



**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, February 27, 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](#).

**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>Kristi Becker, Councilmember</b>	<b>Kelly Harless, 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 5/0**

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

1. Earl Warren Stormwater Project

**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 November 28, 2018 and December 19, 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.*

**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 January 26 – February 8, 2019.

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

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**COUNCIL ACTION: Approved 5/0**

### **A.3. 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.3. Report \(click here\)](#)

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**COUNCIL ACTION: Approved 5/0**

### **A.4. Transnet Funds Transfer. (File 0390-35)**

Recommendation: That the City Council

1. Adopt **Resolution 2019-021** approving the transfer of \$6,250 of TransNet funds from the Pavement Resurfacing Project (SANDAG MPO ID SB16) to the Stevens-Valley Corridor Improvement Project (SANDAG MPO ID SB17).

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

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**COUNCIL ACTION: Approved 5/0**

### **A.5. Junior Lifeguard Program Surf Class. (File 0270-30)**

Recommendation: That the City Council

1. Adopt **Resolution 2019-024** to add the Surf Class Junior Lifeguard sessions to the Junior Lifeguard program.

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

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**COUNCIL ACTION: Approved 5/0**

**A.6. Junior Lifeguard Uniform Purchase.** (File 0270-30)

Recommendation: That the City Council

1. Adopt **Resolution 2019-026:**

- a. Approving the \$35,500 purchase from the vendor, QS Wholesale, to add uniform items to the Junior Lifeguard Program store.
- b. Authorizing the City Manager to execute an agreement for the uniform purchase through QS Wholesale.

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

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**COUNCIL ACTION: Approved 5/0**

**A.7. Assessment District Improvement Funds Closeout.** (File 1010-90)

Recommendation: That the City Council

1. Adopt **Resolution 2019-006:**

- a. Closing the Cedros Improvement District Redemption Fund.
- b. Declaring a surplus of funds in the District's Redemption Fund and directing Staff to distribute the surplus funds as provided by Section 10427.1 of the California Streets and Highways Code.

2. Adopt **Resolution 2019-007:**

- a. Closing the Barbara-Granados Undergrounding District Improvement Fund.
- b. Declaring a surplus of funds in the District's Improvement Fund and directing Staff to distribute the surplus funds as provided by Section 10427.1 of the California Streets and Highways Code.

3. Adopt **Resolution 2019-008:**

- a. Closing the Pacific Undergrounding District Improvement Fund.
- b. Declaring a surplus of funds in the District's Improvement Fund and directing Staff to distribute the surplus funds as provided by Section 10427.1 of the California Streets and Highways Code.

4. Adopt **Resolution 2019-009:**

- a. Closing the South Solana Sewer District Improvement Fund.
- b. Declaring a surplus of funds in the District's Improvement Fund and directing Staff to distribute the surplus funds as provided by Section 10427.1 of the California Streets and Highways Code.

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

[Item A.7. Updated Report #1 \(updated 2-25 at 12:45pm\)](#)

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**COUNCIL ACTION: Approved 5/0**

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

*Submit speaker slips to the City Clerk.*

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

Recommendation: That the City Council

1. Accept and File the Cash and Investment Report for the quarter ended December 31, 2018.

#### [Item C.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.*

#### **Presentation**

## **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 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. Introduce (1<sup>st</sup> Reading) Ordinance 500 – Affordable Housing** (File 0650-20)

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. Consider introducing **Ordinance No. 500** amending Chapter 17.70 (Affordable Housing) of the Solana Beach Municipal Code (SBMC).
3. Find the project exempt from CEQA under Guidelines 15061(b)(3).
4. Find that the proposed changes to SBMC Chapter 17.70 are consistent with the General Plan and would not be detrimental to the public interest, health, safety, convenience, or welfare of the City as required under SBMC Section 17.76.070.

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

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**COUNCIL ACTION: Approved 5/0 to close the public hearing.**

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

**B.2. Public Hearing: 236 Patty Hill, Applicant: Nicholas / Hirsch; Case 17-18-01, APN: 263-670-27** (File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC and the PHSP (236 Patty Hill Specific Plan), 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 Development Review Permit (DRP). 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 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 2019-022** conditionally approving a DRP to construct a new single-level, single-family residence with an attached three-car garage and perform associated site improvements at 236 Patty Hill Drive, Solana Beach

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

[Item B.2. Supplemental Docs \(updated 2-27 at 4:45pm\)](#)

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**COUNCIL ACTION: Approved 5/0 to close the public hearing.**

**COUNCIL ACTION: Approved 5/0 with modification** (requiring reference to no wood burning fireplaces/fire pits).

**C. STAFF REPORTS:** (C.2. - C.5.)

*Submit speaker slips to the City Clerk.*

**C.2. Introduce (1<sup>st</sup> Reading) Ordinance 501 – Skateboarding in Skate Park at La Colonia** (File 0740-20, 0740-80)

Recommendation: That the City Council

1. Introduce **Ordinance 501** amending Solana Beach Municipal Code (SBMC) section 11.12.020(AA) to allow skateboarding in the designated area of La Colonia being constructed as a skate park.

[Item C.2. 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 with modifications** (including requirement of helmets, elbow pads, and kneepads).

**C.3. Affordable Housing Development Opportunity Request for Proposals at 140 S. Sierra** (File 0490-20, 0650-20)

Recommendation: That the City Council

1. Adopt **Resolution 2019-023** authorizing the City Manager to issue a Request for Proposals for an affordable housing development on City-owned property located at 140 S. Sierra Avenue, Solana Beach (Distillery Site).

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

[Item C.3. Updated Report #1 \(Updated 2-27 at 3:00pm\)](#)

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

**C.4. Adopt (2nd Reading) Ordinance 485 - City Council Compensation** (File 0520-10)

Recommendation: That the City Council

1. Adopt **Ordinance 485** amending Solana Beach Municipal Code (SBMC) section 2.04.020 to reflect the compensation adjustment to take effect when a new term of office commences in December 2020.

[Item C.4. 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**

**C.5. 2019 Annual Citizen Commission Remaining Appointments.** (File 0120-06)

Recommendation: That the City Council

1. Appoint four (4) members to the **Parks and Recreation** Commission nominated/appointed by *Council-at-large* for two-year terms.
  - a. Three (3) vacancies for two-year terms until 2021.  
**Appointed Sandra Hutton, Valeri Paul, Shannon Kearns**
  - b. One (1) vacancy for a one-year term until 2020.  
**Appointed Shawn McClondon**

**COUNCIL ACTION: Approved 5/0**

2. Appoint three (3) members to the **Public Arts** Commission nominated/appointed by *Council-at-large* for the following positions/terms:
  - a. Two (2) vacancies for two-year terms until 2021.  
**Appointed Deanne Rudmann, Carla Hayes**
  - b. One (1) vacancy for a one-year term until 2020.  
**Appointed Christine de Pagter**

**COUNCIL ACTION: Approved 5/0**

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

[Item C.5. Supplemental Docs \(Updated 2-27 at 3:00pm\)](#)

*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.*

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

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

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

## **ADJOURN:**

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***Next Regularly Scheduled Meeting is March 13, 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 February 27, 2019 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 February 21, 2019 at 10:00 a.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., February 27, 2019, 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, March 21, 2019, 5:30 p.m. (City Hall)
- **Climate Action Commission**  
Wednesday, March 20, 2019, 5:30 p.m. (City Hall)
- **Parks & Recreation Commission**  
Thursday, March 14, 2019, 4:00 p.m. (Fletcher Cove Community Center)
- **Public Arts Commission**  
Tuesday, March 26, 2019, 5:30 p.m. (City Hall)
- **View Assessment Commission**  
Tuesday, March 19, 2019, 6:00 p.m. (Council Chambers)