

# CITY OF SOLANA BEACH

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



## MINUTES

### Joint SPECIAL Meeting

Wednesday, November 20, 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.
- Posted Reports & Supplemental Docs contain records up to the cut off time prior to meetings for processing new submittals. Complete records containing meeting handouts, PowerPoints, etc. can be obtained through a [Records Request](#)

#### 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 6:03 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  
Megan Bavin, Deputy 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: None

#### FLAG SALUTE:

#### APPROVAL OF AGENDA:

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

#### PROCLAMATIONS/CERTIFICATES: *Ceremonial*

None at the posting of this agenda

**PRESENTATIONS:** Ceremonial items that do not contain in-depth discussion and no action/direction.

## Coastal Frontiers Beach Survey

Greg Hearon, Coastal Frontiers, presented a PowerPoint (on file) regarding the state of the City's beaches and the Shoreline Monitoring Program which consists of beach profile surveys, bluff database work and some UAV or drone based surveys that were conducted in the City.

### **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.

Tracy Richmond spoke on behalf of the Parks & Recreation Commission regarding the upcoming holiday tree lighting event on Sunday, December 8, 2019.

### **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.3.)

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 September 25, 2019 and October 09, 2019.

Approved Minutes [http://www.ci.solana-beach.ca.us/index.asp?SEC=F0F1200D-21C6-4A88-8AE1-0BC07C1A81A7&Type=B\\_BASIC](http://www.ci.solana-beach.ca.us/index.asp?SEC=F0F1200D-21C6-4A88-8AE1-0BC07C1A81A7&Type=B_BASIC)

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Becker 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 October 26 – November 08, 2019.

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

#### **A.3. General Fund Adopted Budget for Fiscal Year 2019-2020 Changes.** (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2019-2020 General Fund Adopted Budget.

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Becker 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. Regional Transportation Improvement Program Amendment** (File 0840-30)

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 2019-151** approving an amendment to the SANDAG 2018 Regional Transportation Improvement Program (RTIP) list of projects for Fiscal Years 2019 through 2023, to increase *TransNet* funding for the Pavement Resurfacing Project.

Greg Wade, City Manager, introduced the item.

Mayor Zito opened the Public Hearing.

Council disclosures.

**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 Becker to approve. **Approved 5/0.** Motion carried unanimously.

**B.2. Public Hearing: 127-129 North Granados Avenue, Applicant: Granados Avenue Partners, Case 17-17-47.** (File 0600-40)

The proposed project meets the minimum objective requirements under the SBMC, could be found to be consistent with the General Plan and could be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP, a SUB 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 Sections 15303 of the State CEQA Guidelines;
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2019-109** conditionally approving a DRP, a SDP, and a Minor SUB for condominium purposes, to consolidate two existing legal lots into one legal lot of 14,381 square feet, demolish the existing structures onsite, construct four detached single-family condominium dwelling units, each consisting of two stories with an attached two-car garage and associated site improvements on property on the 127-129 North Granados Avenue, Solana Beach.

Greg Wade, City Manager, introduced the item.

Corey Andrews, Principal Planner, presented a PowerPoint (on file).

Mayor Zito opened the Public Hearing.

Council disclosures.

Council and Staff discussed that the property would be using the tiered floor area ratio of the scaled residential overlay zone, pre-wiring for 15% of the roof area would be dedicated to PV, undergrounding of utilities for individual units, one extra guest parking space would be included but was not required, the rock wall, the fencing and wall heights in the side, rear and front yards, and the concrete pathways for units 1 and 2 extending off of the property line.

Alex Stone, Architect, presented a PowerPoint (on file) and spoke about building a 4-unit building, contributing to the moderate income level homes for the City's housing goals based on square footage and location, additional parking, meeting with neighbors on site to discuss their concerns, redesigning to address privacy and views, installing solar and EV charging in each garage, and including additional energy efficient features that would minimize the impact on the environment.

Council, Staff, and Applicant discussed reducing the driveway space, the guest parking space on the south side of driveway, constraints regarding the fire hydrant and fire hose, restricting roof decks, the HOA managing garden, rain barrels, solar, community areas, permeable pavers to decrease runoff, wood fence, reducing tree heights in the front moving the trash walls to a less noticeable area, the landscaping plan returning to Council, that moderate range pricing would be less than \$2,600 a month, and locked gates to the trash facility.

Jeff Drawdy spoke about his opposition to the proposed project due to its size and mass, four detached units being placed on a sloped 1/3 acre lot, it's incompatibility with other multi-units on the same street, the elevated topography causing the two lower units to tower over all of the homes below, and suggested the project be limited to two units.

Benedict Gross spoke about the lot being too down sloping and looking directly into the backyards of the units below, the architects having reached out to neighbors, and his opposition due to the slope of the lot.

Toni Ramos spoke about drainage issues due to the hardscape of the driveway sloping down, existing septic tanks overflow issues, the maintenance of the spaces between the two fences at her property, and the main concerns being water issues and drainage.

Gary Martin (time donated by Jane Morton) spoke about support for the one-story level project, a potential precedent, opposing parking spaces in the front yard setback, lack of articulation on the large flat exterior walls, the front yard patio area with parking not being consistent with the neighborhood, and the front yard being consumed with hardscape rather than landscaping.

Jeff Goedhuys spoke about his privacy being compromised by the project, the project being too large, not enough shared space, potential problems with drainage, opposition to the project, and scaling back the project to three units.

Alex Stone, Applicant, said that there was only one fence on the rear of the property and a retaining wall for a bio-retention area, the fence was 3 ft. high dividing the common space, and that the area could be landscaped and attractive railing added.

Council and Staff discussed how the detention basin design would alleviate some of the existing drainage and runoff problems and whether it would actually eliminate them.

Brian Ardolino, Pasco Laret Suiter and Associates (PLSA), spoke about their calculations to quantify how drainage was managed, establishing a hydrograph that modeled the storms in the pre-existing and post-fall conditions, and adding a buffer to retain volume in both conditions.

Greg Wade, City Manager, said that the storm water requirements would ensure that the project would not exacerbate a problem that already existed.

Raul Ramos spoke about the drainage concerns and that 80% of water would be lost with the addition of the proposed hardscape.

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to continue the item to a future agenda. **Approved 4/1** (Noes: Becker). Motion carried.

**C. STAFF REPORTS:** (C.1. - C.3.)  
*Submit speaker slips to the City Clerk.*

**C.1. Marine Safety Center – Preliminary Design Options** (File 0730-30)

Recommendation: That the City Council

1. Receive the report and provide input and direction on the design options for improvements to the Marine Safety Center.

Greg Wade, City Manager, introduced the item and presented a PowerPoint (on file).

Wayne Holtan and Jon Dominy, Domusstudio Architecture, presented a PowerPoint (on file)

Council, Staff, and Consultant discussed sensitivity to bluff detention devices, the approximate 15% grade percentage in option C, safety concerns of lifeguard vehicles and pedestrians using the same area, the cost perspective between the different options, that option C was more expensive, option C having more public benefit, and that all three options were relatively the same in the set-back from the bluff.

Danny Oliver, state certified geologist, spoke about not compromising bluff stability, mitigation measures for safety, and the public benefit.

Jim Jaffee (time donated by Kristin Brinner) spoke about this location being one place that the City could control whether or not there was a seawall, it being the only natural bluff fully controlled by the City, ensuring that direction complied with the LUP, the set-back and erosion over 75 years, and the workshop discussion regarding recessing the project into the south bluff as a potential buffer to avoid using or needing any kind of armor.

Jason Shook, Marine Safety Captain, and Marine Safety Staff spoke about operational concerns with some of the designs, Staff's constant preventative contacts with the general public regarding bluff proximity, concerns with options B and C regarding the undergrounding cave-like set-up to manage moisture and mold in order to keep equipment dry, the day-to-day operations, and that option A directed the public where to go while Staff had a good view of the beach with open space and no blind spots.

Council discussed that the input of the lifeguards was important, that the safest option was needed, the inclination to go with option A, having the lifeguards work with the architects and designers, maintaining as much of the view as possible, keeping the scale and bulk down, and meeting the lifeguards' basic needs.

## **C.2. Policy for Installation of Speed Cushions.** (File 0860-50)

Recommendation: That the City Council

1. Consider and provide feedback on the proposed Council Policy under which the Council would consider the installation of speed cushions in residential neighborhoods within the City.
2. Consider adoption of **Resolution 2019-107** approving Council Policy XX (to be determined) for installation of speed cushions in eligible residential neighborhoods within the City.

Greg Wade, City Manager, introduced the item.

Mo Sammak, City Engineer, presented a PowerPoint (on file).

Council and Staff discussed that the policy was specific to speed cushion design and effectuating it as a potential traffic calming measure, allowing requests to come forward on a case by case basis as it would be specific to a neighborhood, the average cost of the speed

cushions were \$5,000 per location, the 100% buy-in to the speed cushion would only apply to the immediate neighbor or the person whose curb it fronted or the right-of-way adjacent to their property, that 67% of the neighbors would need to sign a petition, that speed cushions did not accommodate the wheelbase of a delivery truck, and funding options,

Sam Kernick spoke about supporting the speed cushions, the near accidents due to speed, many children on Nardo, being a deterrent effect to remind people about pedestrians and parked cars, and that a serious accident or fatality would occur if speeding on South Nardo and in the surrounding area was not addressed.

Gary Martin spoke and said that the policy was more user friendly and that 67% vote should be property owners and not tenants.

**Motion:** Moved by Councilmember Harless and second by Councilmember Becker to approve the item with language modifications to the policy. **Approved 5/0.** Motion carried unanimously.

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Becker to approve continuing to the next item, since it was past 10:30 a.m. **Approved 5/0.** Motion carried unanimously.

### **C.3. Master Art Policy Compliance – 330 South Cedros Revised Public Art Proposal.**

(File 0600-40)

Recommendation: That the City Council

1. Adopt **Resolution 2019-148** approving the proposed art as the fulfillment of the Master Art Policy (MAP) and authorize staff to refund the \$14,250.77 Public Art Fee (PAF) for the private development project once the art has been installed and the final occupancy for the project have been granted.

Greg Wade, City Manager, introduced the item.

Dan King, Assistant City Manager, presented a PowerPoint (on file).

Council and Staff discussed that the project applicant contacted the City back in October which started the process of going back to the Public Arts Commission to review, a policy that clearly states that the piece should be accepted before it is installed, the community weigh-in, whether the developer should get a refund on the fee since they did not follow the process, that they had only received approval for a mural and the 330 sign, that the sign hasn't been installed yet so in that regard they are compliant, and that they were proposing five different art pieces.

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Harless to approve accepting the public art proposal to be incorporated into the project at 330 South Cedros Avenue and authorizing staff to refund one fifth of the public art fee. **Approved 3/2. (Noes: Becker, Zito)** Motion carried.

**WORK PLAN COMMENTS: None**

*Adopted June 12, 2019*

**COMPENSATION & REIMBURSEMENT DISCLOSURE: None**

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 "City" at the next regular meeting of the legislative body.

**COUNCIL COMMITTEE REPORTS:** [Council Committees](#)

**REGIONAL COMMITTEES: (outside agencies, appointed by this Council)**

**STANDING COMMITTEES: (All Primary Members) (*Permanent Committees*)**

**ADJOURN:**

Mayor Zito adjourned the meeting at 10:57 p.m.

Megan Bavin, Deputy City Clerk

Approved: May 6, 2020