

# CITY OF SOLANA BEACH

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



## MINUTES

Joint SPECIAL Meeting  
Wednesday, March 29, 2017 \* 5:30 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.
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### CITY COUNCILMEMBERS

Mike Nichols, Mayor

Ginger Marshall, Deputy Mayor

David A. Zito, Councilmember

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

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### CALL TO ORDER AND ROLL CALL:

Deputy Mayor Marshall called the meeting to order at 5:32 p.m.

Present: Ginger Marshall, David A. Zito, Jewel Edson, Judy Hegenauer

Absent: Mike Nichols

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

### FLAG SALUTE:

### APPROVAL OF AGENDA:

**Motion:** Moved by Councilmember Zito and second by Councilmember Edson. **Approved 4/0/1** (Absent: Nichols). Motion carried.

**ORAL COMMUNICATIONS:** None

### **C. STAFF REPORTS:** (C.1.)

*Submit speaker slips to the City Clerk.*

**C.1. Draft Work Plan for Fiscal Year 2017-2018.** (File 0410-08)

Recommendation: That the City Council

1. Review, discuss and provide direction on the potential modifications to the draft Fiscal Year 2017-2018 Work Plan and provide direction to Staff.

Greg Wade, City Manager, introduced the item.

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

Public speaker

Dave Roberts stated that he was speaking on behalf of the Parks and Recreation Committee, offered to speak with the City Manager about additional funding to complete the Skate Park project, stated that the La Colonia and Fletcher Cove Tot Lots needed some maintenance, that they supported the potential purchase of the vacant property north of La Colonia Park and would help finding fundraising strategies to obtain it. Dave Roberts further suggested to make an off leash dog park on Santa Helena, to create Pocket Parks by the Fire Station and the golf course, and suggested to use the phone application called "See Click Fix" that alerted the City about street lights, abandon vehicles, etc. that was used by the City of Encinitas.

Council and Staff discussion ensued regarding requiring or encouraging new and substantial construction remodels to install photo voltaic systems both residential and commercial and get it set up by 2020, to develop a working committee with Del Mar and Encinitas to work on sea level rise and mitigations that would be appropriate, to develop a joint city working group with Del Mar to determine common priorities for the 16 acre parcel proposed for a resort hotel by Zephyr and how it would impact Solana Beach, investigate below ground parking and look at incentives for commercial structures that include electrical vehicle parking stations, to offer residential and commercial rain barrels and educate the public on the best way to use them, establish a small working group to address the equity issue with the Fairgrounds, Fletcher Cove Community Center and La Colonial Community Center repairs and upgrades, identify more affordable housing, purchase a building for low income housing apartments, and revise Solana Beach municipal code to allow for a flexibility in requirements for existing buildings that change uses and cannot accommodate current parking standards.

Council discussion continued regarding review of View Assessment Commission, guidelines and toolkit for a DRP, general plan update for roadways, prioritize Skate Park project more clearly with outlined objectives, improvements for Fletcher Cove park, ramp, tot lot, and the RFP for the City Hall parking lot.

Council and Staff discussed the elevator project being delayed because they were waiting on parts to come in, that the Bike Friendly City application was being worked on but had not been submitted, sea level rise and studies had estimated the change to be about 3-5 ft. by the year 2100, push for a dog park, more funding into the unfunded pension liability for retirement funds and medical expenses for retired city and public safety employees, that

the \$5.2 million for the pump station had been set aside in the sewer reserve fund, there would be no rate increase beyond what was already approved and that the City was comfortable that it could meet the goals without additional rate increases.

Discussion continued regarding that two complexes had been hooked up and that four were programmed to connect to the Recycled Water Project on Via De La Valle, other options for affordable housing beyond the lots on S. Sierra, being against mandating residents to purchase energy star appliances for their home but rather incentivizing them to make changes, online services for payments and tracking code violations, potential online permitting program to access information of the permit process online, review comments from various departments, to allow more coordination and more access and efficient processing of permits since all records now were hard copy paper.

Discussion continued regarding using a resident friendly application to report community issues, to make all Staff Reports electronic, text searchable, tabbed, and have the ability to easily be downloaded as one document, to have multiple forums to gather input on a potential CCA, possible air sampling jointly with surrounding cities due to concerns about people living near freeways.

**ADJOURN:**

Deputy Mayor Marshall adjourned the meeting at 7:09 p.m.

Angela Ivey, City Clerk

Approved: May 24, 2017