

CITY OF SOLANA BEACH

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

MINUTES

JOINT **SPECIAL** MEETING

Wednesday, October 16, 2013

06:00 P.M.

City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California
and Teleconference Location (Campbell) 15 Grindell Ave., Dennis Port, MA 02639
Minutes contain a summary of the discussions and actions taken by the City Council during a meeting. City Council meetings are video recorded and archived as a permanent record. The video recordings capture the complete proceedings of the meeting and are available for viewing on the City's website.

CALL TO ORDER AND ROLL CALL:

Present: Nichols, Campbell, Heebner, Peter Zahn, and David Zito.

Absent: None.

Also Present: David Ott, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk
Wende Protzman, Dir. Admin. Serv./Deputy City Mgr
Mo Sammak, City Engineer/Public Works Dir.

Mayor Nichols called the meeting to order at 6:05 p.m.

CLOSED SESSION REPORT: (when applicable)

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

FLAG SALUTE:

APPROVAL OF AGENDA:

MOTION: Moved by Heebner and seconded by David Zito **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.

Jeann Hartley said that she taught a children's dance and singing class at an elementary school because she had experienced such difficulty in trying to coordinate the use of La Colonia for her classes, and that she had never seen any postings of classes at La Colonia in the Shorelines Newsletter .

Council, Staff and Ms. Hartley discussed the fact that the Community Center was heavily booked, that Shorelines did not show classes because they were not put on by the City but that classes were contracted by adult education and the Boys and Girls Club.

Pat Coad stated that the Civic and Historical Society had not taken a stand on the Community Center issue, even if individual members had done so, and the Society had been misrepresented as having a political stance on the issue.

Gerri Retman said that the establishments mentioned by Ms. Hartley were commercial establishments and that the Fletcher Cove Community Center was a city owned property that was not a bar.

C. STAFF REPORTS: (C.1.)
Submit speaker slips to the City Clerk.
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C.1. Solana Beach Train Station Joint Development Request for Proposals (RFP). (File 0400-10)

Recommendation: That the City Council

1. Review and comment on the RFP and conduct a vote of support for the issuance the RFP.

David Ott, City Manager, introduced the item and presented a PowerPoint (on file).

Paul Reed, Deputy General Manager, North County Transit District (NCTD), presented a PowerPoint (on file) reviewing their goals and key topics to coordinate with the City including neighborhood for a project, adjacent streets, and impact to residents. He said that the Request for Proposals (RFP) would include Solana Beach development standards discussed with the Mayor, and that they planned to complete construction by December 2015.

Matthew Tucker, General Manager, NCTD, said that in order to avoid conflict within the RFP process they would have proposals of interest on managed parking zone during Phase 2.

Jeann Hartley stated that her main concerns were that it would be pedestrian friendly, the current use of transit and surrounding areas for long term parking, safety, noise, and the project fitting within the community.

Tim Coughlin (time donated by Gordon Johns) presented a PowerPoint (on file) stated that he thought that this project would work whereas the last project did not, that left NCTD funding deficits, asked the City to update the 101 Specific Plan, and to obtain funding from federal and state agencies for the parking lot to re-purpose the train station with possible a restaurant on a second story, and was encouraged that both parties were strategically aligned.

Jack Hegenauer (time donated by Gary Coad) continued the PowerPoint (on file) stated that the project's focus should be to gain community's support through obtaining goals of the community, designed to comply with design guidelines prepared by the City's Ad Hoc Committee that fit the City's long term vision, and utilizing "Gish" drawings. He stated that outdoor space and urban oasis was preferred to a strip mall, and that the current iconic building could be re-purposed.

Mayor Nichols explained that John Gish was the architect for the Del Mar Plaza and his drawings would be incorporated into NCTD's RFP.

Gary Martin (time donated by Dave Clemens) said that he opposed the previous NCTD project but supported the newly proposed format and asked to share developer's proposals with the City Council and Ad Hoc Committee to allow some input before making their selection, in the spirit of the Memorandum of Understanding. He stated that the community, NCTD, and the Council spent a lot of time, resources and money to analyze and study financial issues and asked to apply the body of knowledge to possibly amend Specific Plan applicable to the entire NCTD site to include the design guidelines to avoid starting from scratch and repeating the same mistakes.

Council and Staff discussed the Specific Plan amendment process and including it in the General Plan environmental report.

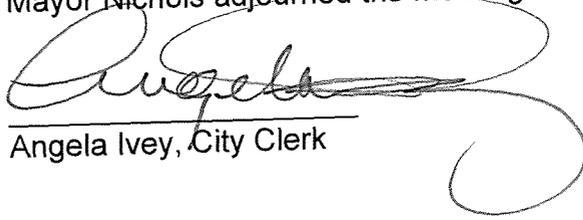
Matt Tucker said that he will work closely with the City Manager to make sure we develop robust public participation.

Council and Staff discussed the importance of community input, pedestrian access and consideration of use of car or bicycle sharing on the site.

MOTION: Moved by Nichols and seconded by Heebner to support the North County Transit District's RFP **Motion carried unanimously.**

ADJOURN:

Mayor Nichols adjourned the meeting at 7:01 p.m.

A large, stylized handwritten signature in black ink, appearing to read 'Angela Ivey'. The signature is written over a horizontal line.

Angela Ivey, City Clerk

Approved: December 11, 2013