

CITY OF SOLANA BEACH

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



MINUTES

Joint SPECIAL Meeting

Wednesday, July 13, 2016 * 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](#).

CITY COUNCILMEMBERS

David A. Zito, Mayor

Peter Zahn, Deputy Mayor

Mike Nichols, Councilmember

Ginger Marshall, Councilmember

Lesa Heebner, Councilmember

➤ Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Zito called the meeting to order at 5:00 p.m.

Present: David A. Zito, Peter Zahn, Mike Nichols, Ginger Marshall, Lesa Heebner

Absent: None

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

FLAG SALUTE:

APPROVAL OF AGENDA:

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

D. PUBLIC HEARINGS: (D.1. – D.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.

D.1. Public Hearing: 838 Academy Dr., Applicant: Santa Fe Christian Schools, Case No: 17-15-33, 17-15-34, 17-16-11 (File 0600-40)

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. If the Council can make the findings, adopt **Resolution 2016-099** certifying the Final Supplemental EIR (Environmental Impact Report) for the proposed project.
3. If the Council can make the findings, adopt **Resolution 2016-100** approving the CUP for the new SFCS Campus Master Plan Update, an increased height limit to 35 feet, a shared parking agreement, and the continued use of the temporary Eagle Dome tent structure, with conditions.
4. If the Council can make the findings, adopt **Resolution 2016-101** approving a DRP (Development Review Permit)/SDP (Structure Development Permit) for Phase 1a of the SFCS Master Plan Update, including Building C and two guard shacks, with conditions.

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

[Attachment 8](#)

[Appendix A](#)

[Appendix B](#)

[Appendix C](#)

[Appendix D](#)

[Appendix E](#)

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.

Mayor Zito opened the public hearing.

Greg Wade, City Manager, introduced the item.

Bill Chopyk, Community Development Dir., presented a PowerPoint (on file).

Council and Staff discussed the EIR cumulative traffic analysis looked at new development projects that would generate an increase in traffic on the streets, that the Stevens Ave. improvements project was considered in the traffic study since there would be additional enhancements for bikes and pedestrians but was not included in the cumulative process as a specific project that would generate traffic, the strikeout regarding Steven's Ave. as it related to a past issue was further analyzed in the EIR which updated the issue in this analysis.

Laurie Spar, RECON, said that table 6-1 showed some revision made as a result of updated analysis in the supplemental; streets were reanalyzed at different classifications, so the original impacts identified were removed due to the reclassification.

Council and Staff discussed that changes to the storm water regulations from 2001 caused Staff to supplement that information by requiring an additional water quality technical report to provide adequate information to ensure that the project met the new storm water permits as compared to 2001, that all of the stairs were ADA compliant, that the amount of student and faculty mix changes every year due to student enrollment and the use of rooms, reviewed the parking lot and the walk to the campus, that the required maximum distance for parking had to be within 600 ft. measured "as the crow flies," and that the parking lot would be monitored and once it was full that drivers would be routed to the fellowship parking lot.

Discussion continued regarding the eagle dome approved in 2004 as a conditional use permit and now being extended to 2020 with one additional condition of a time limit to remove the dome for phase one construction and then it would be replaced, the changes of parking allotment through the construction phases, that they were limited to 1,110 students total, that parking was based on the number of classrooms, and that enrollment estimates breakdown per classroom was provided for current and future years for the calculation of EDU's for sewer purposes.

Applicant

Tom Bennette, Head of School, said that they had approximately 1,000 students and were not looking to increase student levels, that they had been active in the School Relations Committee, that they have collaborated with the school district and shared their resources, that they wanted to contribute as a valuable member of the community and share their facility, that he understood about the parking impacts in the community and on campus, that they reached out to North Coast Church to establish some alternatives for parking to have in place ahead of time, and thanked Staff for their assistance and Council for the review and consideration.

Scott Travasos, Chief Financial and Operating Officer (CFOO) said that their 2001 plan would unsustainable and would not be approved today and that they were focused on repair and replace sustainably and coordinate effective parking.

Council disclosed their familiarity with the project.

Council, Staff, and Applicant discussed the applicant was open to a new CUP to be considered for each new phase since there was time lapse between each phase, that the CUP for the eagle dome would be inspected periodically for fire inspections, to consider setting the guard shack closer to the street for security if needed, and that the nine year period of construction had to do with the limited time of the year that they could engage in construction which would be summers and holidays rather than during the academic year.

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

Council thanked the applicant for their contribution to the community and the positive interactions with the City.

Motion: Moved by Councilmember Nichols and second by Councilmember Heebner. Approved 5/0 adding that CUP amendment would return with each phase, that the CUP 35 ft. height would apply to phase 1a and would be reviewed again with each phase, and the

flexibility to locate the guard shacks closer to the street, if needed. **Motion carried unanimously.**

D.2. Public Hearing: 335 S. Rios, Applicant: Silvester, Case Nos: 17-15-41, 17-15-42. (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 (Development Review Permit). 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 and 15315 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2016-093** conditionally approving a minor subdivision (SUB) at 335 S. Rios Avenue; Adopt **Resolution 2016-094**, conditionally approving a DRP (Development Review Permit) and an administrative SDP (Structure Development Permit) to construct a new two-story 3,590 square foot, single-family residence with an attached 478 square-foot garage, a 600 square foot detached guest house with an attached 300 square foot garage on the northern parcel; and Adopt **Resolution 2016-095**, conditionally approving a DRP and an administrative SDP to construct a new two-story 4,658 square foot, single-family residence with an attached 732 square-foot garage and a 424 square foot detached guest house on the southern lot at 335 S. Rios Avenue, Solana Beach.

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

[D.2. Supplemental Documents - R](#)

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Mayor Zito opened public hearing.

Greg Wade, City Manager, introduced the item.

Corey Andrews, Principal Planner, presented a PowerPoint (on file).

Council and Staff discussed the zig zag property split, there were no required regulations to make it straight, and the intention to align the structure to preserve view corridors through and around the properties.

Council disclosed their familiarity with the project.

Applicant

Mr. Silvester presented a PowerPoint (on file) and said that they worked with the neighbors to retain their views resulting in resetting the house and they took their position in the community very seriously,

Jennifer Bolin, Architect, continued the PowerPoint.

Council and Ms. Bolin discussed concessions made in the bulk and scale and whether the applicant would consider accept some conditions, that the applicant addressed the scale and lowered the roof to help with neighbor views.

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

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

ADJOURN:

Mayor Zito adjourned the meeting at 6:64 p.m.

Angela Ivey, City Clerk

Approved: September 14, 2016