

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



# MINUTES

**Joint REGULAR Meeting**  
**Wednesday, January 9, 2019 \* 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](#).

**CITY COUNCILMEMBERS**

**David A. Zito, Mayor**

**Jewel Edson, Deputy Mayor**

**Judy Hegenauer, Councilmember**

**Kristi Becker, Councilmember**

**Kelly Harless, Councilmember**

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

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**CALL TO ORDER AND ROLL CALL:**

Mayor Zito called the meeting to order at 6:02 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Kristi Becker, Kelly Harless

Absent: None

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

**CLOSED SESSION REPORT:** No reportable action.

**FLAG SALUTE:**

**APPROVAL OF AGENDA:**

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to approve. **Approved 5/0.** Motion carried unanimously.

**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.

Kristine Schindler spoke about safety for children going to school, the City's help with the crossing guard funding, and safety on roadways and sidewalks.

Frank Belock, Trauma Intervention Program (TIP), spoke about their program helping people going through tragedies, how first responders dispatch a TIP for certain incidents when they think that relatives could use assistance with emotional first aid, aiding in making arrangements for the deceased, and related tasks following a tragedy.

Jon Velken spoke about his attending a Council meeting a month ago regarding properties on Nardo, not received a response, handed in a document (on file) from the last meeting, his intention to conduct a silent protest with his time.

Mayor Zito said he sent an email to the speaker and to reconfirm his email address.

Mr. Velken stated his email address.

Mayor Zito said that he did send an email, asked Mr. Velken to check his spam email, that he had not received a response from him, and that he would resend the email.

Mr. Velken said he was upset about his backyard being ruined from an approved project that was considered compatible, that he was miserable living there, that it was a legal issue and corruption, and that the area was messed up for everyone.

### **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.4.)

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 24 – December 14, 2018.

#### **[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.*

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Harless to approve. **Approved 5/0.** Motion carried unanimously.

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

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**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Harless to approve. **Approved 5/0.** Motion carried unanimously.

**A.3. 2019 City Council Meeting Schedule Planning.** (File 0410-05)

Recommendation: That the City Council

1. Review, edit, and/or approve a 2019 interim Council Meeting schedule with proposed cancellations and/or additional meetings.

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

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**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Harless to approve. **Approved 5/0.** Motion carried unanimously.

**A.4. Successor Agency's (SA) Administrative Budget the Recognized Obligation Payment Schedule (ROPS).** (File 0115-30)

Recommendation: That the Successor Agency:

1. Receive the Successor Agency's enforceable obligations payment information and administrative budget for the period July 1, 2019 to June 30, 2020.
2. Adopt **Resolution SA-022** approving the SA Administrative Budget for July 1, 2019 to June 30, 2020.
3. Adopt **Resolution SA-023** approving the ROPS 19-20 for July 1, 2019 to June 30, 2020.

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

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**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Harless to approve. **Approved 5/0.** Motion carried unanimously.

**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.

**B.1. Public Hearing: 657 Marsolan Ave., Applicant: Scott Williams, Case 17-18-14, APN 298-321-07.** (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 2019-001** conditionally approving a DRP and an administrative SDP to construct a new second-story accessory dwelling unit (ADU) to an existing single-story, single-family residence with an attached two car garage at 657 Marsolan Avenue.

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

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Deputy Mayor Edson recused herself from the item due to the proximity to her property.

Greg Wade, City Manager, introduced the item.

Tiffany Wade, Planner, presented a PowerPoint (on file) and referred to two updated additional conditions submitted in the blue folder.

Mayor Zito opened the public hearing.

Council disclosures.

The Applicant waived his opportunity to make a presentation.

Council, Staff, and Dave Henderson, applicant's designer, discussed working with the View Assessment claimant, reviewed pictures from her property, that the applicant reviewed a few options with the claimant of a 1 1/12 pitch or a flat roof, showed 3 different elections of the resulting options, that 6 inches was the only difference from the proposed

elevation, and that the claimant agreed that the current proposal was the best option.

**Motion:** Moved by Councilmember Kelly Harless and second by Councilmember Becker to approve. **Approved 4/0/1 (Recused: Edson).** Motion carried.

Council and Staff discussed the parking spaces and that the garage space was used for parking and not converted for another purpose since it was currently non-conforming, and that off-street parking requirements were in effect.

**Motion:** Moved by Councilmember Hegenauer and second by Councilmember Becker to approve adding a condition that the outside parking territory was used for parking only. **Approved 4/0/1 (Recused: Edson).** Motion carried.

### **C. STAFF REPORTS:** (C.1. - C.2.)

*Submit speaker slips to the City Clerk.*

#### **C.1. Procurement by the Solana Energy Alliance of Greenhouse Gas (GHG) Free Resources for 2019 – 2021.** (File 1010-40)

Recommendation: That the City Council

1. Adopt **Resolution 2019-004** approving the execution of a 3-year (36-month) agreement for GHG-free energy and authorizing the City Manager to execute the appropriate documents.

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

[Item C.1. Supplemental Docs \(updated 1-8-19\)](#)

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Greg Wade, City Manager, introduced the item.

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

Council and Staff discussed that this agreement would not increase rates for customers, and making it clear that Council was authorizing T.E.A. to enter into the agreement per the City's arrangement with T.E.A. to acquire energy on the City's behalf.

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Harless to approve adding clarification that the Council was authorizing T.E.A. to enter into the agreement on the City's behalf to acquire energy, per the City's arrangement with T.E.A. **Approved 5/0.** Motion carried unanimously.

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

Recommendation: That the City Council

1. Review the Regional Boards/Commissions/Committees to:
  - a. Determine the City Selection Committee 2019 annual term appointment.

b. Make new or re-appointments to all other agencies for new two-year terms.

2. Review Council Standing Committees and make appointments for a new two-year term.

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

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Council discussed current and vacant appointments.

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to approve the 2-year appointments below. **Approved 5/0.** Motion carried unanimously.

Regional Board/Committee/Commission	Primary Member(s)	Alternate(s)
City Selection Committee	Edson	Zito
CSA 17 - County Service Area	Harless	Edson
Escondido Creek Watershed Alliance (ECWA)	Becker / Staff	no alternate
League Ca. Cities Exec. Committee (SD County division)	Becker	Harless
League Ca. Cities Legislative Subcommittee	Harless	Becker
League of Ca. Cities Coastal Cities Group	Becker	Harless
North County Dispatch JPA	Harless	Becker
North County Transit District	Edson	Becker
Regional Solid Waste Assoc.	Hegenauer	Becker
SANDAG Board of Directors	Zito	Edson (1st alternate) Becker (2nd alternate)
SANDAG - Shoreline Preservation Working Group	Hegenauer	Zito
San Dieguito River Valley JPA	Hegenauer	Zito
San Elijo JPA	Zito / Becker	City Manager
22nd District Agricultural Association Community Relations	Edson / Harless	n/a

**Motion:** Moved by Councilmember Hegenauer and second by Councilmember Harless to approve the 2-year appointments below. **Approved 5/0.** Motion carried unanimously.

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Hegenauer to approve the 2-year appointments below. **Approved 5/0.** Motion carried unanimously.

Council Standing Committees	Primary Members
Business Liaison	Zito / Edson
Highway 101/Cedros Avenue Development Committee	Edson / Becker
Fire Department Management Governance & Organizational Evaluation	Harless / Hegenauer
Parks and Recreation	Zito / Harless
Public Arts	Edson / Hegenauer
School Relations	Hegenauer / Harless
Solana Beach - Del Mar Relations	Zito / Edson

Council Serving on Citizen Commission	Primary Members
Climate Action Commission	Hegenauer / Becker

**Motion:** Moved by Mayor Zito and second by Councilmember Edson to disband the Interstate-5 Construction Council Standing Committee. **Approved 5/0.** Motion carried unanimously.

**COMPENSATION & REIMBURSEMENT DISCLOSURE:** None

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)**

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

**ADJOURN:**

Mayor Zito adjourned the meeting at 7:10 p.m.

Angela Ivey, City Clerk

Approved: February 27, 2019