



CITY OF SOLANA BEACH

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

MINUTES

Joint SPECIAL Meeting

Wednesday, March 09, 2022 * 5:00 p.m.

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California

This meeting will be conducted in accordance with California Government Code sections 54953(e) and 54954.3 and other applicable law.

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

Lesa Heebner, Mayor

Kelly Harless
Deputy Mayor

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Kristi Becker
Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

See Public Participation on the first page of the Agenda for publication participation options.

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:

Mayor Heebner called the meeting to order at 5:01 p.m.

Present: Lesa Heebner, Kelly Harless, David A. Zito, Jewel Edson, Kristi Becker,

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Mo Sammak, City Engineer/Public Works Dir.

Ryan Smith, Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Zito and second by Councilmember Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

D. STAFF REPORTS: (D.1.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

Any member of the public may address the City Council on an item of concern by submitting written correspondence for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

D.1. Third Public Hearing - Redistricting Process. (File 0430-60)

Recommendation: That the City Council

1. Receive Staff Report.
2. Conduct third public hearing.
3. Review submitted draft maps; and/or
4. Provide instructions to demographic consultant.

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

[Item D.1. Supplemental Docs \(upd. 3-9-22 at 5:15pm\)](#)

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.

Greg Wade, City Manager, introduced the item.

Douglas Johnson, Demographer Consultant, presented a PowerPoint (on file).

John Steel said that he was speaking as President of the Condominium Organization of S. Sierra Ave., representing 858 residents among nine HOAs along S. Sierra Ave from Fletcher Cove to Del Mar border, that they supported Map 101 versions which had COOSA represented in two districts, and ask that Council keep both districts for this area the same so that COOSA HOAs are both represented by these two districts.

Tracy Richmond spoke about making changes only for rebalancing purposes, that the major assets of the City were captured in the original districting, preserving the core of the existing districts that are contiguous, Map 202 having a low deviation of only 5.2% and the boundaries being easily identifiable, the east of the City being represented by three Councilmembers rather than only two as in Map 206, Map 206 being the most disruptive and having the highest deviation of 6.61%, and current districts being preserved as much as possible.

Lisa Montes spoke about the history of La Colonia de Eden Gardens including streets named after many of the families and the services for the area, the need for fair representation, favoring the 2018 Map and choosing a rebalanced map with the least number of changes. She said that she opposed Map 206 which substantially modified the existing voting districts with District 2 being broken up and split on two sides of the I-5 freeway, that is not geographically compact, it reduced the Latino population in the

proposed District 2, that proposed Maps 201 and 202 provided minimal disruption of the existing districts, and that she would support either of them.

Dominique Nielander spoke about support for Map 206 which met all criteria, that current Map 410e and proposed Maps 101, 102, 201, 202, 203, 204, 205 have the Santa Fe Hills HOA divided between District 1 and 4, that the HOAs have different needs and concerns than other residents along the coastline, and that California redistricting criteria call for easily identifiable boundaries. She said that Map 206 allowed Santa Fe Hills HOA to be united in one district on the east side, that the current Mayor and Councilmembers all live west of I-5, that the needs and concerns of residents living on the east side or west side of the freeway were different, and that she supported Map 206.

Gary Martin spoke about support for Map 202, that it would allow residents east of I-5 to be represented by three Councilmembers rather than just two, that it was the least disruptive, that he opposed Map 206 which would redo the entire City and would be a disservice to the voters, and that he submitted a letter regarding his other objections.

Greg Wade, City Manager, stated that the Spanish interpreter was present but that the zoom feature for translation was not working this evening. The Spanish translator explained this in Spanish.

Council, Staff, and Consultants discussed the Fair Maps Act requirements, that a community of interest division should be minimized, the decision about the composition of maps remains with Council since it needs to weigh and balance many communities of interest, that the Act did not entitle a community of interest to designate which district it would like to be in once united, Map 102a would substantially unite Santa Fe Hills Association even if a few homes may be excluded, the deviations for each proposed map, whether putting the Santa Fe Hills HOA together justified the compactness issue or not, the highest criterion is contiguity, compactness is placed at a lower level of priority and could be sacrificed to unit a community of interest, and whether there were competing community of interests at issue.

Discussion continued about the benefit of the S. Sierra HOAs participation in more than one district, Map 206 changes the community of interest of La Colonia de Eden Gardens by diluting it, the current District 4 had interest of the future of the Golf Course, move forward with 102, a revision of 102a, and 202 for next discussion, the intention of the Voting Rights Act and Fair Map Act was for minority representation which is the City's Hispanic community, that Solana Beach is smaller than one district in the City of Encinitas, the population change was 95 people, and that Map 206 would disrupt over 800 people.

Motion: Moved by Mayor Heebner and second by Councilmember Zito to move forward to next Workshop #4 with Maps 202, 102a, and the revision of 102a. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

ADJOURN:

Mayor Heebner adjourned the meeting at 6:02 p.m.