



CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, March 9, 2022 * 6:00 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

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:02 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 Edson and second by Councilmember Zito to approve.

Approved 5/0. Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

ORAL COMMUNICATIONS: None

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

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 joining the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. No written correspondence may be submitted in lieu of public speaking. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

An opportunity for City Council to make brief announcements or report on their activities. These items are not agendaized for official City business with no action or substantive discussion.

A. CONSENT CALENDAR: (Action Items) (A.1. - A.6.)

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

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 written correspondence for the record to be filed with the record or by joining 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).

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 January 12, 2022 City Council Meetings.

Approved Minutes

http://www.ci.solana-beach.ca.us/index.asp?SEC=F0F1200D-21C6-4A88-8AE1-0BC07C1A81A7&Type=B_BASIC

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

Approved 5/0. Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.2. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for February 05, 2022 – February 18, 2022.

[Item A.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.

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

Approved 5/0. Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.3. General Fund Budget Adjustments for Fiscal Year 2021/2022. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2021/2022 General Fund Adopted Budget.

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

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

A.4. Community Grant Program Fiscal Year 2022/23. (File 0330-25)

Recommendation: That the City Council

1. Approve **Resolution 2022-024** authorizing the Fiscal Year 2022/23 Community Grant Program.

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

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

A.5. Local Emergency Teleconferencing. (File 0240-25)

Recommendation: That the City Council

1. Adopt **Resolution 2022-023** authorizing remote teleconference meetings of the legislative bodies of the City for the period of March 10, 2022 through April 8, 2022 pursuant to the new provisions of the Brown Act.

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

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

C. STAFF REPORTS: (C.1.)

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

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C.1. Homeless Solutions and Equitable Communities Presentation. (File 0230-20)

Recommendation: That the City Council

1. Receive the presentation from the Department of Homeless Solutions and Equitable Communities (HSEC) regarding their programs and activities in the region.

[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.

Greg Wade, City Manager, introduced the item.

Barbara Jimenez, Community Operations Officer, Department of Homeless Solution and Equitable Communities, presented a PowerPoint (on file).

Council and Ms. Jimenez discussed their collaboration with the Regional Task Force on the Homeless and its work groups.

Greg Wade, City Manager, introduced Captain Dustin Lopez, San Diego County Sheriff's Department, and said that he has engaged staff and the region with a compassionate response to the homeless.

Captain Lopez said that there were a multitude of responses depending on the situation, that they use and provide individuals with a resource card of agencies to assist with various needs, that the Mobile Crisis Response Teams would respond to provide access to mental and behavioral health services, that the Homeless Outreach Team was equipped with a social worker and deputy, and that all reports of concern should be made to the Sheriff's non-emergency line 858-565-5200.

Council, Staff, and Ms. Jimenez discussed potential permanent housing solutions and working with partners including CalTrans for their right-of-way near the freeways.

B. PUBLIC HEARINGS: (B.1. – B.2.)

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).

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.

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.

B.1. Public Hearing: 640 Via De La Valle., Applicant: The Fish Market, Case: 17-19-03. (File 0600-40)

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 DRP. 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 2022-022** conditionally approving a DRP to remodel the existing Fish Market which includes modifications to the existing entry, entry waiting area, garbage enclosure, signage, perimeter landscape and to enlarge an outdoor patio at 640 Via de La Valle, Solana Beach.

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

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Greg Wade, City Manager, introduced the item.

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

Mayor Heebner opened the public hearing.

Council disclosures.

Council and Staff discussed the monument sign location, sign material, and landscaping at the base of the sign.

Reggie Reyes, Applicant, said that he was available for questions.

Motion: Moved by Deputy Mayor Harless and second by Councilmember Zito to close the public hearing. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

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

B.2. Public Hearing: 661-781 South Nardo Ave. and 821 Stevens Ave., Applicant: H.G. Fenton, Case: DRP MOD 20-002. (File 0600-40)

The proposed Project meets the minimum objective requirements under the SBMC, can be found to be consistent with the General Plan and the LCP LUP, and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP Modification and SDP waiver. 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. Adopt **Resolution 2022-006** conditionally approving a DRP Modification and SDP waiver for the Solana Highlands project modifications described herein, a residential community and affordable senior housing project previously approved on December 17, 2018, at 661-781 South Nardo Avenue and 821 Stevens Avenue, Solana Beach.

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

[Item B.2. Supplemental Docs \(upd. 3-9-22 at 2:30pm\)](#)

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.

Leslea Meyerhoff, Staff consultant, presented a PowerPoint (on file) reviewing the proposed project.

Greg Wade, City Manager, continued the PowerPoint (on file) reviewing a request by the applicant regarding additional time to submit the onsite parking plan to the City Manager and a request that if the parking plan complied with all conditions of the resolution that it could be approved by the City Manager rather than be required to return to Council. He continued the PowerPoint (on file) regarding refinements of the traffic calming plan, and a final landscape plan.

Mayor Heebner opened the public hearing.

Council disclosures.

Council and Staff discussed traffic calming changes, additional stop signs, discussions with Bike Walk Solana, curb pop outs and road markings, and parking plans and alternative resolution language submitted by Gary Martin.

John La Raia, Applicant, introduced the development team and said that they represented a locally owned San Diego based real estate company that provides both places to live and places to work for people throughout San Diego County and that in attendance were consultants Mark Moody for landscape, Dawn Wilson for traffic, and Mike Smith, civil engineer. He reviewed the proposed request to modify building 13, modify building 19, shift building 24, slightly amend and extend the Parking Management Plan condition, finalize the Traffic Calming Plan, and finalize the Landscape Plan.

Gary Martin said that the Landscape plan was interesting with California natives with architectural interest that were drought tolerate, that he and Joe CuvIELLO submitted a condition for consideration to have the Landscape Architectural Plans updated with the most recent changes which included the box designations and some of the tree species that were noted on the Landscape Zone Plan, and a parking management plan approved by the City Manager preserving the fundamentals.

Joe CuvIELLO said that he spoke to many neighbors who were all supportive of the project, support for stop signs on the upper section of Nardo and Solana Circle and the clearer identification by Turf Wood Lane, support for approving the Landscape Zone Plan and incorporating it into the Landscape Architectural Plan, and that the landscaping would be unique within the City.

Council and Staff discussed the developer having worked with the neighbors and being open to public input, the traffic calming, investigate adding stop signs, bulb-outs, and/or pop-outs, and discuss options with Bike Walk Solana.

Motion: Moved by Deputy Mayor Harless and second by Councilmember Becker to close the public hearing. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

Motion: Moved by Mayor Heebner and second by Councilmember Becker to approve and incorporate the requested actions laid out in the letter by Gary Martin and Joe Cuvillo, incorporate the letter received by Gary Martin regarding the parking plan into the resolution. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

C. STAFF REPORTS: (C.2. – C.3.)

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

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C.2. Mid-Year Budget Adjustments FY 2021-22. (File 0330-30)

Recommendation: That the City Council

1. Adopt **Resolution 2022-025**
 - a. Authorizing creation of the Information Technology (IT) Director position and job description.
 - b. Approving adjustments to the Fiscal Year (FY) 2021-2022 Part-time/Temporary/Seasonal Salary Schedule and the Fiscal Year (FY) 2021-2022 Executive and Management Salary Schedule.
 - c. Approving revised appropriations in the Fiscal Year 2021-22 Adopted Budget.
 - d. Authorize the City Treasurer to amend the FY 2021/2022 Adopted Budget accordingly.

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

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Greg Wade, City Manager, introduced the item.

Ryan Smith, Finance Director, presented a PowerPoint (on file).

Council and Staff discussed funds that were paid this Fiscal Year from last Fiscal Year, airing on the low side of the revenues and high side of the expenditures for a conservative forecast, in lieu fees, and affordable housing fees.

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.

C.3. Quarterly Investment Report. (File 0350-44)

Recommendation: That the City Council

1. Accept and file the attached Cash and investment Report for the quarter ended December 31, 2021.

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

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Greg Wade, City Manager, introduced the item.

Genny Lynkeiwicz, Chandler Investments, presented a PowerPoint (on file).

Anthony Armas, PARS, presented a PowerPoint (on file).

Chris Tsuda, Highmark Capital Management, continued the PowerPoint (on file).

A.6. Public Works Pickup Truck Purchase. (File 0370-26)

Recommendation: That the City Council

1. Approve **Resolution 2022-003**
 - a. Approving the purchase of a 2022 Chevrolet Silverado 1500 4-wheel drive pickup truck, including accessories, for \$47,827.55 from National Auto Fleet Group.
 - b. Authorizing an appropriation of \$47,827.55 from the Asset Replacement Reserve Fund into the Asset Replacement Public Works Vehicle Expenditure account.
 - c. Authorizing the City Treasurer to amend the FY 2021/2022 Adopted Budget accordingly.

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

[Item A.6. Supplemental Docs \(upd. 3-9-22 at 11:45am\)](#)

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 regarding replacing a heavy-duty maintenance vehicle, and said that the existing vehicle had a lot of rust damage in the undercarriage and deferred maintenance items, that Staff investigated hybrid or electric vehicles, in line with the City's Climate Action Plan, but there were no options for the specifications required for this work vehicle and that Staff was seeking approval for a like vehicle.

Councilmember Becker (pulled the item for discussion) asked if it was possible to lease a vehicle until an appropriate electric or hybrid vehicle was available.

Greg Wade, City Manager, said that the Ford Ranger suggested by a public comment did not meet the needs of this vehicle replacement since it had a short bed and no 4-wheel drive abilities, that the City had replaced two of the City's fleet street vehicles with energy efficient vehicles, that the Ford 150 Lightning did not have a 8 ft. truck bed, that the immediate cost to stretch this vehicle's life was \$5,000, that leases had 2-6 year purchase options, that vehicles that the City could sell had to be sent to auction which usually reduced the return, and that it was a challenging time for vehicle costs and accessibility.

Council and Staff discussed being committed to sticking with green vehicles when possible,

exploring the cost of the repairs, and the high cost of new cars these days.

Greg Wade, City Manager, displayed a picture of the truck and its wear and said that it had 60,000 miles, rust damage from the elements, been on the road for 8 years, that lifeguard vehicles were replaced at a more rapid schedule because of these impacts from the elements and use, and that it was unclear how much more use would be possible with this vehicle which was required to drive on the beach.

Council discussed this vehicle's special needs, assessing all vehicles with the work plan and replacing vehicles earlier than needed with the more efficient vehicles, and that street vehicles were the best option for hybrid and electric options.

Motion: Moved by Councilmember Zito and second by Councilmember Edson to approve and direct evaluation of fleet replacement of vehicles with energy efficient vehicles. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

WORK PLAN COMMENTS: None

Adopted June 23, 2021

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 "City" 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*)

CITIZEN COMMISSION(S)

ADJOURN:

Mayor Heebner adjourned the meeting at 9:30 p.m. in memory of Pat Smart.

Angela Ivey, City Clerk

Council Approved: June 8, 2022