



CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, August 26, 2020 * 4:00 p.m.

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

This meeting was conducted in accordance with Governor Newsom's Executive Order N-29-20 and N-33-20 related to the COVID-19 virus.

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

Jewel Edson, **Mayor**

Judy Hegenauer, **Deputy Mayor**

Kristi Becker, **Councilmember**

Kelly Harless, **Councilmember**

David A. Zito, **Councilmember**

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Edson called the meeting to order at 4:15 p.m.

Present: Jewel Edson, Judy Hegenauer, Kristi Becker, Kelly Harless, David A. Zito

Absent: None

Also Present: Greg Wade, City Manager

Johanna Canlas, City Attorney
Angela Ivey, City Clerk
Dan King, Assistant City Manager
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: No reportable action.

FLAG SALUTE:

APPROVAL OF AGENDA:

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

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

ORAL COMMUNICATIONS:

Nancy Logan urged residents to vote 'No' on Measure S at the November 3rd election,

pointing out two of the three authors on the argument in favor of pot retailers are non-residents and all authors against the measure are residents, including two Councilmembers.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

Mayor Edson reported community announcements, events, and commentary.

Greg Wade, City Manager, introduced Rod Greek, Interim Finance Manager, due to retirement of Marie Berkuti.

Councilmember Zito pointed out a milestone reported in item A.10 that Solana Energy Alliance was able to utilize 100% green-house gas free energy, with 50% renewable, for all last year due to lower energy demand because of COVID-19.

Councilmember Becker commented that item A.8 returns Council meetings to the 6:00 p.m. start time.

A. CONSENT CALENDAR: (Action Items) (A.1. – A.3. & A.5. - A.10)

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the following City Council meetings: January 22, 2020, March 10, 2020, April 1, 2020, April 8, 2020, April 16, 2020, April 22, 2020, and May 6, 2020.

Approved Minutes

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

Motion: Moved by Councilmember Zito and second by Mayor Edson to approve.
Approved 5/0: Ayes: Edson, Hegenauer, Becker, Harless, and 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 June 20, 2020 – August 7, 2020.

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

A.3. General Fund Adopted Budget for Fiscal Year 2020-2021 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2020-2021 General Fund Adopted Budget.

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

carried unanimously.

A.4. Glenmont Underground Utility District – Revised District Boundary and Additional Seed Money. (File 1010-90)

This item was pulled from this Agenda.

A.5. Shore Protection Project Pre-Construction Engineering and Design (PED) and Design Agreement – United States Army Corps of Engineers (USACE).
(File 0740-80)

Recommendation: That the City Council

1. Adopt **Resolution 2020-120:**

- a. Authorizing the City Manager to act as the representative of the City of Solana Beach, in consultation with the City Attorney, to execute the Design Agreement with the USACE San Diego County Project (formerly known as the Encinitas-Solana Beach Coastal Storm Damage Reduction Project).
- b. Authorizing the City Manager to act as the representative of the City of Solana Beach, in consultation with the City Attorney, to sign and execute any and all related documents and certifications as may be needed during the PED phase of the Project, provided those do not involve increases to the approved Design Agreement (DA) budget.
- c. Authorizing the City Manager to act as the representative of the City of Solana Beach, in consultation with the City Attorney; to pay all invoices received by the USACE either through direct cash contributions or work in kind contributions and to seek reimbursement from State Parks through the grant agreement with DBW.
- d. Approving an appropriation of \$450,000 to the State Grant revenue account and Sand Replenishment/ACOE Study Project for FY 2021, both in the Department of Boating and Waterways Special revenue fund.
- e. Authorizing the City Treasurer to amend FY 2020/21 Adopted Budget accordingly.

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

A.6 Video Broadcast Services of Public Meetings. (File 0190-70)

Recommendation: That the City Council

1. Adopt **Resolution 2020-119:**

- a. Awarding Bob Hoffman Video and Photography an increased amount not to exceed \$24,402 for FY 2019/20.
- b. Authorizing the City Manager to amend the FY 2019/20 agreement and the agreement extension FY 2020/21 with Bob Hoffman Video and Photography.

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

A.7. State Homeland Security Program Grant 2019 for 800 MHz Radios. (File 0240-60)

Recommend that the City Council:

1. Adopt **Resolution 2020-118:**
 - a. Accepting \$12,324 in federal funds from a 2019 State Homeland Security Program (SHSP) grant awarded to the City of Solana Beach for the purchase of 800 MHz radios.
 - b. Authorizing the City Manager to execute the sign and submit the required California Governor's Office of Emergency Services Fiscal Year FY19 Grant Program Standard Assurances.
 - c. Approving an appropriation of \$12,324 to the Federal Grant revenue account and the Minor Equipment expenditure account for the Fire Department both in the Public Safety Special Revenue fund.
 - d. Authorizing the City Treasurer to amend the FY 2020/21 Adopted Budget accordingly.

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

A.8. Reinstating the 6:00 PM Start Time for Regular City Council Meetings. (File 0410-05)

Recommendation: That the City Council

1. Adopt **Resolution 2020-123** Reinstating 6:00 P.M. Start Time for Regular City Council Meetings.

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

A.9. Ratification of Emergency Order Relaxing Outdoor Use Regulations for Gym & Fitness Centers, Personal Care Services, Salons and Barber Shops through a Temporary Use Permit. (File 0240-00, 800-20)

The Staff recommends that the City Council:

1. Consider ratifying the Emergency Order made by the City Manager, acting as the Director of Emergency Services, and issued on July 29, 2020.

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

A.10. Solana Energy Alliance (SEA) – 2019 Power Content Label and Attestation. (File 1010-45)

The Staff recommends that the City Council:

1. Attest to the accuracy of information provided in Solana Energy Alliance's

2019 Power Content Labels.

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

B. PUBLIC HEARINGS: (B.1. – B.2.)

B.1. Public Hearing: 201 Ocean Street, Applicant: Carome, Case 17-28-02. (File 0600-40)

The proposed project meets the minimum objective requirements under the 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 and administratively issue a SDP. 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. Find the project exempt from the California Environmental Quality Act pursuant to Sections 15303 of the State CEQA Guidelines.
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2020-077** conditionally approving conditionally approving a DRP and SDP to remodel the existing residence and construct a new two-story addition, including a roof top deck and a walk out deck off the east side of the proposed addition. In addition, the Applicant is proposing to convert an existing detached accessory structure to an accessory dwelling unit (ADU) at 201 Ocean Street, Solana Beach.

Mayor Edson announced the continued public hearing.

Council disclosures.

Greg Wade, City Manager, introduced the item.

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

Written comments were posted and distributed.

Asli Carome, Applicant, clarified square footage, discussed the change, and asked for reconsideration to retain the removed bedroom. She addressed the opposition letter regarding privacy, and agreed to an example of deck restrictions.

Douglas Fees, Studio One Architect, displayed photos of roof decks in the neighborhood.

Motion: Moved by Councilmember Harless and second by Deputy Mayor Hegenauer to close the public hearing. Councilmember Harless withdrew the motion.

Asli Carome, Applicant, responded to Council questions about eliminating the roof deck and ocean view.

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

Councilmember Zito stated he would not be supporting the motion because the applicant is not allowed to have a roof deck on the first story since it would impair a neighbor's view, so it may be appropriate instead to allow a roof deck on top of the second story.

Motion: Moved by Deputy Mayor Hegenauer and second by Mayor Edson to approve the recommended action conditionally with removal of the second story roof deck. **Approved 4/1:** Ayes: Edson, Hegenauer, Becker and Harless, Noes: Zito. Motion carried.

B.2. Public Hearing: 325 S. Sierra, Applicant: Seascape Shores Condominiums HOA, Case TE20-001. (File 0600-40)

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. If the Council can make the required findings, adopt **Resolution 2020-121**, approving the request for a Time Extension for approvals and entitlements in Case No. 17-17-39 and setting the expiration date on May 23, 2021.

Mayor Edson opened the public hearing.

Council disclosures.

Greg Wade, City Manager, introduced the item.

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

Council and Walt Crampton, Project Engineer, discussed the fiber wrap around the existing lower elements of the private beach access staircase in order to obtain Coastal Commission approval.

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

Mayor Edson and Councilmember Zito provided direction to staff to add an item to the Work Plan to consider amending the Municipal Code to extend permit expirations related to projects needing Coastal Commission approval.

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

C. STAFF REPORTS: (C.1. – C.4.)

C.1. Small Business Grant Program Update. (File 0330-25)

Recommendation: That the City Council:

1. Receive the report on the grant recipients and provide additional direction to Staff on the Small Business Financial Assistance Grant Program as necessary.

Greg Wade, City Manager, introduced the item.

Rimiga Viskanta, Sr. Management Analyst, presented a PowerPoint (on file).

Councilmembers questions and discussion.

Motion: Moved by Councilmember Zito and second by Councilmember Harless to increase allocation of the Small Business Grant Program from \$200,000 to \$202,390.24.

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

C.2. Declaring Climate Emergency and Need for Accelerated Action to Address the Climate Crisis (File 0220-10)

Recommendation: That the City Council

1. Adopt **Resolution 2020-124** declaring a climate emergency and the need for accelerated action to address the climate crisis.

Greg Wade, City Manager, introduced the item.

Rimiga Viskanta, Sr. Management Analyst, presented a PowerPoint (on file).

Councilmember discussion.

Speaking in support of the Declaration of the Climate Emergency were:

Bruce Bekkar, Chair Public Health Advisory Council of Climate Action Campaign, cited the Journal of American Medical Association stating that a June 2020 study on heat and air pollutants resulted in bad birth outcomes across the United States and asked Council to take action to safeguard the health of residents in the region.

Angie Neison and David Neison, physicians, said that the climate crisis was a public health crisis and they supported the adoption of the Declaration of Climate Emergency.

Vi Nguyen, Chair of San Diego Chapter for the American Academy of Pediatrics Climate Change and Health Committee, said that Council should declare a climate emergency because climate change had direct deleterious impacts on children's health.

Peter Zahn, Climate Action Commission, spoke about the serious long term health effects from the climate emergency; scientists finding links between climate change and humid weather, fire, simultaneous hurricanes and susceptibility to the corona virus; and SDG& E request for a fuel neutral approach being counter to the City's goals because

gas contains methane, a super pollutant. He pointed out paragraph 15 in the Declaration may be eliminated due to redundancy in paragraph 16.

Mary Yang, Climate Action Commission, said that the public health crisis and changes to the climate, including wildfires, released greenhouse gases causing global warming, droughts, flood, famines and diseases, and supported the City joining with 1,800 cities and jurisdictions around the world who had declared a climate emergency.

Jonathan Goodmacher, Climate Action Commission, spoke about the climate emergency, all of the work that went into preparing the Declaration, and his support for its adoption.

Council discussed the comments, paragraph 15, paragraph 11 regarding transit-oriented development relating to future growth plans within the City, and adding the reference 'as resources allow.'

Mayor Edson recessed the meeting at 6:32 p.m. for a break and reconvened at 6:42 p.m.

Councilmembers continued discussion.

Motion: Moved by Deputy Mayor Hegenauer and second by Councilmember Becker to approve the recommended action with elimination of paragraphs numbered 11 and 15, and revise wording in paragraphs numbered 13 and 14 to add "as resources allow."

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

C.3. State Coronavirus Aid, Relief and Economic Security (CARES) Act, Coronavirus Relief Fund (CRF). (File 0240-70)

Recommendation: That the City Council

1. Provide direction to Staff on the use of the \$209,366.00 county and state allocations of CARES Act CRF funds, including its use for eligible reimbursement to the General Fund.

Greg Wade, City Manager, introduced the item.

Dan King, Assistant City Manager, presented a PowerPoint (on file).

Councilmember questions and discussion.

Motion: Moved by Councilmember Zito and second by Mayor Edson to approve retaining \$145,000 for General Fund expenses and return to City Council with recommendations for the balance to fund COVID-19 community assistance programs.

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

C.4. Citizen Commission Vacancies: Parks & Recreation Commission Appointment and Climate Action Commission Extension (File 0120-06)

Recommendation: That the City Council

1. Consider the application(s) submitted and make an appointment to the vacancy on the Parks and Recreation Commission with a term until January 2021.

Greg Wade, City Manager, introduced the item.

Council discussed the three strong candidates, their merits, and since there would be more vacancies in January that those not appointed should reapply.

Motion: Moved by Councilmember Harless and second by Councilmember Becker to appoint Danielle King to the Parks & Recreation Commission to fill a vacancy for a term expiring January 2021. **Approved 5/0:** Ayes: Edson, Hegenauer, Becker, Harless, and Zito. Noes: None. Motion carried unanimously.

Councilmembers discussed having a junior member on the Climate Action Committee and requested Staff to return with recommendations.

WORK PLAN COMMENTS: Mayor Edson said there was discussion about roof decks, which could be added to the Work Plan.

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

REGIONAL COMMITTEES: (outside agencies, appointed by this Council)

STANDING COMMITTEES: (All Primary Members) (*Permanent Committees*)

Councilmembers reported on Committee activities.

ADJOURN:

Mayor Edson adjourned the meeting at 7:47 p.m.

Angela Ivey, City Clerk

Approved: October 14, 2020