

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

JOINT **REGULAR** MEETING

**MINUTES**

**6:00 P.M.  
WEDNESDAY, MARCH 23, 2011**

CITY COUNCIL CHAMBERS 635 S. HIGHWAY 101, SOLANA BEACH, CALIFORNIA  
AND  
TELECONFERENCE LOCATION (Roberts), 2 Portola Plaza, Monterey, CA  
93940

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  
Johanna Canlas, City Attorney  
Leticia Fallone, Deputy City Clerk  
Angela Ivey, City Clerk  
Dennis Coleman, Finance Director  
Wende Protzman, Dir. Admin. Serv./Deputy City Mgr  
Tina Christiansen, Community Dev. Dir.  
Mo Sammak, City Engineer/Public Works Dir.

Mayor Heebner called the meeting to order at 6:10 p.m.

**CLOSED SESSION REPORT: (when applicable)**

Johanna Canlas, City Attorney, stated there was no reportable action.

**FLAG SALUTE:**

Mayor Heebner led the flag salute.

**APPROVAL OF AGENDA:**

**MOTION:** Moved by Kellejian and seconded by Nichols. **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.

Katherine Lunby said that she was interested in chickens for backyards, she asked all audience members to stand to show support, and said that they called themselves Friends of Hens. She stated that they had collected over 100 signatures in support. She said that currently chickens were only allowed in certain zones, that less than 5% of the City's properties met the criteria, that other surrounding cities allowed them, to consider using other cities' codes as guidance, that they had drafted a proposed ordinance and would ask Council to review, and that they were available to assist in any research needed in order to provide a more progressive code.

Katie Pelisek, Executive Director of Center for Healthy Lifestyle, said that they would love to have chickens at the Boys and Girls club primarily for the eggs production, that they would request the item be placed on a future agenda, and that even their droppings could be used for compost.

Lincoln Quintana stated that he supported the Friends of Hens, that they were environmentally friendly and helped the environment including the reduction of trucking required to ship eggs, that they reduce bugs and slugs, they produce healthier eggs, and that they were friendly. He said that there was overwhelming response at the school signing of the petition and that hens were patriotic.

**COMMUNITY ANNOUNCEMENTS:**

Council made community announcements.

**COMMENTARY:**

Council reported commentary.

**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. Waive the reading of Ordinances.**

Recommendation: That the City Council

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

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

**A.2. Minutes of the City Council.**

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meetings held November 24, December 2, 2010.

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

**A.3. Register Of Demands. (File 0300-30)**

Recommendation: That the City Council

1. Ratify the list of demands for February 12 - 25, 2011.

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

**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.)**

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. Annual Housing Element Progress Report for 2011. (File 0630-10)**

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the public hearing, Receive public testimony, Close the public hearing.
2. Adopt Resolution 2011-044
  - a. Finding that the proposed action is not a project, and is therefore exempt from the California Environmental Quality Act pursuant to Section 21065 of the State CEQA Guidelines; and
  - b. Approve the 2011 Housing Element Annual Progress Report as submitted and directing the City Staff to file the report with the Department of Housing and Community Development and the Governor's Office of Planning and Research.

David Ott, City Manager, introduced the item.

Tina Christiansen, Community Development Dir., presented a powerpoint (on file).

Mayor Heebner opened the public hearing.

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

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

unanimously.

**C. STAFF REPORTS: (C.1. - C.5.)**  
*Submit speaker slips to the City Clerk*

**C.1. Replacement Cameras for Council Chambers. (File 0370-36)**

Recommendation: That the City Council

1. Adopt Resolution 2011-018 authorizing the purchase and integration of four (4) replacement cameras for use in the City Council Chambers and appropriating \$28,000 to the Information Technology Asset Replacement budget unit.

David Ott, City Manager, introduced the item.

Mark Matheson, Network System Engineer, presented a powerpoint (on file) and stated that four cameras were purchased in 1998, that there had been recent operation problems with 2 cameras, that they all have issues with resolution, that they were requiring increased maintenance and repairs, and that they were still analog while the industry had moved to digital in 2009, reviewed various solutions including continued repairs v. purchase of new cameras, reviewed the costs that would be used from asset allocation funding.

Council discussion ensued regarding the bid winner who had originally built the system, that the City does have technical manuals for as-built system, that other vendors could work on the system if needed, that only purchasing some this year and waiting on the rest until next year would be problematic having a mix of analog and digital as well as syncing all the cameras since the same camera may not available in the future, and that the old cameras may only be worth something through ebay.

**MOTION:** Moved by Campbell and seconded by Kellejian to approve and direct Staff to try to resell the cameras that will be replaced. **Motion carried unanimously.**

add dirc city mgr to sell

**C.2. Adopt (2nd Reading) Ordinance 427 related to Affordable Housing. (File 0650-90)**

Recommendation: That the City Council

1. Adopt Ordinance 427 amending Chapter 17.70 related to

affordable housing.

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

Johanna Canlas, City Attorney, read the title of the ordinance.

**C.3. Adoption (2nd Reading) of Ordinance 430 related to Water Efficient Landscape and establish related fees. (File 0610-80)**

Recommendation: That the City Council

1. Find the project exempt from CEQA under guidelines 15308.
2. Make a finding that the proposed amendments to SBMC 17.56 are consistent with the general plan and would not be detrimental to the public interest, health and safety, convenience, or welfare of the City as required under 17.76.070.
3. Make a finding that the proposed amendments to SBMC are equivalent to the State's requirements for the Model Water Efficient Landscape Ordinance.
4. Adopt Ordinance 430 amending SBMC section 17.56 by repealing the existing Landscaping Regulations and adopting the Landscaping Regulations in Ordinance 430.

Johanna Canlas, City Attorney, read the title of the ordinance.

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

**C.4. Fletcher Cove Community Center - changed site conditions and project update. (File 0400-10)**

Recommendation: That the City Council

1. Review the proposed changes and provide direction.

David Ott, City Manager, introduced the item.

Mo Sammak, Director of Public Works/Engineering, presented a powerpoint (on file) reviewing the issues that rose out of the construction of the project and

costs, including framing issues, and he shortfall of \$4,000. he stated that building permit would have cost \$6,200 without the City Manager waiving the fee, and that the asphalt agreed to do it for lump sum.

Council discussion ensued regarding proposed changes to the project budget, the additional donation of \$25,000 for items including roof and colored concrete.

Councilmember Campbell stated that there was not a choice since there were unexpected issue, that there was a \$4,000 deficit, that some issues were not options, that he did not mind the larger heartscape, and that he supported all of the items except the shelves for 14,500.

**MOTION:** Moved by Campbell and seconded by Kellejian adding \$3,000 for the estimated trench work for water service which would bring the total to \$91,000, include all items in the \$91,000 list, to take \$4,000-\$5,000 deficit from undesignated reserves, and to inform Council of any new significant issues arise. **Motion carried unanimously.**

**C.5. 22nd District Agricultural Association Community Relations Ad Hoc Committee Update on Discussions with the City of Del Mar Regarding the Sale of the Del Mar Fairgrounds. (File 0150-85)**

Recommendation: That the City Council

1. Discuss the item and provide direction to the 22nd District Agricultural Association Community Relations Ad Hoc Committee as necessary.

David Ott, City Manager, introduced the item and stated that it was an ongoing issue.

Mayor Heeber said that they had met with the Del Mar Ad Hoc and staff to obtain more clarity on their proposal and how to safeguard the fairgrounds. She said that there were not answers to all of the questions and in order to answer some Del Mar would have to spend more attorney fees and they were not willing to do that at this time. She said that Solana Beach could not provide support without more insight including competing uses, the details of the public trust indenture and its implications, lease term, horse racing and non-horse racing. She said that the City was working on a comparison chart of different methods.

David Ott, City Manager said that the City was working on a comparison matrix and that once it was refined enough the City Attorney would forward it to Council with a confidential memorandum.

**WORKPLAN COMMENTS:**

(Adopted June 23, 2010)

**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.

Mayor Heenber disclosed that she was reimbursed for loding, flight, and meals for a trip she made to D.C. with the City Manager to speak to representatives.

**COUNCIL COMMITTEE REPORTS:**

Council reported committee activity.

**Regional Committees: (outside agencies, appointed by this Council)**

- a. City Selection Committee - Roberts (meets twice a year).
- b. County Service Area 17 - Campbell, Nichols (alternate).
- c. Escondido Creek Watershed Authority - Nichols, Roberts (alternate).
- d. League of Ca. Cities' San Diego County Executive Committee - Roberts, Kellejian (alternate) and any subcommittees.
- e. League of Ca. Cities' Local Legislative Committee - Roberts, Kellejian (alternate).
- f. League of Ca. Cities' Coastal Cities Issues Group (CCIG) - Kellejian, Roberts (alternate).
- g. North County Dispatch JPA - Nichols, Campbell (alternate).
- h. North County Transit District - Roberts, Heebner (alternate).
- i. Regional Solid Waste Association (RSWA) - Nichols, Kellejian (alternate).
- j. SANDAG - Heebner (Primary), Roberts (1st alternate), Nichols (2nd alternate) and any subcommittees.
- k. SANDAG Shoreline Preservation Committee - Kellejian, Roberts (alternate).
- l. San Dieguito River Valley JPA - Roberts, Nichols (alternate).
- m. San Elijo JPA - Campbell, Roberts (both primary members) (no alternates).
- n. 22nd Agricultural District Association Community Relations Committee - Heebner, Roberts.

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

- a. Business Liaison Committee - Roberts, Campbell.
- b. Highway 101 / Cedros Ave. Development Committee - Nichols,



Heebner.

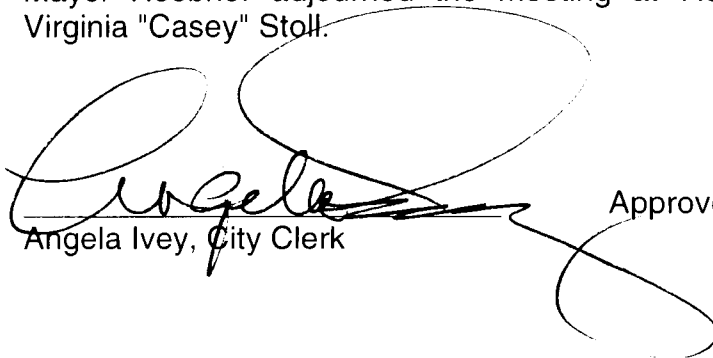
- c. I-5 Construction Committee - Heebner, Roberts.
- d. Public Arts Committee - Roberts, Nichols.
- e. School Relations Committee - Roberts, Campbell.
- f. Parks and Recreation Committee - Heebner, Nichols

**Ad Hoc Committees: (All Primary Members) (Temporary Committees)**

- a. Army Corps of Engineers & Regional Beach Nourishment - Kellejian, Campbell. Expires December 7, 2011.
- b. City's 25th Anniversary - Heebner, Kellejian. Expires July 13, 2011.
- c. Development Review - Nichols, Heebner. Expires November 16, 2011.
- d. Environmental Sustainability - Roberts, Heebner. Expires December 7, 2011.
- e. Fire Department Management Governance-Kellejian,Roberts. Expires July 13, 2011.
- f. Fletcher Cove - Campbell, Heebner. Expires November 16, 2011.
- g. General Plan - Campbell, Nichols. Expires July 13, 2011.
- h. La Colonia Park - Nichols, Heebner. Expires May 11, 2011.
- i. Local Coastal Plan Ad-Hoc Committee - Roberts, Campbell. Expires February 8, 2012 or at the California Coastal Commission adoption.
- j. NCTD / Train Station Site Project Ad Hoc Committee - Heebner, Nichols. Expires January 11, 2012
- k. View Assessment - Nichols, Heebner. Expires February 24, 2011

**ADJOURN:**

Mayor Heebner adjourned the meeting at 7:55 p.m. in memory of Colleen Virginia "Casey" Stoll.



Angela Ivey, City Clerk

Approved: June 22, 2011