

**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 26, 2014  
06:00 P.M.

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:**

Mayor Campbell called the meeting to order at 6:00 p.m.

**Present:** Nichols, Campbell, Heebner, Zito, and Zahn.  
**Absent:** Patricia Bluman, Principal Planner.  
**Also Present:** David Ott, City Manager  
Johanna Canlas, City Attorney  
Angela Ivey, City Clerk  
Mo Sammak, City Engineer/Public Works Dir.  
Marie Berkuti, Finance Manager  
Dan King, Sr. Management Analyst

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

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

## **FLAG SALUTE:**

## **APPROVAL OF AGENDA:**

**MOTION:** Moved by Heebner and seconded by Zahn **Motion carried unanimously.**

## **PROCLAMATIONS/CERTIFICATES:**

1. Mira Costa 80th Anniversary

## **PRESENTATIONS:**

(Ceremonial items that do not contain in-depth discussion and no action/direction.)

## 1. Del Mar Shore Stairs

### **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.

Holly Coughlin announced the Paws in the Park even.

Kevin Melton stated that he was running for State Assembly.

Richard Hendlin said that there was a reward being offered for the information regarding the damage incurred by the Torrey Pines.

### **COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:**

#### **A. CONSENT CALENDAR: (Action Items) (A.1. - A.4.)**

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 8, January 22, and February 12, 2014.

**MOTION:** Moved by Heebner and seconded by Zito. **Motion carried unanimously.**

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

Recommendation: That the City Council

1. Ratify the list of demands for February 15, 2014 through February 28, 2014.

**MOTION:** Moved by Heebner and seconded by Zito. **Motion carried unanimously.**

**A.3. General Fund Adopted Budget for Fiscal Year 2013-14 Changes. (File 0330-30)**

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2013-2014 General Fund Adopted Budget.

**MOTION:** Moved by Heebner and seconded by Zito. **Motion carried unanimously.**

**A.4. Purchase of a Replacement Public Works Vehicle. (File 0370-26)**

Recommendation: That the City Council

1. Approve Resolution 2014-026:
  - a. Approving the purchase of a 2014 Ford F150 4X4 Pickup truck.
  - b. Approving an appropriation of \$25,053 from the Asset Replacement Reserve Fund for Public Works into the fund's vehicle expenditure account for the purchase of a Staff vehicle.

**MOTION:** Moved by Heebner and seconded by Zito **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. - 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 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. Development Review Permit (DRP) and Structural Development Permit (SDP) for 553 Glencrest Dr., Applicants: Paeske, Case No. 17-13-22. (File 0600-40)**

The proposed project meets the minimum objective requirements under the SBMC, is 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 DRP 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 Section 15303 of the State CEQA Guidelines, which exempts limited numbers of new, small structures, such as single-family residences; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2014-024 conditionally approving a DRP and an administrative SDP to remodel and construct first- and second-story additions to an existing single-family residence on an 11,767 gross square foot lot at 553 Glencrest Dr.

David Ott, City Manager, introduced the item.

Patricia Bluman, Principal Planner, presented a Powerpoint (on file) regarding the proposed project.

Council disclosed their familiarity with the project.

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

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

**B.2. Development Review Permit (DRP) Time Extension Request for 347, 355, and 357 Pacific Ave., Applicants: Mariani, WJK Trust, Scism, Case No. 17-11-21. (File 0600-40)**

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 2014-027, approving the request for a 12 month extension for DRP (Case No. 17-11-21) and setting the expiration date as January 11, 2015.

David Ott, City Manager, introduced the item.

Corey Johnson, Associate Planner, presented a Powerpoint (on file) regarding the proposed project.

Mayor Campbell opened the public hearing. Council disclosure their familiarity with the project.

Bob Trettin, applicant's representative, stated that the applicant had delays and frustration over time trying to complete the project, and that two of the three properties involved were under different Coastal permits.

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

**MOTION:** Moved by Heebner and seconded by Zito **Motion carried unanimously.**

**C. STAFF REPORTS: (C.1. - C.3.)**

*Submit speaker slips to the City Clerk*

**C.1. Commercial Parking Neighborhood Impact. (File 0870-40)**

Recommendation: That the City Council

1. Receive report and provide direction to Staff to come back with possible solutions to address commercial parking and neighborhood impacts.

David Ott, City Manager, introduced the item and stated that the business owner asked his employees not to park in the impacted areas on North Rios and Barbara Avenue and suggested alternatives for parking.

Council and Staff discussed limited areas in the Code that addressed parking restrictions based on the number of employees and stated that current businesses grandfathered under the existing rules, however, changes in the Code would address new businesses parking impacts in the neighborhoods, and explored other options such as voluntary incentives to use public transportation, parking permit system, elimination of drive lane on North Rios to add additional parking spaces, parking based on number of employees per square feet, and two hour parking spaces.

**C.2. Policy Direction for Circulation Element. (File 0630-15)**

Recommendation: That the City Council

1. Receive report and determine which methodology to use.

David Ott, City Manager, introduced the item.

Dr. Sherry Ryan, consultant, presented a PowerPoint (on file) reviewing the Circulation Element update. She stated that they had been working on the Circulation Element update for about 6 months, stated that the City was moving in a progressive direction, and that there were challenges in determining a measurement for a multi-modal transportation network.

Council discussed with speaker the pedestrian corridor and multi-modal boulevards, to tie the east to the west in a pedestrian point of view, regarding a class 1 multi-use path which was a paved or hard surface trail that accommodates pedestrians and cyclist, that there were some advances in soft surface trails, regarding signage for the loops, regarding costs to build -out the proposed circulation network, cost an excess of 30 million dollars to bring to fruition, how was feasibility of city paying for it addressed, regarding the multi-modal on Lomas Santa Fe., that the costs included the build-out of Lomas Santa Fe, and Council would like to see options in terms of increased costs to do more work along Lomas Santa Fe and Stevens.

Steven Cook, Traffic Engineer Chen Ryan Associates, continued the Power Point presentation reviewing traffic impacts of the Circulation Element. He reviewed four methodology options to include in the Circulation Element which included trip generation based impacts - citywide transportation impact fee program, average daily trip increase - fair share fee based on specific roadways, level of service based impact standards - direct roadway improvements, and mode share based impact standards - specific multi-modal improvements.

Council and speaker discussed the level of service option, that it was simple and easy to use, whether other options allowed to increase congestion, that the laws of California allowed for it, that congestions would be based on all the conditions in the Circulation Element update, would depend on the circulation element that the city came up with, regarding the TIF option how calculations would be done, how trips would be weighted, that these issues would be worked out during the Nexus study, regarding capping the number of trips in certain segments, City Manager responded to Council regarding the TIF method and spending funds, speaker stated that the cost was \$53 million for all build outs including paths, have the development pay for its impact on the City, need to assess congestion of cars, Council did not want to increase congestion, regarding weighing car trips more, did receiving grants impact the TIF fees, that in the Nexus study it could be assumed that certain portion of the 53 million would be funded by grants, or could re-assess every time a grant was received, regarding a timeline general plan update as well as the EIR component of the general plan update would need to be adopted prior to doing Nexus study because CEQA clearance would be needed, that any TIF program required a Nexus study to justify fees that were being collected, that they were throughout the county, discussed the ADT option, LOS option, mode share based standard option, regarding SB375 this requirement would override SB 375, that the speaker would recommend the TIF program which was a tried method, that it was a feasible way to mitigation impacts, that it allowed the city flexibility on how to use the funds, and

### Public Speakers

Ryan Wiggins stated that he worked at TransForm which was a statewide organization that worked on these transportation issues, that they supported the \$53 million because there were a lot of competitive grant sources from the state, that a city with impact fees could competitively apply for those grants, that that State of California 18% of all trips were bicycle and pedestrian trips but only 1% of funding was being received, that they would like to see the process go towards the 4th option, that his company had a software for determining trip generation and various other components, that

Council and speaker discussed the TIF and over congestion in the city, that a combination of infrastructure and pricing could get to the desired end.

Jack Hagenauer stated that the city had to decide how it wanted to meet green house gas emission goals, that replacing level of service with something for greenhouse gas emission, that the only metrics he's heard discussed had to do with funding nothing to do with reduction of green house gasses, that the bigger picture was greenhouse gas emissions, that we were letting developers buy their way out of serious bind, that the level of service measure was bogus that it only ever went up and there were already unacceptable levels of CD or E, and that we were talking about pushing them up to D, E, or F.

Christine Schindler stated that she appreciated the work being done on the Circulation Element, that she was happy that the city was moving away from the typical level of service, that happy all modes of transportation was being considered not just cars, and that she hoped that get the end goal of getting people out of cars and in other modes of transportation in the community does not get lost, hoped that it would increase mode sharing, and would keep the co-benefits as public health and environmental improvements in mind.

Council and Staff and speaker discussed getting away from a level of service approach was simply a funding mechanism to collect impact fees, that regardless of which method was adopted did not have impact on Council's discretion to recommend denial or approve a project, regarding that the TIF element would fund the mobility element, that the TIF would make sure that the development would pay for the recommended improvements within the Circulation Element to help make the mode shifts happen, the TIF program could be tied into the carbon emissions guidelines, that full build out should be looked at, \$53 million, that single family residential projects were exempt from this already had to pay RTCIP fee, under SB375 certain project were exempt from traffic studies, that there should be a fee escalator within the funding option, that the circulation element build out seemed to be geared towards walkability and other modes of transportation which would encourage the desired efforts into reducing greenhouse gasses, more weight on vehicle traffic than other modes of traffic, that TIF method was very predictable for developers, was easy to understand, was easy to implement, the impacts were identified through the Nexus Study, that a standard manual did not have to be used and the City could come up with its standards, that adjustments had to be done to the \$53 million which would occur during the Nexus study, regarding the timeline of the process, and whether it would be difficult for the public when a large project came into town and they wanted a traffic study.

**MOTION:** Moved by Zito and seconded by Nichols to proceed with the TIF (Transportation Impact Fee) methodology. **Motion carried unanimously.**

**C.3. Figtree PACE Financing Program. (File 0400-10)**

Recommendation: That the City Council

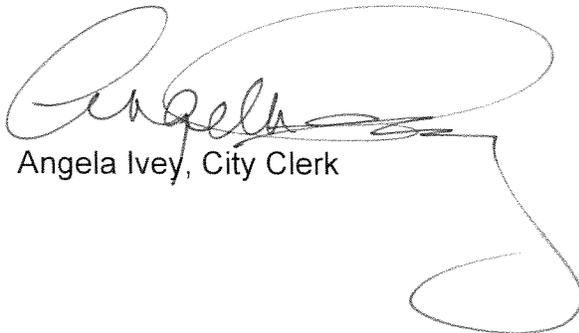
1. Adopt Resolution 2014-004 authorizing the California Enterprise Development Authority (CEDA), through Figtree Energy Financing, to offer their program and levy assessments within the City.
2. Adopt Resolution 2014-005 joining the CEDA as an Associate Member and enter into an Agreement with the CEDA to permit the provision of the PACE Program services within the City.

**MOTION:** Moved by Heebner and seconded by Zahn **Motion carried unanimously.**

**COUNCIL COMMITTEE REPORTS:**

**ADJOURN:**

Mayor Campbell adjourned the meeting at 8:52 p.m.



Angela Ivey, City Clerk

Approved: May 20, 2014