



**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 SPECIAL Meeting**  
**Monday, December 17, 2018 \* 5:00 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

**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:**

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

**FLAG SALUTE:**

**APPROVAL OF AGENDA:**

**COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn)**

**ORAL COMMUNICATIONS:**

**COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:**

**B. PUBLIC HEARINGS:** (B.1.)

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.

*This item was continued from the December 5, 2018 Meeting.*

**B.1. Public Hearing Continued: Consideration of Resolution Nos. 2018-131 and 2018-132 Certifying the Final Environmental Impact Report and Approving an Application for a Development Review Permit, Structure Development Permit, Vesting Tentative Parcel Map, Affordable Housing Plan, Density Bonus and Waiver of Development Standards, and Fee Waiver for Solana Highlands, a 260-unit residential community including affordable senior housing at 661 - 781 South Nardo Drive and 821 Stevens Avenue (Case # 17-14-29 Applicant: H.G. Fenton).** (File 0600-40)

The proposed Project meets the minimum objective requirements under the SBMC, can be found to be consistent with the General Plan and the LCP LUP, and may be found, as conditioned, to meet the discretionary findings required as discussed in this and the original staff report to approve a DRP, SDP, VTPM, Affordable Housing Plan, Density Bonus and Waiver of Development Standards, and Fee Waiver. Therefore, Staff recommends that the City Council:

1. Conduct the continued Public Hearing: Report Council disclosures, Receive public testimony, Close the public hearing.
2. Consider certification of the FEIR and adoption of **Resolution 2018-131**.
3. If the City Council certifies the FEIR and makes the requisite Findings of Fact and approves the project or an alternative, adopt **Resolution 2018-132** conditionally approving a DRP, SDP and VTPM, Affordable Housing Plan, Density Bonus and Waiver of Development Standards, and Fee Waiver for the Solana Highlands project, consider approval of the fee waiver, density bonus and development standards waivers, for a residential community and affordable senior housing project, at 661-781 South Nardo Drive and 821 Stevens Avenue, Solana Beach.

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

[Item B.1. Staff Report Update #1 \(updated 12-17 at 4:45pm\)](#)

[Item B.1. Supplemental Docs \(updated 12-17 at 5:45pm\)](#)

*Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.*

**COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn) to uphold the VAC recommendation for the Weber appeal request**

**COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn) to uphold the VAC recommendation for the Flach appeal request**

**COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn) to overturn the VAC appeal recommendation as it applies to Wilson's appeal with the following conditions: limit vegetation height to the top of the story pole flags, lower the height of Building 13 by 6", prohibit additional height on the southern side of building 13.**

**COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn) to approve Resolution 2018-131 (one phase)**

**COUNCIL ACTION: Approved 4/0/1 (Absent: Zahn) to approve Resolution 2018-132 with the following conditions: remove fencing around the fence-park area, adopt conditions for SDP approval as stated above on Wilson's appeal, require pre-wiring of all garages including attachment 6 by reference outlining the charging station locations, no demolition or rough-grading on Saturdays and Sundays, notification of noise abatement for 500 ft. from project, project will be constructed in one phase as outlined in the EIR, Electric Vehicle (EV) parking subject to the same overnight parking relaxation of conditions as other onsite parking.**

**COMPENSATION & REIMBURSEMENT DISCLOSURE:**

**COUNCIL COMMITTEE REPORTS:** [Council Committees](#)

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

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

**ADJOURN:**

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***A Special Meeting is scheduled for January 19, 2018***  
***The 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 17, 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 14, 2018 at 1:45 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 5:00 p.m., December 17, 2018, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk  
City of Solana Beach, CA