



**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, December 12, 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, Spectrum(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 [Public Meetings](#) webpage.

**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 of hard copies 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.

**SPECIAL ASSISTANCE NEEDED**

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>David A. Zito, Mayor</b>		
<b>Jewel Edson, Deputy Mayor</b>	<b>Judy Hegenauer, Councilmember</b>	
<b>Lesa Heebner, Councilmember</b>	<b>Peter Zahn, Councilmember</b>	

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

**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:**

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

**FLAG SALUTE:**

**APPROVAL OF AGENDA:**

**COUNCIL ACTION: Approved 5/0**

**PRESENTATIONS:** Ceremonial items that do not contain in-depth discussion and no action/direction. SDG&E Annual Update to the City of Solana Beach

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

Recommendation: That the City Council

1. Ratify the list of demands for November 10 - November 23, 2018.

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

**COUNCIL ACTION: Approved 5/0**

**A.2. General Fund Adopted Budget for Fiscal Year 2018-2019 Changes.** (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2018-2019 General Fund Adopted Budget.

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

**COUNCIL ACTION: Approved 5/0**

**A.4. Temporary Staff Funding** (File 0560-40)

Recommendation: That the City Council

1. Adopt **Resolution 2018-156** ratifying total expenditures for temporary staffing coverage in the amount of \$40,000 with Office Team.

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

**COUNCIL ACTION: Approved 5/0**

**A.5. Minutes of the City Council.**

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meetings held September 11, 2018 and November 13, 2018.

Approved Minutes <https://www.cityofsolanabeach.org/en/government/public-meetings/agendas-minutes-videos>

**COUNCIL ACTION: Approved 5/0**

**C. STAFF REPORTS:** (C.1. - C.6.)

*Submit speaker slips to the City Clerk.*

**C.1. La Colonia Skate Park - Project Update.** (File 0720-30)

Recommendation: That the City Council

1. Receive the update on the La Colonia Skate Park.
2. Provide feedback on the regulatory sign and the possible elimination of the concrete seating area between the Skate Park and basketball court to allow for a walking path to the recently purchased lot on the north end of the existing park.
3. Adopt **Resolution 2018-142:**
  - a. Authorizing the City Manager to execute Amendment No. 2 to the Professional Services Agreement with Van Dyke Landscape Architects in the amount of \$15,000 for design and construction support services associated with the La Colonia Skate Park.
  - b. Authorizing an appropriation of \$15,000 from City CIP fund undesignated reserves into the La Colonia Skate Park project.
  - c. Authorizing the City Treasurer to amend the FY 2018/19 Adopted Budget accordingly.

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

**COUNCIL ACTION: Approved 5/0**

**C.2. Adopt (2nd Reading) Ordinance 495 – Shared Mobility Program.** (File 0840-40)

Recommendation: That the City Council

1. Adopt **Ordinance 495** establishing the guidelines for the Shared Mobility Pilot Program.

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

**COUNCIL ACTION: Approved 5/0**

**C.3. Adopt (2nd Reading) Ordinance 497 – Sidewalk Vending.** (File 0390-45)

Recommendation: That the City Council

1. Find this action is exempt from the CEQA pursuant to Sections 15061(b)(3) and 15378(b)(5) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly; and
2. Adopt **Ordinance 497** adding Chapter 4.52 “Sidewalk Vending” to the Solana Beach Municipal Code.

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

**COUNCIL ACTION: Approved 5/0**

**C.4. Adopt (2<sup>nd</sup> Reading) Ordinance 492 Authorizing Fire Mitigation Impact Fee (FMIF) Program, Ordinance 493 Authorizing Park Development Impact Fee (PDIF) Program, Ordinance 496 Authorizing Public Use Facilities Impact Fee (PUFIF) Program.** (File 0390-23)

Recommendation: That the City Council

1. Adopt **Ordinance 492** establishing the Fire Mitigation Impact Fee (FMIF).
2. Adopt **Ordinance 493** establishing the Park Development Impact Fee (PDIF).
3. Adopt **Ordinance 496** establishing the Public Use Facilities Impact Fee (PUFIF).

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

**COUNCIL ACTION: Approved 5/0**

**C.5. Adopt (2<sup>nd</sup> Reading) Ordinance 489 Adding Section 2.04.015 to the Solana Beach Municipal Code Regarding Mayoral Duties.** (File 0410-90)

Recommendation: That the City Council

1. Adopt **Ordinance 489** adding Section 2.04.015 to the Solana Beach Municipal Code which would codify Mayoral duties as set out in state law.

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

**COUNCIL ACTION: Approved 5/0**

**C.6. Certification of November 6, 2018 General Election Results.** (File 0410-70)

Recommendation: That the City Council

1. Adopt **Resolution 2018-155** approving the certification of the results for the November 6, 2018 General Municipal Election.

[Item C.6. Report \(click here\)](#)

**COUNCIL ACTION: Approved 5/0**

**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 designee(s) 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: Request for DRP and SDP to Construct a New, Single-Family Residence with an Attached Two-Car Garage and Perform Associated Site Improvements at 456 S. Nardo. (Case # 17-17-42 Applicant: 456 S. Nardo, LLC; APN: 298-121-66; Resolution No. 2018-152.** (File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be 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 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 2018-152** conditionally approving a DRP and SDP to construct a new two-story, single-family residence with an attached two-car garage and perform associated site improvements on a vacant lot at 456 South Nardo Avenue, Solana Beach.

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

**COUNCIL ACTION: Approved 5/0**

**B.2. Public Hearing: Request for a DRP to a Construct a Replacement, Split-Level, Single-Family Residence and Perform Associated Site Improvements at 607 North Cedros Avenue. (Case # 17-17-37 Applicant: Greg Agee; APN: 263-062-20; Resolution No. 2018-153.** (File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be 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. 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 2018-153** conditionally approving a DRP to construct a replacement split-level, single-family residence with an attached, partially subterranean two-car garage, and perform associated site improvements 607 North Cedros Avenue, Solana Beach.

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

**COUNCIL ACTION: Approved 4/0/1 (Recused: Zito) with addt'l modifications**

**B.3. Public Hearing: Request for DRP to Construct a New, Single-Family Residence with an Attached Three-Car Garage and Perform Associated Site Improvements at 986 Avocado Place. (Case # 17-17-14 Applicants: Jonathan and Aviva Mark; APN: 298-381-08; Resolution No. 2018-151. (File 0600-40)**

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be 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. 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 2018-151** conditionally approving a DRP to construct a new single-level, single-family residence with an attached three-car garage and perform associated site improvements on a vacant lot at 986 Avocado Place, Solana Beach.

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

**COUNCIL ACTION: Approved 4/1 (Noes: Edson)**

**B.4. Public Hearing: Request for a DRP and SDP to a Construct a Replacement, Single-Family Residence and Perform Associated Site Improvements at 362 N. Sierra Avenue. (Case # 17-18-12 Applicant: Michael Drapkin; APN: 263-303-28; Resolution No. 2018-154. (File 0600-40)**

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be 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; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2018-154** conditionally approving a DRP and an SDP to construct a replacement two-story, single-family residence with an attached garage and subterranean basement level, and perform associated site improvements 362 N. Sierra Avenue, Solana Beach.

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

**COUNCIL ACTION: Approved 4/0/1 (Recused: Heebner)**

### **A.3. Quarterly Investment Report.** (File 0350-44)

Recommendation: That the City Council

1. Accepts and Files the Cash and Investment Report for the quarter ended September 30, 2018.

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

**COUNCIL ACTION: Approved 5/0**

### **WORK PLAN COMMENTS:**

*Adopted June 13, 2018*

### **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:** [Council Committees](#)

#### **REGIONAL COMMITTEES: (outside agencies, appointed by this Council)**

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

- n. 22<sup>nd</sup> Agricultural District Association Community Relations Committee: Primary-Heebner, Alternate-Edson

**STANDING COMMITTEES: (All Primary Members) (Permanent Committees)**

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

**ADJOURN:**

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**Next Regularly Scheduled Meeting is January 9, 2019**

*Always refer the City's website Event Calendar for updated schedule or contact City Hall.*

[www.cityofsolanabeach.org](http://www.cityofsolanabeach.org) 858-720-2400

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**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 December 12, 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 December 6, 2018 at 6:30 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., December 12, 2018, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk  
City of Solana Beach, CA

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**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 [Citizen Commission's Agenda webpages](#) or the City's Events [Calendar](#) for updates.*

- **Budget & Finance Commission**  
Thursday, December 20, 2018, 5:30 p.m. (City Hall)
- **Climate Action Commission**  
Wednesday, December 19, 2018, 5:30 p.m. (City Hall)
- **Parks & Recreation Commission**  
Thursday, December 13, 2018, 4:00 p.m. (Fletcher Cove Community Center)
- **Public Arts Commission**  
Tuesday, January 22, 2019, 5:30 p.m. (City Hall)
- **View Assessment Commission**  
Tuesday, December 18, 2018, 6:00 p.m. (Council Chambers)