

CITY OF SOLANA BEACH

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



MINUTES

Joint REGULAR Meeting

Wednesday, March 27, 2019 * 6:00 p.m.

City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California

- City Council meetings are video recorded and archived as a permanent record. The [video](#) recording captures the complete proceedings of the meeting and is available for viewing on the City's website.
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CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Kristi Becker, Councilmember

Kelly Harless, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Zito called the meeting to order at 8:40 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Kristi Becker, Kelly Harless

Absent: None

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Dan King, Assistant City Manager
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: No reportable action.

APPROVAL OF AGENDA:

Motion: Moved by Deputy Mayor Edson and second by Councilmember Harless to approve. **Approved 5/0.** Motion carried unanimously.

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.

Cindi Clemmons spoke about the helpful crew picking up trash around the City and appreciate their friendliness, diligence, and hard work.

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.6.)

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 January 23, 2019 and January 30, 2019.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to approve. **Approved 5/0.** Motion carried unanimously.

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

Recommendation: That the City Council

1. Ratify the list of demands for February 23 – March 8, 2019.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to approve. **Approved 5/0.** Motion carried unanimously.

A.3. General Fund Adopted Budget for Fiscal Year 2018-2019 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2018-2019 General Fund Adopted Budget.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to approve. **Approved 5/0.** Motion carried unanimously.

A.4. North County Emergency Vehicle Service (NCEVS) Agreement Amendment.

(File 0260-40)

Recommendation: That the City Council

1. Adopt **Resolution 2019-033**:

- a. Awarding North County Emergency Vehicle Services an increased amount not to exceed of \$90,000.
- b. Authorizing the City Manager to amend the agreement with North County Emergency Vehicles.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to approve. **Approved 5/0.** Motion carried unanimously.

A.6. State Legislative Advocacy Services (File 0480-05)

Recommendation: That the City Council

1. Adopt **Resolution 2019-036** authorizing the City Manager to retain the services of a lobbying firm for state legislative advocacy services for an amount not to exceed \$60,000.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to approve. **Approved 5/0.** Motion carried unanimously.

A.5. Housing and Safety Element Update Request for Proposals (RFP). (File 0630-10)

Recommendation: That the City Council

1. Adopt **Resolution 2019-032** authorizing the City Manager to issue a Request for Proposals to update the City's General Plan Housing and Safety Elements.

Greg Wade, City Manager, introduced the item and spoke about details of the affordable housing element and housing cycle.

Peggy Walker, San Dieguito Alliance for Drug Free Youth, spoke about reducing 2nd hand smoke to children, it seeping into neighboring apartments, the Tobacco Control Coalition recommendation that all city housing units be smoke free, all units in Solana Beach were currently smoke free, adding a policy requiring all affordable units be smoke free, a family who had respiratory diseases due to smoke seeping in from a neighbor's unit, and an additional policy would be healthy and green for the community.

Council discussed looking at smoke restrictions in affordable units as well as those on City owned property, adding the issue to the Work Plan, and clarification of what areas were high risk for fire in Solana Beach including urban interface areas and areas adjacent to the lagoon.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Harless to approve. **Approved 5/0.** Motion carried unanimously.

B. PUBLIC HEARINGS: (B.1. – B.2.)

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 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. Please be aware of the timer light on the Council Dais.

B.1. Public Hearing: 346 Glenmont Drive, Applicant - Weiser, Case 17-18-06, APN: 263-392-02. (File 0600-40)

The proposed project meets the minimum zoning requirements under the Solana Beach Municipal Code (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 Development Review Permit (DRP) and Structure Development Permit (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 2019-031** conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement multi-level, single-family residence with a partially subterranean three-car garage and basement, and perform associated site improvements at 346 Glenmont Drive, Solana Beach.

Councilmember Hegenauer stated that she would be recused due to the proximity of her property to the project.

Greg Wade, City Manager, introduced the item.

Katie Benson, Assistant Planner, presented a PowerPoint (on file).

Mayor Zito opened the public hearing.

Council disclosures.

Jean-Louis Coquereau and Tyler Van Stright, JLC Architects, said that they did not have a presentation but were available for questions.

Council and Applicant representatives discussed the existing and proposed grading, the fill being distributed throughout the project area, the proposed trees in the backyard were 15 feet x 20 feet trees at maturity on an upward slope, managing the height limit of the trees to limit view blockage, a deed restriction agreement would specifically note the vegetation height that would run with the property in perpetuity, adding the condition to the resolution restricting

vegetation growth per the applicants agreement, and that the project was being built solar-ready along with electric vehicle charging hookups.

John Hiraoka (time donated by Marie Hiraoka) presented a PowerPoint (on file) and said that they did not have an agreement in place with the applicant yet, that the landscaping plan should remain below the height of the house to prevent impacting neighbor's views, the roof areas not be converted to living spaces, and restrict the use of non-accessible roof areas.

Darlene Rogers said that her main concern was her experience with the 354 Glenmont project where there were no conditions of approval for vegetation height or lighting, that this project's four massive palms infringed on views and the project's backyard exterior lighting emitted light in every direction affecting many neighbors, that the scale of the surrounding neighborhoods should be reviewed, and to ensure that current neighbors were not negatively impacted.

Tracy Richmond spoke about the project appearing to be three stories, that the concrete walls be pushed back on each side of garage door to line up to the garage door, grading the earth to street level, addressing the steps that encroached 13 feet into the right-of-way, cutting back the decks to line up with the garage, cutting back the first level deck by 7 feet and the second deck by 9 feet, and his support of Mr. Hiraoka's request for a revised landscape plan.

Gary Martin (time donated by Cindi Clemons) said he lived around the corner, that the architects did a nice job but the house was too large for the size of the lot and the property was too small for all of the design features being incorporated, the project was not compatible with other houses in the neighborhood, the design created issues with grading and scale with an appearance of a 3-story project, the basement level hardscape was mostly concrete and not consistent with the neighborhood, that the large overhang roof and deck was not compatible with the neighborhood, and that conditions should be added to reduce the size of the decks, and revise the landscape plans. He submitted a handout of these conditions to the Council for the record.

Jean-Louis Coquereau, Applicant, spoke about the goal to minimize the appearance by building into the hill based on design guidelines, mitigating the 3-story façade (showing a slide, on file), the 2nd story having been stepped back 17 feet and the 3rd story stepped back 30 feet, which was greater than the minimum of 10 feet per the City's code,

Tyler Van Stright, Applicant's Architect, spoke about the concern of the 3rd story overhang, the difficult design challenge with the sun since it was on the west side for the view, and the design solution providing space to enjoy the view. He displayed a slide (on file) of the setback lines and said that it showed the building did not extend out to the setbacks so that it would give the Hiraoka's a view corridor. He said the Applicant would be willing to have a signed landscape agreement as a condition of the project, that a slide (on file) of two neighbors next to each other was an example that the project fit within the neighborhood in regards to mass and scale, and requested Council's approval.

Council, Staff, and Applicant discussed the grading around the garage and walls, the overhang shading the deck so it could be enjoyed in the afternoon, the stairs encroachment

into the right-of-way but not into the 8 feet for street parking area east of the edge of the existing asphalt and flow line, the two car garage appearing like a three car garage, the goal to maintain the natural topography, the pleasant layering design, the large decks running towards the front of the project, no sidewalk improvement required in the street where current decomposed granite (DG) lay for walking and parking, removing or pulling back the retaining wall, that 8 feet of DG was required to remain in the right-of-way, the retaining wall would match the stucco of the house, the setbacks of the stairs projected into the setback, the decks on the master bedroom and the living room, potential lattice over the garage to soften the appearance, the distance of the deck from the house to the roof overhang was 17 ½ feet, the bulk and scale needing to be reduced on the decks that projected to the west, requiring a revised landscape plan, restricting plant material and maturity growth, the excessive overhang of the deck, prohibiting conversion of roof top areas to decks, the height of the front yard fence, and the Applicant requesting time to redesign and return to a date certain.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Harless to continue the public hearing to a date certain of April 10, 2019. **Approved 4/0/1** (Recused: Hegenauer) Motion carried.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Harless to proceed with the next item, beginning after 10:30 p.m. **Approved 5/0.** Motion carried unanimously.

B.2. Annual Housing Element Report. (File 0630-12)

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 this item not a project and thereby exempt from the California Environmental Quality Act Review; and
3. Adopt **Resolution 2019-030** approving the 2018 Housing Element Annual Progress Report and the 2017/18 Housing Successor Annual Report as submitted and directing City Staff to file the report with the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research.

Mayor Zito opened the public hearing.

Regina Ochoa, Assistant Planner, presented a PowerPoint (on file) reviewing the Housing Application, building activity, statistics, and submittal to the HCD.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to close the public hearing. **Approved 5/0** Motion carried unanimously.

Motion: Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to approve. **Approved 5/0** Motion carried unanimously.

ADJOURN:

Mayor Zito adjourned the meeting at 10:46 pm

Angela Ivey, City Clerk

Approved: October 14, 2020