



**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, November 8, 2017 \* 6:00 P. M.**

City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California

Teleconference Location: 401 E 13th Street, Vancouver, WA. 98660 (Zito)

- 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.

**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

**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 5/0**

**PROCLAMATIONS/CERTIFICATES:** *Ceremonial*

1. Red Ribbon Week

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

1. Sheriff's Captain Update

**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.7.)

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 July 12, 2017, August 23, 2017, and September 12, 2017.

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

*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 5/0**

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

Recommendation: That the City Council

1. Ratify the list of demands for September 23 – October 20, 2017.

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

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**COUNCIL ACTION: Approved 5/0**

### **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 \(click here\)](#)

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**COUNCIL ACTION: Approved 5/0**

### **A.4. Housing Successor Annual Report for Fiscal Year 2015-16. (File 0115-30)**

Recommendation: That the City Council

1. Adopt **Resolution 2017-155** approving the Housing Successor Annual Report for Fiscal Year 2015/16 as submitted and directing City Staff to file the report with a resubmittal of the 2016 Annual Housing Element Progress Report with the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

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

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**COUNCIL ACTION: Approved 5/0**

**A.5. Other Postemployment (OPEB) Actuarial Valuations Agreement.** (File 0350-55)

Recommendation: That the City Council

1. Adopt **Resolution 2017-154** authorizing the City Manager to approve a Professional Services Agreement with Bartel Associates for a three year term to provide actuarial valuation services for Fiscal Year 2016-17 through Fiscal Year 2018-19 for an amount not to exceed \$33,000.

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

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**COUNCIL ACTION: Approved 5/0**

**A.6. Stevens & Valley Avenues Corridor Improvement Project Notice of Completion.** (File 0820-15)

Recommendation: That the City Council

1. Adopt **Resolution 2017-162**:
  - a. Authorizing the City Council to accept as complete the Stevens and Valley Avenues Street Improvements, Bid No. 2016-09, constructed by Dick Miller Inc.
  - b. Authorizing the City Clerk to file a Notice of Completion.

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

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**COUNCIL ACTION: Approved 5/0**

**A.7. Sewer System Inflow Study Agreement with Infrastructure Engineering.** (File 1040-44)

Recommendation: That the City Council

1. Adopt **Resolution 2017-160** authorizing the City Manager to execute a Professional Services Agreement with Infrastructure Engineering Corporation (IEC), in the amount of \$24,805, to conduct sewer system inflow smoke testing of the Eden Gardens area.

[Item A.7. Report \(click here\)](#)

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**COUNCIL ACTION: Approved 5/0**

**B. PUBLIC HEARINGS:** (B.1. – B.2.)

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: Solana Beach Public Recreation Impact Fee Study and Related Local Coastal Program (LCP) Land Use Plan (LUP) Amendment.** (File 0610-12)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the public hearing, Receive public testimony, Close the public hearing.
2. Adopt **Resolution 2017-156** providing direction on the City's Public Recreation Impact Fee Study and Local Coastal Program Land Use Amendment as modified by the California Coastal Commission on May 11, 2017.

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

[B.1. Supplemental Documents \(11-8-17 updated 405pm\) - R](#)

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**COUNCIL ACTION: Approved 5/0 to neither accept nor decline the suggested modifications, trigger the one year extension, work with Coastal Staff to analyze the data (33% v. 67%), continue the collection of fees for \$1,000, move forward with geographical segmentation, and proceed with preparing the LIP (Local Implementation Plan).**

**B.2. Public Hearing: Introduce (1st Reading) Ordinance 482 Related to Minimum Average Workspace.** (File 0610-10)

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. Introduce **Ordinance 482** adding Section 17.60.200 to the SBMC to establish a minimum average workspace of at least 125 square feet per employee working in a business space.

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

[B.2. Updated Report #1](#)

[B.2. Supplemental Documents \(11-8-17 updated 300pm\) - R](#)

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**COUNCIL ACTION: Approved 4/1 (Noes: Marshall) with clarified definition of employee.**

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

*Submit speaker slips to the City Clerk.*

**C.1. Quarterly Investment Report.** (File 0350-44)

Recommendation: That the City Council

1. Accepts and files the attached Cash and Investment Report for the quarter ended September 30, 2017.

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

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**Presentation**

**C.2. View Assessment Commission Appointment.** (File 0120-06)

Recommendation: That the City Council

1. Make one appointment (by Mayor Nichols) to the vacant position on the View Assessment Commission with a term expiration date of January 2019.

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

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**COUNCIL ACTION: Approved 5/0 to appoint Peter Lambrou.**

**C.3. Adopt (2<sup>nd</sup> Reading) Ordinance 481 Related to Regulations for Wireless Communication Facilities.** (File 0610-10)

Recommendation: That the City Council

1. Adopt **Ordinance 481**:
  - a. Finding the project exempt from the California Environmental Quality Act pursuant to Sections 15378 and 15061(b)(3) of the State CEQA Guidelines; and
  - b. Amending SBMC §17.60.120(G)

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

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**COUNCIL ACTION: Approved 5/0.**

**WORKPLAN COMMENTS:**

*Adopted June 8, 2016*

**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) – Nichols (Edson, alternate).
- b. County Service Area 17 – Marshall (Nichols, alternate).
- c. Escondido Creek Watershed Authority – Marshall/Staff (no alternate).
- d. League of Ca. Cities' San Diego County Executive Committee – Nichols (Edson, alternate) and any subcommittees.
- e. League of Ca. Cities' Local Legislative Committee – Nichols (Edson, alternate)
- f. League of Ca. Cities' Coastal Cities Issues Group (CCIG) – Nichols (Edson, alternate)
- g. North County Dispatch JPA – Marshall (Edson, alternate).
- h. North County Transit District – Edson (Nichols, alternate)
- i. Regional Solid Waste Association (RSWA) – Nichols (Hegenauer, alternate).

- j. SANDAG – Zito (Primary), Edson (1<sup>st</sup> alternate), Nichols (2<sup>nd</sup> alternate) and any subcommittees.
- k. SANDAG Shoreline Preservation Committee – Zito (Hegenauer, alternate).
- l. San Dieguito River Valley JPA – Hegenauer (Nichols, 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 – Nichols, Zito
- c. Highway 101 / Cedros Ave. Development Committee – Edson, Nichols.
- d. Fire Dept. Management Governance & Organizational Evaluation – Edson, Hegenauer
- e. I-5 Construction Committee – Zito, Edson.
- f. Parks and Recreation Committee – Nichols, Zito
- g. Public Arts Committee – Marshall, Hegenauer.
- h. School Relations Committee – Nichols, Hegenauer.

**Citizen Commission (served by Council)**

- a. Climate Action Commission – Hegenauer

**ADJOURN:**

**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 November 8 2017 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 November 1, 2017 at 4:00 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., November 8, 2017, 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, November 16, 2017, 6:30 p.m. (City Hall)
- **Climate Action Commission**  
 Wednesday, December 20, 2017, 5:30 p.m. (City Hall)
- **Parks & Recreation Commission**  
 Thursday, December 14, 2017, 4:00 p.m. (Fletcher Cove Community Center)
- **Public Arts Commission**  
 Tuesday, November 28, 2017, 5:30 p.m. (City Hall)
- **View Assessment Commission**  
 Tuesday, November 21, 2017, 6:00 p.m. (Council Chambers)