

CITY OF SOLANA BEACH

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



MINUTES

Joint REGULAR Meeting

Wednesday, February 14, 2024 * 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

Lesa Heebner
Mayor

Jewel Edson
Deputy Mayor / Councilmember District 3

Kristi Becker
Councilmember District 2

Jill MacDonald
Councilmember District 4

David A. Zito
Councilmember District 1

Dan King
Interim City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Deputy Mayor Edson called the meeting to order at 6:03 p.m.

Present: Jewel Edson, Kristi Becker, Jill MacDonald, David A. Zito

Absent: Lesa Heebner

Also Dan King, Interim City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Mo Sammak, City Engineer/Public Works Dir.

Rachel Jacobs, Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT:

FLAG SALUTE:

APPROVAL OF AGENDA:

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

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.

Camilla Rang asked Council to consider rerouting the train via the fairgrounds tunnel and said that it was the best option for Solana Beach and Del Mar, that the current trench would be deepen and could be covered to make this area into a park and provide access between Cedros and Highway 101, that the proposed bridge containing a train trestle would only be needed if the track goes through Del Mar Hills and demolishing over 50 homes, that they ask for Solana Beach’s help in delaying the bridge until the tunnel location is determined and exploring a fairgrounds route option.

John Stahl spoke about the SANDAG/North County Transit District option to double track the trestle across the San Dieguito Lagoon, that this plan would do nothing for the City of Solana Beach and would destroy the north end of Del Mar, that eminent domain for a Jimmy Durante portal would take upwards of 50 homes in Del Mar, that a trench cover over the tracks in Solana Beach would bring the west and east sides together totaling at least 6 acres of space for pickleball courts, dog paths, and greenery, that the current plan would increase the train noise in the City, and requested that the City join a group of Del Mar citizens to see better vision for both towns and communities.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

A. CONSENT CALENDAR: (Action Items) (A.1. - A.3.)

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. Minutes.

Recommendation: That the City Council

- 1. Approved the City Council Meeting’s Minutes of January 10, 2024.

Approved Minutes <https://www.cityofsolanabeach.org/en/government/public-meetings/agendas-minutes-videos>

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

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

Recommendation: That the City Council

1. Ratify the list of demands for January 06, 2024 – January 26, 2024.

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

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

A.3. General Fund Adopted Budget for Fiscal Year 2023/2024 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2023-2024 General Fund Adopted Budget.

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

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

B. PUBLIC HEARINGS: (B.1.)

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: 959 Highland., Applicant: Connor, Setiadi. Case: DRP22-026/SDP22-021; APN: 298-270-12. (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 to approve a DRP. The project also meets the requirements of the SDP. Therefore, should the City Council be able to make the findings to approve the DRP and support the proposed partial street vacation, 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 2024-013** conditionally approving a DRP and SDP to construct a new 3,638 square-foot, two-story single-family residence with a 787 square-foot three-

car garage and perform associated site improvements at 959 Highland Drive, Solana Beach.

4. Adopt **Resolution 2024-017** vacating the crescent shape bulb out of surplus public right-of-way at 959 Highland Drive, Solana Beach.

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

[Item B.1. Updated Report #1 \(added 2-14-24 at 8:45am\)](#)

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.

Deputy Mayor Edson opened the public hearing.

Council disclosures.

Katie Bensen, Associate Planner, presented a PowerPoint (on file) reviewing the proposed project.

Council and Staff discussed parking, improved right-of-way, the proposed fence required for safety of pedestrians, the fencing material, the potential decomposed granite erosion, the olive trees, and that the elevated portion of the roof is the open staircase.

John Heckel, Architect, said he did not have a presentation. He addressed some inquiries including the upper floor plate height is 12 ft. and the lower floor is 10 ft., the preference for a more decorative fencing than the chain link, and the placement of the olive trees from the curb.

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

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

WORK PLAN COMMENTS:

Adopted June 28, 2023

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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:

Deputy Mayor Edson adjourned the meeting at 6:47 p.m.

Angela Ivey, City Clerk

Approved: March 13, 2024