

# 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 16, 2016 \* 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

Peter Zahn, Deputy Mayor

Mike Nichols, Councilmember

Ginger Marshall, Councilmember

Lesa Heebner, 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 6:00 p.m.

Present: Lesa Heebner, David A. Zito, Peter Zahn, Ginger Marshall

Absent: Mike Nichols

Also Present: Gregory Wade, City Manager  
Johanna Canlas, City Attorney  
Angela Ivey, City Clerk  
Bill Chopyk, Community Development Dir.  
Mo Sammak, City Engineer/Public Works Dir.  
Danny King, Assistant City Manager

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

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

#### FLAG SALUTE:

#### APPROVAL OF AGENDA:

**Motion:** Moved by Deputy Mayor Zahn and second by Councilmember Heebner.  
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.

Daniel Powell stated that he was a cyclist, that they get yelled at to get in the bike lane even when there is no bike lane, his bicyclist friend got hit on purpose in Carlsbad, requested that the Sheriff to attempt to enforce the pass with 3 ft. of space for bicyclists, and that the City had done well with the pedestrian and cyclist's safety but there was still some hostility with motorist to bicyclists and he wanted to encourage bicycle safety.

Charlene Letourneau stated that where she lived in Solana Beach there were multiple construction projects taking place near her home, that one project across from her home was a sewer connection that had been going on since Nov. 1<sup>st</sup>, the backup beeping noise was constant since the first day, that she understood that construction work was to be performed during the hours of 7:00 a.m. to 5:00 p.m. She said that she received a letter from the City that construction hours and noise level limits stating that they were 7:00 a.m. to 7:00 p.m. which that this meant that she had to listen to the beeping sound 12 hours a day, that her past experience was that they usually left by 4:30 p.m. or 5:00 p.m.. She said that she took a picture of the backup machine that night coming down the street in the dark having tremendous problems and that it's caving in had been a serious problem, that she met with two of the City's inspectors the day before and that she did not believe that they knew the depth of the issue, and that more shoring was being placed because the beach sand kept collapsing. She said that she understood that the City required everybody with new construction on her street had to be connected to sewer but she expected that there would be a soil sample for a City Engineer inspection to approve but when she spoke with the construction person in charge of the project they expected an abatement level or type 1 and 2 but they were now at level 3 and 4. She asked Council to clarify the process about the construction hours and what steps could be taken to maintain some quite in her neighborhood.

Greg Wade, City Manager, said that the construction hours were from 7:00 a.m. to 7:00 p.m. Monday through Friday with no construction allowed on Sunday, that they would take a look at it, that it was unusual that there were 6 projects going on at the same time and that there were a number of projects going on so it was adding to the constant noise. He stated that they would work with those specific contractors to see if they can address the situation.

### **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 October 26, 2016.

**Motion:** Moved by Councilmember Heebner and second by Councilmember Marshall. 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 22, 2016 through October 28, 2016.

**Motion:** Moved by Councilmember Heebner and second by Councilmember Marshall. Approved 5/0. **Motion carried unanimously.**

**A.3. General Fund Adopted Budget for Fiscal Year 2016-2017 Changes.** (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2016-2017 General Fund Adopted Budget.

**Motion:** Moved by Councilmember Heebner and second by Councilmember Marshall. Approved 5/0. **Motion carried unanimously.**

**A.4. 330 S. Cedros Project Environmental Review Agreement.** (File 0600-40)

Recommendation: That the City Council

1. Adopt **Resolution 2016-132** authorizing the City Manager to execute a professional service agreement amendment between the City and Environmental Science Associates, Inc. (ESA) in the amount of \$3,500 for Environmental Review Services for the 330 S. Cedros Project.

**Motion:** Moved by Councilmember Heebner and second by Councilmember Marshall. Approved 5/0. **Motion carried unanimously.**

**A.5. Environmental Impact Reports and Project Management Services Agreements.**  
(File 0600-40)

Recommendation: That the City Council

1. Adopt **Resolution 2016-115:**
  - a. Authorizing the City Manager to execute a professional service agreement amendment between the City and Summit, Inc. in the amount of \$24,500 for project management services for the Solana Highlands Project.
  - b. Appropriating \$24,500 to the Developer Pass-Through fund in the Developer-Pass Through revenue and Professional Services expenditure accounts.
  - c. Authorizing the City Treasurer to amend the FY 2016/17 Adopted Budget.
2. Adopt **Resolution 2016-116:**
  - a. Authorizing the City Manager to execute a professional service agreement amendment between the City and Dudek, Inc. in the amount of \$34,790 to

prepare visual simulations for the EIR for the Solana Highlands Project and extend the term of the contract by 24 months.

- b. Appropriating \$24,500 to the Developer Pass-Through fund in the Developer-Pass Through revenue and Professional Services expenditure accounts.
- c. Authorizing the City Treasurer to amend the FY 2016/17 Adopted Budget.

**Motion:** Moved by Councilmember Heebner and second by Councilmember Marshall. Approved 5/0. **Motion carried unanimously.**

**A.6. Stevens & Valley Avenues Street Improvement Project.** (File 0820-15)

Recommendation: That the City Council

1. Adopt **Resolution 2016-134:**

- a. Finding the project exempt from the California Environmental Quality Act pursuant to Section 15301(c) of the State CEQA Guidelines.
- b. Awarding a construction contract for the Stevens and Valley Avenues Street Improvements, Bid No. 2016-09, in the amount of \$1,108,159, to Dick Miller Inc.
- c. Approving an amount of \$228,224 for construction contingency.
- d. Authorizing the City Manager to execute the construction contract on behalf of the City.
- e. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.
- f. Authorizing a transfer of \$57,800 in appropriations from Capital Improvement Project CIP-11, Annual Pavement Management, into the Stevens-Valley project budget unit in the Gas Tax fund.
- g. Authorizing a transfer of \$75,200 in appropriations from Capital Improvement Project CIP-13, Storm Drain Improvements, into the Stevens-Valley project budget unit in the City CIP fund.
- h. Authorizing a transfer of \$50,000 in appropriations from Capital Improvement Project CIP-16, Palmitas Drainage Project, into the Stevens-Valley project budget unit in the City CIP fund.
- i. Authorizing the appropriation of \$58,383 in developer deposits into the project budget unit in the City CIP fund.
- j. Authorizing an appropriation of \$15,000, to be reimbursed by Santa Fe Christian Schools, into the Reimbursement Agreement Revenue Account and appropriating the same amount into the project budget unit both in the City CIP fund.
- k. Authorizing the City Manager to execute a reimbursement agreement between the City and San Dieguito Union High School District, in the amount of \$330,000, for storm drain, sidewalk, guardrail improvements and inspection services.
- l. Authorizing an appropriation of \$330,000, to be reimbursed by San Dieguito Union High School District, into the Reimbursement Agreement Revenue Account and appropriating the same amount into the project budget unit both in the City CIP fund.
- m. Authorizing the City Treasurer to amend the Fiscal Year 2016/17 Adopted Budget accordingly.

**Motion:** Moved by Councilmember Heebner and second by Councilmember Marshall. Approved 5/0. **Motion carried unanimously.**

**C.2. Community Choice Aggregation (CCA) Consultant Services.** (File 1010-40)

Recommendation: That the City Council

1. Authorize the City Manager to initiate negotiations with TEA/Noble to provide CCA services to the City. Should an agreement not be reached with TEA/Noble, Staff further recommends that the City Council reserve the right to initiate negotiations with Pilot Power/EDMS for the CCA services.

Greg Wade, City Manager, introduced

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

Council and Staff discussed that all CCA's in California represented the majority of the population of the energy load in the state, that a CCA was regulated by the PUC (Public Utilities Commission), customer outreach, implementation process, opting in and out, possible timelines, required multiple notices and options to choose, that the legislation set up the opt-out provision which would be at the beginning of the implementation and given multiple notifications to the public to do so, and how SDGE acts as a backup so there would be no disruption of service of power, that the primary focus was to procure the power and ensure the energy was being provided to the customers.

Discussion continued the concern about the size of the city and the feasibility, that a feasibility study was conducted, that monitoring had been done over time and the study did show it was feasible, that another technical study would be performed in the next 6 months to determine feasibility, that a direct access custom would be a company or school that procured its own power, that CCA would do that on behalf of an entire group of individuals and businesses, that there were five CCAs in the state and there were also city CCAs ran by cities in California which were different, that there were a few municipalities such as Sacramento that had their own transmission lines, and that the smallest CCA was the City of Lancaster which had approximately 160,000 residents.

Discussion continued regarding

Drake Welch, Vice President of Customer Care, Nobel Solutions, said that they were the data manager and call center for the five active CCAs and the three upcoming CCAs ready to launch in Spring 2017, that they earned their money by being paid by the ratepayers, that the City Council would have the rate making ability, set up the governance and rules, that a feasibility study would help pan out all of the numbers.

Councilmember Marshall and Mr. Welch discussed that he felt that a city of approximately 7,800 meters was a viable option due to their preliminary review, that another small city Apple Valley was also beginning.

Mr. Welch stated that direct access customers were not load service entities but they buy energy from an electric provider which was the load serving entity and go directly to the wholesale market and procure their own energy under their own contract and this was a separate law allowing community and cities to organize their own Community Choice Aggregation and become a load serving entity on behalf of their constituents.

Councilmember Marshall and Mr. Welch discussed that there was an open liquid market and if the feasible study pan out it was a viable program to lower cost and save up reserves to give back to their community, that Marin County had outstanding loans and reserves that were much higher than their debt, that the program Solana Beach was considering would not involve taking out any loans, that contract discussion negotiations can contain a bond to cover a month of invoicing on your behalf, that exit fees were tariffed, and that the study would account for exit fees and rates to reach the rate desired.

### Public speakers

Kath Rogers said that she was with the Climate Action Campaign and expressed her company's support for the CCA and the City Council's choice to move forward, that they had 2500 supporters in the region and they worked with cities to create what she called strong and enforceable Climate Action Plans, that her company believed that this was a crucial step and that it would benefit the City in terms of local decision making, local economy by lower energy rates, and the region by being in the forefront of the effort, and that she offered her company as a resource.

Kayla Race said that she was with the Climate Action Campaign and that her company's desire was to commend the City on their choice to explore the idea of a CCA, that the CAP stated that this was a smart move by helping families and businesses to save money and breathe clean air, that a key point would be sure to include public engagement which the City was doing, that the CAP believed that Solana Beach was at the forefront which may lead to other cities adopting similar options.

Patti Larchet said that she was a local resident, mother, and a believer in climate change, that she had pride in the City and the Council's role in helping the environment using the example of plastic bags as well as evaluating CCA's, and she encouraged the city to continue to stay in a leadership role and to be bold in their decisions.

Council discussed that there were two good finalists as consultants, the importance and interest for local control, public input, there were some successful programs, that the goal was to provide the public with choice and lower rates, solid experts advising the City, that it would be taken in phases, that Staff could withdraw from negotiations at any time and begin negotiations with the other in order to obtain the best possible arrangements, and that there was a long road ahead.

**Motion:** Moved by Councilmember Heebner and second by Deputy Mayor Zahn. Approved 4/1 (Noes: Councilmember Marshall). **Motion carried.**

### B. PUBLIC HEARINGS: (B.1. – B.3.)

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. Public Hearing: 330 S. Cedros Ave., Applicant: McLeod, Case 17-16-03.** (File 0610-60)

Recommendation: 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 (Development Review Permit), CUP (Conditional Use Permit), SDP (Structure Development Permit) and MEC (Minor Exception). Therefore, Staff recommends 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 the project exempt from the California Environmental Quality Act pursuant to Section 15332 of the State CEQA Guidelines.
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2016-130** conditionally approving a DRP, SDP, CUP, MEC and comprehensive sign plan for the project for a mixed use development at 330 S. Cedros Avenue, Solana Beach.

Greg Wade, City Manager, introduced the item.

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

Council and Staff discussed tenants of the units having designated parking spaces, the shared parking agreement and the non-tenant occupied spaces, sidewalk width minimums, the landscape plan, the ADA parking stalls, the construction and size of the retaining wall, exporting sand to the beach, sustainable features in the project, public art and a monument sign and that roofs are up the discretion of the City Council.

Council disclosed their familiarity with the project.

Mayor Zito recessed the meeting for a break at 7:59 p.m. and reconvened at 8:05 p.m.

Applicant

Sean McLeod, applicant, introduced his team and presented a PowerPoint (on file).

Public Speakers

Dave Dilday stated that he lived a block from the proposed project, had followed the project

carefully and was excited about it, that the project was a true mixed-use project and he was happy about a potential new restaurant, that it is a transit oriented development, the FAR was at 1.2 and the applicant could have built a project of almost 50,000 sq. ft. on the site but instead carved out a restaurant and was building to almost half the allowable square footage, and that he encouraged Council to vote in favor of the project.

Charlene Letourneau stated that she lived on S. Rios, that the project looked ambitious and exciting, that she had lived through the Leaping Lotus Development, that the residents abutting the commercial zone asked for buffering between the residential and the commercial aspects of the property line, that her concerns with the development were around parking because sound traveled and light spread, that she asked the applicant and Staff to look at ways to mitigate light and noise sourcing, that with the Leaping Lotus they were able to ask for limited times people could access the rooftop parking, and that parking was of concern as seen on Rosa Street which was packed with parking from people working and shopping on Rios.

Daniel Powell stated that he might be the person most affected by this project, that he owned a property that abutted directly to the north and to the south of the project, that he would like to see the patio, that he would like Council not to say that there was a historical structure on 330 Cedros because he had a similar project to the north, that he was ok with a finding that 51% was an architectural projection because it would be helpful for other potential developments on the street, the sign structure was within the 10 foot setback to the north and he would like it conditioned not to be in that location, that he was not sure that an address sign was art but he was all for it. He stated that retaining walls were identified as 18-24 ft. in some areas and that if approved he would like it conditioned that full engineering plans be provided to him for the engineering in the walls, and that the applicant pay for reviews to make sure it was protected and his property would not be damaged.

Council, Staff and Applicant discussed the wall details and that it did not have a footing, the steel beams go straight into the ground, the length and depth of planting in the planter and drainage, that the requirement was 5 ft. to allow for trees to grow, they tried to find middle ground with low ground planting and vines on the back wall, that trees were needed, that palm trees may not provide the coverage over the parking that they were seeking, the planters on the north side, the sidewalk went down to 4.5 feet, that in front of buildings there was usually always 7 ft. on the sidewalk, that it was shuffled around between 3-7 ft.

Discussion continued regarding compatibility, bulk scale, mass, that this property was right at the street, that the setback was quite extreme to the residential above, the south building set back 10 ft. from property line, the second floor of the south building was another 18 ft. back, and it was 28 feet on south building from the face of the curb, the tower element was not set back as it was an iconic part of the building so that it did not look flat.

Discussion continued regarding the significant difference to the properties around the project and the applicant's former buildings, that the applicant intended mixed use where people could live and work in the same area, that solar would provide low energy use, and that other details with water, energy, and LEED compliant materials would be in use, that they planned to contribute to the SCoup project to deposit sand to the beach and had done the geotechnical reports on the site.



Discussion continued regarding sharing information with the neighbors, bicycle parking number of spaces could be increased, that the restaurant was planning on a market for brunch with hours 8:00 a.m. to 11:00 a.m., residential parking would be marked but other parking spaces would be open for restaurant or other uses, that previous plans had more architectural distinction which was preferred, that the east wall needed some softening with landscaping and trees, that more of a feel of a repurposed building with less bulk would be ideal, concerns about shared parking and that the shared parking agreement was not being used as it was intended, that the project was desirable but Council wanted to be careful not to set a precedent with this project using the tables and chairs for more spaces, and that more bicycle racks would be preferred.

Discussion continued regarding concerns about the wall and the trees, to keep 7 ft. minimum on the sidewalks, that the sign for public art could be improved on, that the bulk and mass was too much, concerns about the corridor as a whole in terms of surrounding properties and the applicant's other properties which fit more in with the area, that Patio restaurant was a good idea, and that maybe people could use Uber and other modes of transportation.

Mr. McLeod said that people were changing the way they move, that he needed to think through the parking concerns, that the more parking spaces the more cars filled them, that his goal was to bring the Patio restaurant to Cedros, that they did everything they could do to create lower bulk and scale but that there was only so much they could do to compress the project.

Mayor Zito said that since the current trending consensus was not going to pass the project this evening so that he could ask for a continuance or ask for a vote.

Mr. McLeod asked for a continuance.

**Motion:** Moved by Councilmember Heebner and second by Councilmember Marshall. Approved 5/0 to continue the item to a date certain of December 9, 2016 at 5:30 p.m. **Motion carried unanimously.**

**B.2. Public Hearing: 627 Glencrest Place, Applicants: McGarry, Lannutti, Case 17-16-13.** (File 0600-40)

Recommendation: 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 Development Review Permit (DRP) and administratively issue a 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 2016-131** conditionally approving a DRP and SDP to construct a 485 square-foot, first-floor addition and a new 681 square-foot, second-floor addition to an existing single-story, single-family residence with an attached two-car garage located at 627 Glencrest Place.

Deputy Mayor Zahn recused himself due to the project residing within 500 ft. of his residence.

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

Council disclosures.

Applicant and representative did make a presentation.

**Motion:** Moved by Councilmember Heebner and second by Councilmember Marshall to close the public hearing. Approved 4/0/1 (Recused: Zahn). **Motion carried unanimously.**

**Motion:** Moved by Councilmember Heebner and second by Councilmember Marshall. Approved 4/0/1 (Recused: Zahn). **Motion carried unanimously.**

- B.3. Public Hearing: 502 Marvista Dr., Applicants: Petosa, Case 17-16-26.** (File 0600-40)  
**This item was removed from this agenda.**

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

- C.1. Community Grant Program Requests Fiscal Year 2016-17.** (File 0330-25)  
This item was removed from this agenda.

- C.3. Citywide Traffic Calming Updates.** (File 0860-45)  
**This Item was pulled from the Agenda.**

This item was removed from this agenda.

**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 at the next regular meeting of the legislative body.

**COUNCIL COMMITTEE REPORTS:**

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

- a. City Selection Committee (meets twice a year) – Nichols, Zahn (alternate).
- b. County Service Area 17 – Zahn, Marshall (alternate).

- c. Escondido Creek Watershed Authority – Marshall/Staff (no alternate).
- d. League of Ca. Cities’ San Diego County Executive Committee – Nichols, Zahn (alternate) and any subcommittees.
- e. League of Ca. Cities’ Local Legislative Committee – Nichols, Zahn (alternate).
- f. League of Ca. Cities’ Coastal Cities Issues Group (CCIG) – Nichols, Heebner (alternate).
- g. North County Dispatch JPA – Zahn, Nichols (alternate).
- h. North County Transit District – Nichols, Heebner (1<sup>st</sup> alternate)
- i. Regional Solid Waste Association (RSWA) – Nichols, Zahn (alternate).
- j. SANDAG – Heebner (Primary), Nichols (1<sup>st</sup> alternate), Zito (2<sup>nd</sup> alternate) and any subcommittees.
- k. SANDAG Shoreline Preservation Committee – Nichols, Heebner (alternate).
- l. San Dieguito River Valley JPA – Zito, Zahn (alternate).
- m. San Elijo JPA – Marshall, Zito (both primary members) (no alternates).
- n. 22<sup>nd</sup> Agricultural District Association Community Relations Committee – Heebner, Nichols.

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

- a. Business Liaison Committee – Zito, Zahn.
- b. Highway 101 / Cedros Ave. Development Committee – Heebner, Nichols.
- c. I-5 Construction Committee – Heebner, Zito.
- d. Parks and Recreation Committee – Heebner, Nichols.
- e. Public Arts Committee – Nichols, Zito.
- f. School Relations Committee – Marshall, Zahn.

**ADJOURN:**

Deputy Mayor Zahn adjourned the meeting at 9:45 p.m.

Angela Ivey, City Clerk

Approved: December 14, 2016