the interest of preserving the building without causing harm or loss to the owner's project and that they were willing to participate if it was timely. She said that the most experienced and reputable house building company, Hanson Moving Co., provided some estimates for various ways to move the building including cutting it into pieces, taking only the ends of the chapel and reconstructing a new middle once it was moved, or to dismantle it in reverse construction in order to reconstruct at a new site. She said that all options would still require that power lines be cut, that she had worked with designating historical sites and that this site would not warrant the designation since it did not have a significant historical event, person or architecture Council and staff discussion ensued regarding a subcommittee to obtain prices on the options, that the Civic and Historical Society had limited funds, that recently the last tenant had removed the doors hinges, toilets, doors, and hardwood, without the owner's permission, that Hanson Moving was the most reputable in the business but that they were not available in summers after early June, and that the total costs for the moving and restoration could be \$200,000.

Joe Hernandez, one of the property owners, suggested dismantling the building and storing it somewhere until a decision was made of where to place it.

Margaret Schlesinger, President of the Civic & Historical Society, said that they had obtained an estimate to move it with 3 cuts without taking the lower portion which would cost around \$75,000 – 100,000, that they thought that they could raise those funds, that they thought they could locate a site in the 45 days, that they would be meeting with the Santa Fe Irrigation board regarding some sites.

Council and Ms. Schlesinger discussed the purpose of the building to provide an additional meeting site, that there were ADA issues to address, and that the Civic & Historical Society obtained some preliminary numbers and estimated that restoration would cost about \$100,000, not including parking.

Dr. Siegel said that he did not know that the church existed until a few weeks ago but did not see any architectural or civic interest in it but suggested considering placing a plaque to commemorate the building.

Jim Nelson said that they took some doors and woodwork in the case of the demolition in order to provide to the historical society. He said that he would need a little time to reconcile the estimates.

Council and Mr. Nelson discussed whether a CEQA historical report was necessary, that the church appeared to have extensive termite damage and that they had asked

the previous owner for a termite report, and that they should be given the 45 days to attempt to obtain a site for it.

Johanna Cannales, Deputy City Attorney, stated that once the process begins for historical designation it then trigger CEQA.

Council and staff discussion continued regarding that if it could not be removed in that time period that the owner has the right to demolish the building and that the City Manager would not issue a demolition permit during that time.

**MOTION:** Moved by Heebner to support the 45 day period for the interested parties to find a location and move the building but to not proceed with a historical designation process.

Council discussed whether they needed to invoke a moratorium or just support the agreement between the owners and the historical society.

**MOTION:** Moved by Heebner and seconded by Campbell to amend and substitute the motion to read facilitating an agreement between property owners and the Civic and Historical Society to work within a 45 day period to get the building moved from the site. . **Motion carried unanimously.**

Council, Ms. Lia and the Civic and Historical Society confirmed that they were willing to work together, that view assessment issues had been resolved, and that the 45 day period should not delay their permitting process through the City.

David Ott, City Manager, said that the City would accept the role as facilitator and provide additional input including issues of parking and he highly encouraged the Historical Society to carefully review some additional issues including more structural analysis and the actual cost.

**MOTION:** Moved by Campbell and seconded by Heebner to allow 45 days to facilitate an arrangement between the property owners and the Civic and Historical Society the relocation of the building within 45 days and otherwise the City Manager will approve a demolition permit to the property owners. . **Motion carried 4/0** ( Absent: Nichols.)

### **3. City Council Strategic Planning**

#### **A. Discussion and prioritization of the City of Solana Beach, the Solana Beach Redevelopment Agency, and the Solana Beach Public Financing Authority for Fiscal Year 2007/08 Workplan.**

David Ott, City Manager, explained that the purpose of the Workplan is to look at the priorities for following year in order to begin the budget process. He said that it should reflect the values within the community.

Steve Didier, Management Analyst, presented a powerpoint presentation to review the

current workplan.

Council and staff discussion ensued regarding the need for defining customers and needs, providing transparency of government, ways to inform the community so they can return feedback and accountability, performance measurements, businesses and visitors, that all organizations need to have goals and targets and motivate the people who work for it.

## PUBLIC SPEAKERS

Dr. Seigel - did not answer when called.

Irene Young (Linda Potter donated 3 minutes) said that she was concerned about the RDA (Redevelopment Agency) fund for area one which should include road improvements on Stevens for Eden Garden's Streetscape Plan, a full court basketball court at La Colonia, fix sidewalks at the park and pathways, cut out roots and broken areas, asphalt patches, improve drainage, pressurize clean tiles on roof, paint and repair broken BBQ with color approved by homeowners in the community, install new concrete slab picnic tables, add steps and slopes on concrete seating for children and Seniors, add new swings and spring toys for children, and that a survey should be included in the newsletter so it would not be thrown out easily.

Council and staff discussion ensued regarding Revelopment funds are not allocated to specific areas, how funds were currently being allocated among various areas, whether the main priorities for RDA funds had been Cliff St. and Fletcher Cove, that in the past only CDBG funds were used for funding the Eden Garden Master Plan but that it was a policy decision that could be changed at any time, and that some repairs are already in progress at La Colonia and that there is a needs assessment being developed.

Christine Aleman (Marion Dodson donated 3 minutes) said that when La Colonia gets it's allotment that improvements should include the water pressure in the bathrooms since it has been a sanitation problem since it was difficult to wash hands, to spare some funds for a tot lot, and should not include a skateboard park.

Mary Berend said that the Fletcher Cove community center is a beautiful site where the adult education teaching was being phased out due to the maintenance issues and that Ed Siegel had an estimate of \$100,000 to update it.

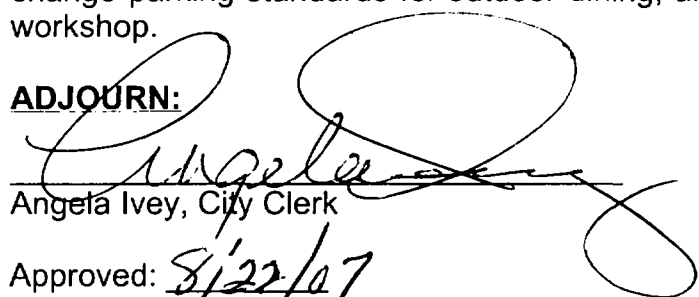
Bruce Berend asked that Council prioritize a view and vegetation ordinance for the upcoming year, that there had been two Sandag surveys over 8 years regarding view and vegetation resulting in 65% of citizens favoring it, that the issue had been drifting for 10-15 years, that the citizens were for the coexistence of trees and views, the balance of rights, and that Solana Beach already had a favorable brand with the Coastal Rail Trail, La Colonia and Fletcher Cove Park.

Council and David Ott, City Manager, discussed the process for prioritizing the workplan meeting and that there were currently 27 items as #1 priority, that the workplan is a companion document to the budget, that further input will help define the document for

further review.

Council discussed specific issues including a view and vegetation ordinance and utilizing an ad hoc committee for input including a citizen's committee of experts to assist in bringing it forward, Highway 101 improvements and development, that need for budget education and theory review to understand the financial dynamics of the City's issues, that the Public Arts Master Plan could be implemented in two phases and that staff had begun some work on it, donations towards purchase of trees, that the general plan had not been updated for 20 years, to add reviewing non-conforming issues identified during Prop A, review updating traffic and parking standards, review whether the City should use standards proposed by Sandag or to consider other standards, add rails for bikes, how to connect to the community, neighborhood traffic calming strategies and implementation speed up, stormwater flows and detention during a project for the area to be contained and filtered in, recycle materials integrated into projects, to purchase hybrid vehicles in the future, addressing traffic issues in the Solana Hills Skyline school neighborhood by proposing a study on the area and solutions to fix the problem, N. Cedros development standards restrictions added, change parking standards for outdoor dining, and incorporate input from the Fred Kent workshop.

**ADJOURN:**

  
Angela Ivey, City Clerk

Approved: 8/22/07