

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



MINUTES

Joint SPECIAL Meeting
Tuesday, May 24, 2022 * 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](#).

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kelly Harless, Deputy Mayor

David A. Zito, Councilmember

Jewel Edson, Councilmember

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 6:09 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 Becker and second by Deputy Mayor Harless to approve.

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

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

Public Works Month

Mayor Heebner presented the proclamation to Luis Carrillo.

Luis Carrillo, Public Works Operations Manager, accepted the proclamation and thanked Council for the resources to do their job.

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

Regional Decarbonization Framework (RDF)

Murtaza Baxamusa, Land User environment Group Consultant, presented a PowerPoint (on file).

Council and Mr. Bazamusa discussed the analysis identified in the study, that SDG&E has stated the need for investment in large transmissions infrastructure, an alternative considering a decentralizing strategy of solar panels and local storage instead of building transmission lines to bring power into the region, that an energy siding study was conducted, and they received feedback and would address those comments in the next revisions. Discussion continued regarding the interest in collaboration with both elective and legislative offices for high-level involvement and that local electeds should participate in their regional convenings.

San Diego County Fair

Carlene Moore, San Diego County Fair, presented a PowerPoint (on file).

ORAL COMMUNICATIONS:

Comments relating to items on this evening's agenda are taken at the time the items are heard. 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. 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. No donations of time are permitted (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.8.)

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 heard immediately after approval of the Consent Calendar to hear the public speaker.

All speakers should refer to the public comment section at the beginning of the agenda for details. Please be aware of the timer light on the Council Dais.

A.1. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for April 30, 2022 – May 13, 2022.

[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.

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

A.2. General Fund Adopted Budget for Fiscal Year 2021/2022 Changes. (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.2. Report \(click here\)](#)

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

A.3. Citywide Tree Maintenance Services. (File 0820-25)

Recommendation: That the City Council

1. Adopt **Resolution 2022-050**:
 - a. Authorizing the City Manager to increase the Professional Services Agreement with West Coast Arborists, in the amount of \$25,000, for preventative treatment of South American Palm Weevil and pink rot.
 - b. Authorizing the City Manager to execute Amendment No. 2 to the Professional Services Agreement with West Coast Arborists extending the agreement for one year and increasing the agreement amount by \$25,000, to a total not to exceed amount of \$50,000, for on-call, as-needed City-wide tree maintenance services.

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

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

A.4. Fire Suppression Equipment Services. (File 0260-40)

Recommendation: That the City Council

1. Adopt **Resolution 2022-047**:
 - a. Authorizing the City Manager to execute a Maintenance Services Agreement with Symons Fire Protection Service, Inc., at an amount not to exceed \$16,500, for maintenance and testing of fire suppression equipment services and as-needed repair services at various City facilities for Fiscal Year 2022/23.
 - b. Authorizing the City Manager to extend the agreement for up to four additional one-year terms, at the City's option, at an amount not to exceed the amount budgeted in each subsequent year.

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

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

A.5. Municipal Improvement Districts Benefit (MID) Fees Fiscal Year (FY) 2022/23.

(File 0495-20)

Recommendation: That the City Council

1. Approve **Resolution 2022-043**, setting the Benefit Charges for MID No. 9C, Santa Fe Hills, at \$232.10 per unit for FY 2022/23.
2. Approve **Resolution 2022-044**, setting the Benefit Charges for MID No. 9E, Isla Verde, at \$68.74 per unit for FY 2022/23.
3. Approve **Resolution 2022-045**, setting the Benefit Charges for MID No. 9H, San Elijo Hills # 2, at \$289.58 per unit for FY 2022/23.
4. Approve **Resolution 2022-046**, setting the Benefit Charges for MID No. 33, Highway 101/Railroad Right-of-Way, at \$3.12 per unit for FY 2022/23.

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

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

A.6. Fire Benefit Fee - Fiscal Year (FY) 2022/23. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-042**:
 - a. Setting the FY 2022/23 Fire Benefit Fee at \$10.00 per unit, and
 - b. Approving the Fee for levying on the tax roll.

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

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

A.7. Solana Beach Lighting Maintenance District Engineer's Report, Annual Levy, and Collection of Assessments. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-056** approving the Solana Beach Lighting Maintenance District Engineer's Report for Fiscal Year 2022/23 for proceedings of the annual levy of assessments within a special maintenance district.
2. Adopt **Resolution 2022-057** declaring intention to provide for an annual levy and collection of assessment in a special maintenance district and setting a time and date for a public hearing; and scheduling the public hearing for June 08, 2022.

[Item A.7. 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 Councilmember Becker to approve.
Approved 5/0. Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.8. Solana Beach Coastal Rail Trail Maintenance District Engineer's Report, Annual Levy and Collection of Assessments. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-053**, initiating the proceedings for the annual levy of assessments within the Coastal Rail Trail Maintenance District for Fiscal Year 2022/23.
2. Adopt **Resolution 2022-054**, approving the Engineer's Report for proceedings of the annual levy of assessments within Coastal Rail Trail Maintenance District.
3. Adopt **Resolution 2022-055**, declaring intention to provide for the annual levy and collection of assessments in Coastal Rail Trail Maintenance District and setting a time and date for a public hearing for June 8, 2022.

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

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Motion: Moved by Councilmember Edson and second by Councilmember Becker to approve.
Approved 5/0. Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. 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 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 should refer to the public comment section at the beginning of the agenda for time allotment.* Please be aware of the timer light on the Council Dais.

B.1. Public Hearing: 721 E. Solana Circle., Applicant: Watson, Case #: DRP21-015.
(File 0600-40)

The proposed project meets the minimum objective requirements under the Park Del Mar Development regulations and the underlying SBMC, could be found to be consistent with the General Plan and could 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 2022-052** conditionally approving a DRP to demolish a single-family residence, construct a replacement one-story, single-family residence with an attached two-car garage and perform associated site improvements at 721 East Solana Circle.

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

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Greg Wade, City Manager, introduced the item.

Tiffany Wade, Assistant Planner, presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Erin McKinley, Architect, presented a PowerPoint (on file).

Motion: Moved by Councilmember Zito and second by Deputy Mayor Harless to close the public hearing. **Approved 4/0/1.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None, Recused: Edson. Motion carried.

Motion: Moved by Councilmember Zito and second by Councilmember Becker to approve. **Approved 4/0/1.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None, Recused: Edson. Motion carried.

B.2. Public Hearing: Regional Transportation Improvement Program (RTIP) for Fiscal Years (FY) 2023 through 2027. (File 0840-30)

Recommendation: 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. Consider adoption of **Resolution 2022-058**, approving the 2023 Regional Transportation Improvement Program for FY 2022/23 through FY 2026/27.

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

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

Council and Staff discussed the request for future presentations on this topic, to present a table that shows all Transnet revenues that the City receives as well as subtract the bond payments to show the revenues available to spend, and to show what funds are committed.

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

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

C. STAFF REPORTS: (C.1. – C.4.)

Submit speaker slips to the City Clerk.

All speakers should refer to the public comment section at the beginning of the agenda for time allotments. Please be aware of the timer light on the Council Dais.

C.1. Budget & Finance Commission Appointment. (File 0120-06)

Recommendation: That the City Council

1. Appoint one (1) member to the Budget & Finance Commission nominated/selected by Mayor Heebner with a term ending January 2023.

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

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

C.2. Capital Improvement Program Project Fiscal Year 2021/22 Update. (File 0810-05)

Recommendation: That the City Council

1. Receive the Staff Report and provide direction to Staff as needed.

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

[Item C.2. Updated Report #1 \(added 5-24-22 at 1030am\)](#)

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

Council and Staff discussed funding for the La Colonia and Fletcher Cove Tot Lots, the Glenmont Pocket Park, the Marine Safety Center roof repair, the pedestrian crossing at North Highway 101 study, traffic signal upgrades for better traffic flow, and obtaining cost estimates for material quality and durability for the longevity of the construction.

C.3. Revised Draft Work Plan Fiscal Year (FY) 2022/23. (File 0410-08)

Recommendation: That the City Council

1. Review and discuss the modifications to the draft FY 2022/23 Work Plan and direct Staff to return to Council with the final FY 2022/23 Work Plan for approval with the Budget Update in June 2022.

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

[Item C.3. Supplemental Docs \(updated 5-24-22 at 5:00pm\)](#)

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.

Greg Wade, City Manager, introduced the item.

Dan King presented a PowerPoint (on file).

Nick Nicholas, Public Speaker, spoke in support of Solana Beach exploring affordable housing alternatives, the Pearl project continuing to be a viable direction as a compelling incentive for a qualified experienced builder, and that an ADU grant program would provide some forgivable loan benefits.

Melissa Fischel said she requested that the Work Plan include totals for dollar amounts of each project, that capital projects include an estimated ongoing maintenance for the life of the project, and to raise the priority for a dog park.

Council and Staff discussed that the budget and the work plan go together but are handled separately, there being an asset replacement account for project maintenance, that the dog park was a priority item, a study assessing outdoor dining establishment areas that utilize existing parking, surrounding neighborhoods, parking noise, the parking management of overflow parking in a residential area such as N. Rios Annie's Canyon traffic, a separate item for Ocean Dr. area, maintaining long term rental housing in the City since many were being converted to short-term vacation rentals, a beautification fix for the vacant parcel north of La Colonia Park, and adding diagonal parking on the east side of Stevens next to La Colonia Park.

Council and Staff discussion continued regarding the RFP on the Pearl Project, adding stop signs at the Nardo and Fresca intersections, keep clear striping on Valley Avenue at the Turfwood intersection, exploring the potential of installing operable windows in City Hall to help with energy usage, public safety, and health, implementation of the CATS (Comprehensive Act of Transportation Strategy), unprioritized community character issues including a development checklist with costs for prospective applicants, and considering the development of an applicant assistance program.

Peter Zahn spoke about the Environmental Sustainability section recommending that a reference to 'explore' be changed to 'advocate forcefully' to increase the baseline of RPS to 100% no later than 2035, that the plastic use restrictions key task should be changed from referencing a consultant to just implementing a code, and adding two new items to the

prioritized list 1) cease City business with banks that support fossil fuel projects and 2) consider a policy where the City would no longer accept grant funds from fossil fuel companies including SDG&E.

Council and Staff discussed that grant funds were accepted around 2017/2018 from SDG&E when many cities worked together on initial Climate Action Plans, that the City was reviewing some funds for EV charging infrastructure, and how to delineate between funds being accepted v. funds compensation for past harm. Discussion continued regarding implementing code enforcement for plastic use compliance for takeout services, moving to a 100% renewable energy baseline, public outreach from Surfrider and Climate Action Commission Junior members regarding plastic use, considering the use of SDG&E funds for EV charging stations, and that SDG&E's attempt to be the good guy with their new clean energy program when they had been so difficult in relation to the City's Community Choice program.

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 9:17 p.m.

Angela Ivey, City Clerk

Council Approved: August 24, 2022