



CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, January 29, 2025 * 6:00 p.m.

City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California

Amended to include Councilmember Edson remote participation for just cause pursuant to Government Code section 54953(j)(2)(B). (1-29-25 1:15pm)

Public Access Link: <https://cosb-org.zoom.us/j/84834847790>



Action Minutes contain 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

Kristi Becker
Deputy Mayor / Councilmember District 2

Jill MacDonald
Councilmember District 4

David A. Zito
Councilmember District 1

Jewel Edson
Councilmember District 3

Alyssa Muto
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:00 p.m.

Present: Lesa Heebner, Jewel Edson (remote as noticed above), Kristi Becker, Jill MacDonald, David A. Zito

Absent: None

Also Alyssa Muto, City Manager

Present: Johanna Canlas, City Attorney
Angela Ivey, City Clerk
Dan King, Assistant City Manager
Dan Goldberg, Acting Dir. Engineering/Public Works
Rachel Jacobs, Finance Dir.
Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

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

- Annual Fire Department Update

Captain Josh Gordon presented a PowerPoint (on file).

- Annual Marine Safety Department Update

Captain Greg Uruburu presented a PowerPoint (on file).

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to approve and moving Item C.1. up to be heard before public hearings. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

ORAL COMMUNICATIONS: None

CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:

CITY MANAGER / CITY ATTORNEY REPORTS:

A. CONSENT CALENDAR: (Action Items) (A.1. - A.4.)

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held January 15, 2025.

Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to approve. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. 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 December 14, 2024 – January 10, 2025.

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

A.3. Quarterly Budget Report - Fiscal Year 2025. (File 0330-30)

Recommendation: That the City Council

1. Receive the quarterly report listing changes made to the FY 2025 General Fund Adopted Budget.

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

A.4. Reclassification of Staff Positions, and the Addition of a Full-Time Ocean Lifeguard Classification to the City's Classification and Compensation Plan and Approving the Sideletter with the Solana Beach Employees' Association – Marine Safety Unit. (File 0510-40)

Recommendation: That the City Council

1. Adopt **Resolution 2025-010** approving the updates to the FY 2024/2025 Salary and Compensation Plans to include the following:
 - a. Creation of the Deputy Director of Public Works classification (Attachment 3) and the reclassification of the current Public Works Operations Manager into this new role.
 - b. Incorporate the Deputy Director of Public Works classification to the FY 2024/2025 Management Salary Schedule 1, pay grade M7 (Attachment 2).
 - c. Creation of the Senior Insurance & Risk Manager classification (Attachment 4) and the reclassification of the current Risk Manager into this new role.
 - d. Incorporate the Senior Insurance & Risk Manager classification to the FY 2024/2025 Management Salary Schedule 1, pay grade M4-A (Attachment 2).
 - e. Creation of the Sustainability Program Manager classification (Attachment 5) and the reclassification of the current Senior Management Analyst (Sustainability) into this new role.
 - f. Incorporate the Sustainability Program Manager classification to the FY 2024/2025 Management Salary Schedule 1, pay grade M4 (Attachment 2).
 - g. Creation of two full-time Senior Ocean Lifeguard classifications (Attachment 6) and incorporate this newly created classification to the FY 2024/2025 Marine Safety Salary Schedule 4, pay grade MS-7001 (Attachment 7).
 - h. Approve the reclassification of one of the three (3) current Marine Safety Sergeants to a Marine Safety Lieutenant position for a total of two (2) Lieutenants in the Marine Safety Department.
2. Adopt **Resolution 2025-011** approving the Side letter between the City and the SBEA-MSU to reflect the recommended changes above as they pertain to the Marine Safety Unit.
3. Authorize the City Treasurer to amend the FY 2024/2025 Adopted Budget accordingly.

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

C. STAFF REPORTS: (C.1.)

C.1. Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR). (File 0330-30)

Recommendation: That the City Council

1. Accept and file the City of Solana Beach Annual Comprehensive Financial Report (ACFR) for the fiscal year July 1, 2023 – June 30, 2024.
2. Accept and file The Auditor's Communication with Those Charged with Governance letter.

Shanna Ayala, Partner, Davis Farr, presented a PowerPoint (on file).

Rachel Jacobs, Finance Director, presented a PowerPoint (on file).

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

B. PUBLIC HEARINGS: (B.1. – B.3.)

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: 501 S. Rios, Applicant: Ackad, Case: DRP23-007, SDP23-009, APN: 298-092-05. (File 0600-40)

Recommendation: That the City Council

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 2025-004** conditionally approving a DRP/SDP to demolish the existing development onsite and construct a replacement multi-level residence with a subterranean basement, attached garages, and perform associated site improvements at 501 South Rios Avenue, Solana Beach.

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

Mayor Heebner opened the public hearing.

Council disclosures.

Applicant

Jennifer Bolyn, Eos Architecture, presented a PowerPoint (on file).

Speakers in Opposition

Akiko Maeda

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

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

B.2. Public Hearing: 1505 Lomas Santa Fe, Applicant: Crown Castle, Case: CUP24-002. (File 0600-40)

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 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approved the project, adopt **Resolution 2025-006** conditionally approving a CUP to entitle a physically existing mono-broadleaf tree WCF and associated equipment located at 1505 Lomas Santa Fe Drive, Solana Beach.

Mayor Heebner opened the public hearing.

Council disclosures.

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

Applicant

Mark Linman

Public Speakers

Dr. Kramer, Telecom Law, City's third-party consultant.

Council discussion.

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

Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to complete the project in 12 months. **Approved 4/0/1.** Ayes: Heebner, Edson, Becker, Zito. Noes: None. Absent: MacDonald (recused). Motion carried.

B.3. Public Hearing: 705 Barbara, Applicant: Watkins, Case: DRP23-013 APN: 263-091-07 (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 and supplemental regulations required to approve a DRP in the HOZ and SAOZ. Therefore, should the City Council be able to make the findings to approve the DRP, 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 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-007** conditionally approving a DRP to legalize unpermitted site improvements including grading, drainage, hardscape, landscaping, fences and walls, a deck, and a swim spa at 705 Barbara Avenue, Solana Beach.

Katie Benson, Senior Planner, presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Applicant Presentation
Dale Watkins

Public Speakers
James Meyer
Carl Bullen (time donated by Brandy Bullen)

Council discussion. Council received comments from neighbor on landscaping; applicant requested a continuance to work on the concerns with the neighbor and return to council at a later date.

Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to continue this item to a date certain of March 12, 2025. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

C. STAFF REPORTS: (C.2.)

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.2. 2025 Annual Citizen Commission Appointments. (File 0410-05)

Recommendation: That the City Council

1. Appoint three (3) members to the Budget and Finance Commission nominated/appointed by individual members (Mayor Heebner, Councilmember Edson, and Councilmember Zito) for two-year terms.

Motion: Moved by Councilmember Zito and second by Mayor Heebner to appoint Christopher Maulik (by Heebner), Jeff Lyle (by Edson), Kenneth Zito (by Zito). **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

2. Appoint five (5) members to the Climate & Resiliency Commission nominated/appointed by *Council-at-large for the following positions:*
 - a. Three (3) *Resident* appointments for two-year terms.
 - b. One (1) *Resident* appointment for a one-year term.
 - c. One (1) *Professional* appointment for a member of the environmental and/or scientific community (*resident or non-resident*) for a two-year term.

Motion: Moved by Councilmember Zito and second by Mayor Heebner to appoint Mike Nagamine, Ken Flagg, and Cindi Gilliland to two-year terms, Heather Rock to a one-year term, and Jenny Byars to a two-year term in the professional position (all by Council-at-large). **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

3. Appoint four (4) members to the Parks and Recreation Commission nominated/appointed by *Council-at-large* for two-year terms.

Motion: Moved by Mayor Heebner and second by Deputy Mayor Becker to appoint Stan Bergum, Matt Linnik, Debbie Day, and Carol Jensen (all by Council-at-large). **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

4. Appoint four (4) members to the Public Arts Commission nominated/appointed by *Council-at-large* for two-year terms.

Motion: Moved by Mayor Heebner and second by Deputy Mayor Becker to appoint Deborah Sweet, Halle Shilling, Jeanie Grischy, and Vicki Cypherd (all by Council-at-large). **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

5. Appoint three (3) members to the View Assessment Commission: nominated/appointed by individual members (Mayor Heebner, Deputy Mayor Becker, and Councilmember Edson) for two-year terms.

Motion: Moved by Mayor Heebner and second by Deputy Mayor Becker to appoint Bob Moldenhauer (by Heebner), Rich Villasenor (by Edson), Matthew Cohen (by Becker). **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

WORK PLAN COMMENTS:

Adopted June 26, 2024

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 9:03 p.m.

Approved: February 12, 2025

Angela Ivey, City Clerk