



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

**ACTION AGENDA**

The Action Agenda of the City Council Meeting is a document provided immediately following the Council Meeting in order for staff and the public to be aware of the business transacted and actions taken by Council. This is a preliminary draft and not a public record. The meeting’s legal record is the Minutes approved by the City Council.

**Joint REGULAR Meeting**  
**Wednesday, March 28, 2018 \* 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](#).

**PUBLIC MEETING ACCESS**

The Regular Meetings of the City Council are scheduled for the 2nd and 4th Wednesdays and are broadcast live on Cox Communications-Channel 19, Time Warner-Channel 24, and AT&T U-verse Channel 99. The video taping of meetings are maintained as a permanent record and contain a detailed account of the proceedings. Council meeting tapings are archived and available for viewing on the City’s website.

**AGENDA MATERIALS**

A full City Council agenda packet including relative supporting documentation is available at City Hall, the Solana Beach Branch Library (157 Stevens Ave.), La Colonia Community Ctr., and online [www.cityofsolanabeach.org](http://www.cityofsolanabeach.org). Agendas are posted at least 72 hours prior to regular meetings and at least 24 hours prior to special meetings. Writings and documents regarding an agenda of an open session meeting, received after the official posting, and distributed to the Council for consideration, will be made available for public viewing at the same time. In addition, items received at least 1 hour 30 minutes prior to the meeting time will be uploaded online with the courtesy agenda posting. Materials submitted for consideration should be forwarded to the City Clerk’s department 858-720-2400. The designated location for viewing public documents is the City Clerk’s office at City Hall during normal business hours.

**SPEAKERS**

Please submit a speaker slip to the City Clerk prior to the meeting, or the announcement of the Section/Item, to provide public comment. Allotted times for speaking are outlined on the speaker’s slip for each agenda section: Oral Communications, Consent, Public Hearings and Staff Reports.

**AMERICAN DISABILITIES ACT TITLE 2**

In compliance with the Americans with Disabilities Act of 1990, persons with a disability may request an agenda in appropriate alternative formats as required by Section 202. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk’s office (858) 720-2400 at least 72 hours prior to the meeting.

As a courtesy to all meeting attendees, please set cellular phones and pagers to silent mode and engage in conversations outside the Council Chambers.

<b><u>CITY COUNCILMEMBERS</u></b>		
<b>Ginger Marshall, Mayor</b>		
<b>David A. Zito, Deputy Mayor</b>	<b>Jewel Edson, Councilmember</b>	
<b>Judy Hegenauer, Councilmember</b>	<b>Vacant</b>	

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

**SPEAKERS:**

Please submit your speaker slip to the City Clerk prior to the meeting or the announcement of the Item. Allotted times for speaking are outlined on the speaker's slip for Oral Communications, Consent, Public Hearings and Staff Reports.

**READING OF ORDINANCES AND RESOLUTIONS:**

Pursuant to Solana Beach Municipal Code Section 2.04.460, at the time of introduction or adoption of an ordinance or adoption of a resolution, the same shall not be read in full unless after the reading of the title, further reading is requested by a member of the Council. If any Councilmember so requests, the ordinance or resolution shall be read in full. In the absence of such a request, this section shall constitute a waiver by the council of such reading.

**CALL TO ORDER AND ROLL CALL:**

**FLAG SALUTE:**

**APPROVAL OF AGENDA:**

**COUNCIL ACTION: Approved 4/0**

**PRESENTATIONS:** Ceremonial items that do not contain in-depth discussion and no action/direction.

1. Encinitas Half Marathon

**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.

**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.5.)

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. Community Grant Recipient Financial Expenditure Report Fiscal Year 2016-17.**  
(File 0330-25)

Recommendation: That the City Council

1. Accept and file this report.

[Item A.1. Report \(click here\)](#)

**COUNCIL ACTION: Approved 4/0**

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

Recommendation: That the City Council

1. Ratify the list of demands for February 24, 2018 - March 9, 2018.

[Item A.2. Report \(click here\)](#)

**COUNCIL ACTION: Approved 4/0**

**A.3. General Fund Adopted Budget for Fiscal Year 2017-2018 Changes.** (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2017-2018 General Fund Adopted Budget.

[Item A.3. Report \(click here\)](#)

**COUNCIL ACTION: Approved 4/0**

**A.4. Active Transportation Grant Application Submittal to SANDAG for the Preparation of Final (100%) Construction Drawings for the Lomas Santa Fe Corridor Active Transportation Improvement Project.** (File 0820-15)

Recommendation: That the City Council

1. Adopt **Resolution 2018-026**:
  - a. Authorizing and ratifying the City Manager's decision to submit an application to SANDAG for the *TransNet* Active Transportation Grant Program (for Capital Projects) funding in the amount of \$684,500 for the preparation of final (100%) construction drawings for the Lomas Santa Fe Corridor Active Transportation Improvement Project of which \$616,050 is a request for grant funds and the remaining \$68,450 would be matching funds provided by the City.
  - b. Agreeing that if a grant award is made by SANDAG to fund the preparation of final (100%) construction drawings for the Lomas Santa Fe Corridor Active Transportation Improvement Project, the City of Solana Beach commits to providing \$68,450 in matching funds.
  - c. Agreeing that if a grant award is made by SANDAG to fund the preparation of final (100%) construction drawings for the Lomas Santa Fe Corridor Active Transportation Improvement Project, the City of Solana Beach authorizes the City Manager to accept the grant funds, execute the grant agreement with no exceptions in substantially the same form as attached, and complete the Project.

[Item A.4. Report \(click here\)](#)

**COUNCIL ACTION: Approved 4/0**

**A.5. San Diego Association of Governments Regarding the Regional Shoreline Monitoring Program.** (File 0610-12)

Recommendation: That the City Council

1. Adopt **Resolution 2018-033** authorizing the City Manager to enter into a Memorandum of Understanding with the San Diego Association of Governments regarding the Regional Shoreline Monitoring Program.

[Item A.5. Report \(click here\)](#)

**COUNCIL ACTION: Approved 4/0**

**C.3. Policy Related to Gun Safety and Regulation.** (File 0250-70)

Recommendation: That the City Council

1. Discuss, review, and consider **Resolution 2018-036** opposing legislation such as the Concealed Carry Reciprocity Act of 2017 and urging Federal and State representatives to enact responsible gun safety regulations.

[Item C.3. Report \(click here\)](#)

**COUNCIL ACTION: Approved 3/1 (Noes: Marshall) with modifications.**

**B. PUBLIC HEARINGS:** (B.1. – B.4.)

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 – Tax Exempt Fiscal Responsibility Act (TEFRA) Hearing for Conduit Financing for the Pearl Apartments Affordable Housing Project located in the 500 Block of South Sierra Avenue, Solana Beach.** (File 0600-40)

Recommendation: That the City Council

1. Conduct the TEFRA Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Adopt **Resolution 2018-034** in favor of the issuance of the bonds by the CMFA.

[Item B.1. Report \(click here\)](#)

**COUNCIL ACTION: Approved 4/0 to close the public hearing.**

**COUNCIL ACTION: Approved 4/0**

**B.2. Public Hearing: 708 Castro Street, Applicants: Casey, Behfar, Case 17-17-12.**  
(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, 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 2018-025** conditionally approving a DRP and an administrative SDP to construct a new second-story addition to an existing one-story, single-family residence with an attached two car garage at 708 Castro Street.

[Item B.2. Report \(click here\)](#)

**COUNCIL ACTION: Approved 4/0 to close the public hearing.**

**COUNCIL ACTION: Approved 4/0**

**B.3. Introduction (1<sup>st</sup> Reading) Ordinance 482 Establishing a Minimum Average Workspace of per Employee Working in a Business Space.** (File 0610-10)

This item was CANCELLED and pulled from this agenda and was NOT HEARD.

**B.4. Approving the Housing Element Annual Progress Report and Housing Successor Annual Report for Fiscal Year 2016/17 and Directing Submittal to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.** (File 0630-10)

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. Find the project exempt from the California Environmental Quality Act pursuant to Section 21065 of the State CEQA Guidelines; and
3. Adopt **Resolution 2018-024** approving the 2017 Housing Element Annual Progress Report and the 2016/17 Housing Successor Annual Report as submitted and directing City Staff to file the report with the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

[Item B.4. Report \(click here\)](#)

**COUNCIL ACTION: Approved 4/0 to close the public hearing.**

**COUNCIL ACTION: Approved 4/0**

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

*Submit speaker slips to the City Clerk.*

**C.1. Consideration of the City Council Vacancy Created by the Resignation of Former Councilmember Mike Nichols.** (File 0410-85)

Recommendation: That the City Council

1. Discuss the options outlined above in filling the vacancy and provide Staff with direction.

[Item C.1. Report \(click here\)](#)

**COUNCIL ACTION: Approved 4/0** to open the Council application period on March 29, 2018 at 12:00 p.m. and closing on April 5, 2018 at 5:00 p.m. Official applications will be posted at noon 12:00 p.m. on Thursday, March 29, 2018. Applications will be scheduled to be reviewed at the April 11, 2018 Council Meeting. The appointed candidate will agree to fill the vacancy until the end of the term, December 12, 2018, and to not run in the November 6, 2018 General Election.

**C.2. Council Boards, Committees, & Commissions Appointments to Fill Vacancies.**  
(File 0410-05)

This item was pulled from this agenda.

**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.

**COUNCIL COMMITTEE REPORTS:**

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

- a. City Selection Committee (meets twice a year) – Vacant (Edson, alternate).
- b. County Service Area 17 – Marshall (Vacant, alternate).
- c. Escondido Creek Watershed Authority – Marshall/Staff (no alternate).
- d. League of Ca. Cities' San Diego County Executive Committee – Vacant (Edson, alternate) and any subcommittees.
- e. League of Ca. Cities' Local Legislative Committee – Vacant (Edson, alternate)
- f. League of Ca. Cities' Coastal Cities Issues Group (CCIG) – Vacant (Edson, alternate)
- g. North County Dispatch JPA – Marshall (Edson, alternate).
- h. North County Transit District – Edson (Vacant, alternate)
- i. Regional Solid Waste Association (RSWA) – Vacant (Hegenauer, alternate).
- j. SANDAG – Zito (Primary), Edson (1<sup>st</sup> alternate), Vacant (2<sup>nd</sup> alternate) and any subcommittees.
- k. SANDAG Shoreline Preservation Committee – Zito (Hegenauer, alternate).
- l. San Dieguito River Valley JPA – Hegenauer (Vacant, alternate).
- m. San Elijo JPA – Marshall, Zito (City Manager, alternate).
- n. 22<sup>nd</sup> Agricultural District Association Community Relations Committee – Marshall, Edson.

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

- a. Business Liaison Committee – Zito, Edson.

- b. Solana Beach-Del Mar Relations Committee – Vacant, Zito
- c. Highway 101 / Cedros Ave. Development Committee – Edson, Vacant.
- d. Fire Dept. Management Governance & Organizational Evaluation – Edson, Hegenauer
- e. I-5 Construction Committee – Zito, Edson.
- f. Parks and Recreation Committee – Vacant, Zito
- g. Public Arts Committee – Marshall, Hegenauer.
- h. School Relations Committee – Vacant, Hegenauer.

**ADJOURN:**

**Next Regularly Scheduled Meeting is April 11, 2018**

*Always refer the City's website Event Calendar for updated schedule or contact City Hall.  
www.cityofsolanabeach.org 858-720-2425*

**AFFIDAVIT OF POSTING**

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO  
CITY OF SOLANA BEACH } §

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the March 28, 2018 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on March 21, 2018 at 5:15 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., March 28, 2018, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk  
City of Solana Beach, CA

**UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:**

*Regularly Scheduled, or Special Meetings that have been announced, as of this Agenda Posting. Dates, times, locations are all subject to change. See the City's Commission's website or the City's Events Calendar for updates.*

- **Budget & Finance Commission**  
Thursday, April 19, 2018, 5:30 p.m. (City Hall)
- **Climate Action Commission**  
Wednesday, April 18, 2018, 5:30 p.m. (City Hall)
- **Parks & Recreation Commission**  
Thursday, April 12, 2018, 4:00 p.m. (Fletcher Cove Community Center)
- **Public Arts Commission**  
Tuesday, April 24, 2018, 5:30 p.m. (City Hall)
- **View Assessment Commission**  
Tuesday, April 17, 2018, 6:00 p.m. (Council Chambers)