

# CITY OF SOLANA BEACH

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



## MINUTES

Joint REGULAR Meeting

Wednesday, July 11, 2018 \* 6:00 P. M.

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

**Minutes contain a summary of significant discussions and formal actions taken at a City Council meeting.**

- 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

Lesa Heebner, Councilmember

Peter Zahn, Councilmember

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

### CALL TO ORDER AND ROLL CALL:

Deputy Mayor Zito called the meeting to order at 6:20 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Lesa Heebner, Peter Zahn

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:

Johanna Canlas, City Attorney, stated that there was no reportable action.

### FLAG SALUTE:

### APPROVAL OF AGENDA:

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

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

**KAABOO**

Nate Pringer, Brett Arendt, and Josh Goodman presented a PowerPoint (on file) reviewing the upcoming event and multiple logistics and statistics.

Council and Staff discussed the radio communication among the traffic control personnel, video cameras to react and dispatch to challenged areas, parking, repeating the extra Sheriff's presence, efforts to meet with Homeowners Associations (HOA), providing names of the Solana Beach HOAs in the surrounding area that should be contacted, extending the perimeter around the event and heavier Sheriff's deployment, and improving the geo-fence to manage utilization of Uber and similar transportation. Discussion continued regarding traffic circulation flow issues, long walks for pedestrians due to the closing of the Solana Gate, a potential temporary pedestrian bridge to aid walkers from Solana Beach area, bike-parking location, and to continue to address the larger crowd and accommodate alternative transportation.

**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.

Dave Rolland, Office of Senator Toni Atkins, spoke about updates including the State budget, Senator Atkin's key role in crafting the budget, the reduction of the deficit, funding of schools, wildfire threat, recovery from last year's fire, prevention of future fires, transit, housing and homelessness, and rebuilding of transportation structures around the state.

**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.11.)

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 June 9 - 22, 2018.

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

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

**A.2. 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.2. Report \(click here\)](#)

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

**A.3. Marvista-Canyon-Glenmont Storm Drain Contract.** (File 0850-40)

Recommendation: That the City Council

1. Adopt **Resolution 2018-090**:
  - a. Awarding the construction contract to Scott Michael, Inc., in the amount of \$162,614, for the Marvista-Canyon-Glenmont Storm Drain, Bid 2018-04.
  - b. Approving an amount of \$25,000 for construction contingency.
  - c. Authorizing the City Manager to execute the construction contract on behalf of the City.
  - d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.

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

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

**A.4. Seascape Sur Beach Access Stairway – Maintenance and Repairs.** (File 0740-30)

Recommendation: That the City Council

1. Adopt **Resolution 2018-084**:
  - a. Authorizing the City Engineer to accept as complete the Seascape Sur Beach Access Stairway – Maintenance and Repairs, Bid No. 2017-06, constructed by Conan Construction, Inc.
  - b. Authorizing the City Clerk to file a Notice of Completion.

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

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

**A.5. 2018 Street Maintenance & Repair Project.** (File 0820-35)

Recommendation: That the City Council

1. Adopt **Resolution 2018-091**:

- a. Awarding a construction contract for the 2018 Street Maintenance & Repair Project, Bid 2018-03, in the amount of \$781,656.65, to PAL General Engineering.
- b. Approving an amount of \$18,000 for construction contingency.
- c. Authorizing the City Manager to execute the construction contract on behalf of the City.
- d. Authorizing an appropriation of \$50,000 from the Gas Tax Fund into the project budget unit.
- e. Authorizing the City Treasurer to amend the Fiscal Year 2018/19 Adopted Budget accordingly.

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

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**Motion:** Moved by Councilmember Zahn and second by Deputy Mayor Edson to approve.

**Approved 5/0.** Motion carried unanimously.

**A.6. Transportation Impact Fee Fund and the County Service Area (CSA) 135H Fund.**  
(File 0840-10)

Recommendation: That the City Council

1. Adopt **Resolution 2018-094** approving the establishment of the Transportation Impact Fee Capital Improvement Fund (#455) and the County Service Area (CSA) 135H Special Revenue Fund (#271) in the City's FY 2017/18 Adopted Budget.

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

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**Motion:** Moved by Councilmember Zahn and second by Deputy Mayor Edson to approve.

**Approved 5/0.** Motion carried unanimously.

**A.7. League of California Cities' 2018 Annual Business Meeting Voting Delegates Designees.** (File 0140-10)

Recommendation: That the City Council

1. Appoint Councilmember Edson, primary voting delegate, Councilmember Heebner, 1<sup>st</sup> alternate, and City Manager, Gregory Wade, 2<sup>nd</sup> alternate, as the voting delegates for the 2018 Annual Business Meeting of the League of California Cities Annual Conference being held September 12-14, 2018 in Long Beach, or provide alternative appointments.
2. Authorize the City Clerk to attest to the appointments and submit the Official Voting Form to the League of California Cities by August 31, 2018.

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

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

**A.8. Solana Energy Alliance 2018 Integrated Resource Plan.** (File 1010-40)

Recommendation: That the City Council

1. Adopt **Resolution 2018-102** approving the Solana Energy Alliance 2018 Integrated Resource Plan

[Item A.8. Report \(click here\)](#)

[A.8. Updated Report 1 \(7-9\)](#)

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

**A.9. Circle Drive Sewer Pipeline Replacement Project.** (File 1040-26)

Recommendation: That the City Council

1. Adopt **Resolution 2018-100**:
  - a. Authorizing the City Council to accept as complete the Circle Drive Sewer Pipeline Replacement, Bid 2017-10, performed by Burtech Pipeline.
  - b. Authorizing the City Clerk to file a Notice of Completion.
  - c. Authorizing an appropriation of \$4,789 from the Sanitation Fund into the project budget unit.
  - d. Authorizing the City Treasurer to amend the Fiscal Year 2017/18 Adopted Budget accordingly.

[Item A.9. Report \(click here\)](#)

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

**A.10. Calling the General Municipal Election for November 6, 2018.** (File 0430-20)

Recommendation: That the City Council

1. Adopt **Resolution 2018-103** Calling and Giving Notice of the Holding of a General Municipal Election to be held on Tuesday, November 6, 2018, for the Election of Certain Officers as required by the Provision of the Laws of the State of California Relating to General Law Cities and determining tie vote provisions.
2. Adopt **Resolution 2018-104** requesting the Board of Supervisors of the County of San Diego to Consolidate a General Municipal Election to be held on Tuesday, November 6, 2018, with the Statewide General Election to be held on that date.
3. Adopt **Resolution 2018-105** adopting regulations for Candidates for Elective Office pertaining to Candidate's Statements submitted to the voters at an Election.

[Item A.10. Report \(click here\)](#)

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

**A.11. Consideration of Resolution 2018-092 Adopting Fiscal Year 2018/19 Salary and Compensation Plans for the Non-Represented (Executive Management, Mid-Management, Management and Confidential) Employees, the Solana Beach Miscellaneous Unit (SBEA-MISC), the Marine Safety Unit (SBEA/MSU), City Manager, Part-Time/Seasonal/Temporary Employees, and Elected Officials, and creating a Management Analyst series. (File 0520-10)**

Recommendation: That the City Council

1. Adopt **Resolution 2018-092** approving FY 2018/19 Salary and Compensation Plans for Executive Management, Mid-Management, Confidential, Marine Safety, Miscellaneous, Fire, City Manager, Part-Time/Seasonal/Temporary employees and Elected Officials.

[Item A.11. Report \(click here\)](#)

[Item A.11. Staff Report Update 1 \(7-11\)](#)

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

**A.12. Tentative Agreement for a Four-Year Memorandum of Understanding between the City of Solana Beach and the Solana Beach Firefighters Association.**

Recommendation: That the City Council

1. Adopt **Resolution 2018-101**:
  - a. Approving a Tentative Agreement for a four-year Memorandum of Understanding between the City of Solana Beach and the Solana Beach Firefighters' Association for Fiscal Years (FY) 2018/19, 2019/20, 2020/21 and 2021/22.
  - b. Approving an appropriation of \$185,425 to the General Fund allocated between salary and benefits as determined by the Finance Department.
  - c. Authorizing the City Treasurer to amend the FY 2018/19 Adopted Budget accordingly.

[Item A.12. Report \(click here\)](#)

[A.12. Staff Report Update 1 \(7-10\)](#)

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

## **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: 982 Avocado Place, Applicant: Seaview FA, LLC.; APN: 298-292-21, Case # 17-17-19.** (File 0610-60)

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 Development Development Permit (DRP) and administratively issue a Structure Development Permit (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 2018-096** conditionally approving a DRP and an administrative SDP 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 982 Avocado Place, Solana Beach.

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

[B.1. Supplemental Docs \(Updated 3-28 at 10:00am\)](#)

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Greg Wade, City Manager, introduced the item.

Katie Benson, Associate Planner, presented a PowerPoint (on file).

Deputy Mayor Zito opened the public hearing.

Council disclosures.

Orville Power, Applicant, presented a PowerPoint (on file) and reviewed the proposed project that they had worked on for four years, their objectives in designing a home, the difficulty of the parcel shape and slope, working with their neighbors in addressing concerns about the knoll which they decided to remove, the driveway access grade, and anticipating the views of potential future neighbors in the surrounding area, the varied setbacks around the house, addressed concerns of one View Assessment filing regarding

tree height, addressed other various comments from neighbors, and had just recently lowered the height 4 ft.

Council, Staff and Applicant discussed how the house would be lowered in height working with his architect reducing the plate height and the pad down, and the knoll would be about 5-6 ft. lower.

Ted Van Arsdale spoke of his support of the project and the applicant addressing the concerns of the neighborhood.

Diane Carty spoke about her support of the project and appreciate the lowering of the project.

**Motion:** Moved by Councilmember Heebner and second by Deputy Mayor Edson to close the public hearing. **Approved 5/0.** Motion carried unanimously.

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

**B.2. Public Hearing: 766 Castro Street, Applicant: Raymundo Sandoval, Case # 17-17-18, APN: 298-162-22.** (File 0600-40)

The proposed project meets the 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 the requested Tentative Parcel Map and Minor Subdivision. 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 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2018-095** conditionally approving the proposed two-lot Minor Subdivision Tentative Parcel Map at 766 Castro Street.

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

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Greg Wade, City Manager, introduced

Katie Benson, Associate Planner, presented a PowerPoint (on file).

Deputy Mayor Zito opened the public hearing.

Council disclosures.



Raymundo Sandoval, Applicant, waived his opportunity to make a formal presentation.

Council and Mr. Sandoval discussed the narrow street in the project area and the applicant's willingness to accept a condition to require the workers to park onsite during the project.

**Motion:** Moved by Councilmember Heebner and second by Councilmember Hegenauer to close the public hearing. **Approved 5/0.** Motion carried unanimously.

**Motion:** Moved by Councilmember Heebner and second by Councilmember Zahn to approve and adding a condition requiring workers to park on the project site during the project. **Approved 5/0.** Motion carried unanimously.

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

*Submit speaker slips to the City Clerk.*

**C.1. Purchase and Sale Agreement for the Real Property Located at 700 Stevens Avenue and to Establish an Internal Service Fund to Receive Funds from the Sanitation Fund as a Loan to Pay for the Acquisition.** (File 049-70)

Recommendation: That the City Council

1. Adopt **Resolution 2018-069:**
  - a. Approving the purchase and sale agreement for 700 Stevens Avenue (Purchase and Sale Agreement) for \$2.8 million.
  - b. Establishing an internal service fund named "Real Property Acquisition" to receive funds from the Sanitation Fund to pay for the acquisition of 700 Stevens Avenue.
  - c. Authorizing the transfer of \$2.8 million from the Sanitation fund to the "Real Property Acquisition" fund as a loan payable to the Sanitation fund at an annual interest rate of 2.78% for seven years with annual payments equal to \$445,699.
  - d. Authorizing the City Manager to take any and all actions needed to effectuate the purchase of 700 Stevens Avenue.

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

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Greg Wade, City Manager, introduced the item and presented a PowerPoint (on file).

Council discussed the loan terms paying back to the sewer fund, that the City aimed to maintain \$5million dollars for the sewer fund reserve balance that would be maintained, closing escrow in September, and the opportunity for the community building up La Colonia Park.

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

Deputy Mayor Zito recessed the meeting at 7:50 p.m. for a break and reconvened at 7:55 p.m.

**C.2. Proposed Fee Study and Cost Allocation Plan.** (File 0390-23)

Recommendation: That the City Council

1. Review the Fee Study Update report prepared by R&C Specialists and provide direction to Staff as to the next steps.

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

[C.2. Staff Report Update 1 \(7-11\)](#)

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Greg Wade, City Manager, introduced the item.

Marie Berkuti, Finance Manager, introduced the consultants presenting the fee study results.

Eric Johnson and Chu Thai of Revenues & Cost Specialists presented a PowerPoint (on file).

Council discussed the amount of subsidy among current fees, supporting the View Assessment process by continuing to subsidize it, reviewing replacement costs and fee for non-residents use of Fletcher Cove and La Colonia Community Centers, business certificate low fees,

Discussion, presentation, and inquiries or direction provided.

**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:**

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

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

**ADJOURN:**

Deputy Mayor Zito adjourned the meeting at 8:33 p.m.

Angela Ivey, City Clerk

Approved: December 5, 2018