



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

MINUTES

Joint REGULAR Meeting
Wednesday, May 22, 2024 * 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](#).



CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:05 p.m.

Present: Lesa Heebner, Jewel Edson, Jill MacDonald, David A. Zito

Absent: Kristi Becker

Also Alyssa Muto, City Manager

Present: Johanna Canlas, City Attorney

Dan King, Assistant City Manager

Megan Bavin, Deputy City Clerk

Mo Sammak, City Engineer/Public Works Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

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

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

None at the posting of this agenda

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

None at the posting of this agenda

ORAL COMMUNICATIONS: None

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 agendaized for official City business with no action or substantive discussion.

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

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 of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held on April 24, 2024.

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for April 20, 2024 – May 03, 2024.

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

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

A.4. Solana Beach Coastal Rail Trail Maintenance District Preliminary Engineer's Report, Annual Levy, and Collection of Assessments – Fiscal Year 2024/25.

(File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2024-046**, initiating the proceedings for the annual levy of assessments within the Coastal Rail Trail Maintenance District for Fiscal Year 2024/25.
2. Adopt **Resolution 2024-047**, approving the Preliminary Engineer's Report for proceedings of the annual levy of assessments within Coastal Rail Trail Maintenance District.
3. Adopt **Resolution 2024-048**, 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 26, 2024.

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

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

A.5. Solana Beach Lighting Maintenance District Engineer's Report, Annual Levy, and Collection of Assessments - Fiscal Year 2024/25. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2024-049** approving the Solana Beach Lighting Maintenance District Engineer's Report for Fiscal Year 2024/25 for proceedings of the annual levy of assessments within a special maintenance district.
2. Adopt **Resolution 2024-050** 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 26, 2024.

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

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

A.6. Exterior Painting and Stucco Repairs at City Hall - Notice of Completion.
(File 0710-20)

Recommendation: That the City Council

1. Adopt **Resolution 2024-060:**
 - a. Ratifying the City Manager's decision to execute Change Order No. 1 to the construction contract with Polychrome Construction, Inc., in an amount of \$39,085, for a total amount of \$86,830, for Fiscal Year 2023/24.
 - b. Authorizing the City Clerk to file a Notice of Completion.

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

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

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: 135 S. Sierra, Applicant: Las Brisas HOA, Case No: TE23-002, APN: 298-010-51-01 to 36. (File 0600-40)

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. If the City Council can make the required findings, adopt **Resolution 2024-029**, approving the request for a Time Extension for approvals and entitlements in Case No. CUP20-004 and setting the expiration date as February 9, 2025.

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

[Item B.1. Supplemental Docs \(updated 5-22-24 at 4:20pm\)](#)

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.

Alyssa Muto, City Manager, introduced the item.

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

Mayor Heebner opened the public hearing.

Council Disclosures.

Bob Trettin, representative from Las Brisas HOA, said they are requesting a 12-month extension for their Seawall Project, that they were ready to begin in December 2022, with all permits in place, but the engineering firm unexpectedly backed out which lead to significant delays and costs, that a new specialized contractor had been secured, a new pre-construction conference had been scheduled, that they were ready to proceed, and they were committed to ensuring public access to open space areas once the project was completed.

John Steele, Surfsong HOA President, said that Surfsong supported the Seawall Project, that they had been involved in the process since the collapse and subsequent planning, engineering, and meetings, they were willing to make necessary accommodations including reducing some fencing, staging equipment or materials at the top of their bluff to facilitate safe construction, and that both Las Brisas and Surfsong were committed to ensuring the beach below was safe for visitors.

Council, Staff and applicant discussed that there were no changes to the project plans, people being able to safely get up to view the story poles that will be put up for the Marine Safety Center, that reopening the public path near the Marine Safety Center would require additional Coastal Commission approval for new fencing to prevent access to dangerous

areas, that the project might be done by the fall when the Marine Safety Center story poles go up.

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

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

B.2. Public Hearing: 255-265 Pacific Ave., Applicant: Alamo Family Trust, Sivage Family Revocable Trust, Bradley and Susan Stone, Case: MOD24-002.

(File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, is consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings to approve a modification to the approved CUP. 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.
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2024-061** conditionally approving a modification to the CUP for backfilling of existing eroded gullies within the existing geogrid reinforced slope, installation of secondary geogrid in the backfill of the gully repair, installation of temporary irrigation, and revegetation of the upper bluff with native container plants and hydroseeding on the coastal bluff below 255, 261, and 265 Pacific Avenue, Solana Beach.

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

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Alyssa Muto, City Manager, introduced the item.

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

Mayor Heebner opened the public hearing.

Council Disclosures.

Council and Staff discussed the conditions in the resolution related to the monitoring of the landscaping, that the applicants have two years to establish plants, and that the temporary above-ground pipe irrigation is removable.

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. Motion carried.

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

B.3. Public Hearing: Regional Transportation Improvement Program (RTIP) for Fiscal Years 2025-2029. (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 2024-042**, approving the 2025 Regional Transportation Improvement Program for Fiscal Years (FY) 2024/25 through FY 2028/29.

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

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Alyssa Muto, City Manager, introduced the item.

Mo Sammak, Director of Engineering & Public Works, presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council Disclosures.

Council and Staff discussed incorporating the \$850,000 from Congressmen Levin for the Lomas Santa Fe Corridor Improvement Project, when the project was closer to beginning work on the west side, and that the City was still waiting on confirmation from SANDAG regarding the funds.

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

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

C. STAFF REPORTS: (C.1.)

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. Glencrest Sidewalk Project Update. (File 0820-45)

Recommendation: That the City Council

1. Receive report and provide direction to Staff.

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

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Alyssa Muto, City Manager, introduced the item.

Mo Sammak, Director of Engineering & Public Works, presented a PowerPoint (on file).

Council and Staff discussed the proposed sizes of the lanes and shoulder, that the project design aims to minimize impact, that property owners will be shown the sidewalk placement and informed that their driveways would be reconstructed at the City's expense, that driveway specifics would be negotiated, that the area characterized as a shoulder is not a bike lane or pedestrian walkway, that its purpose is to create narrower lanes to slow traffic, that the bike lane would be a shared lane with motorists, current and future parking space options, and keeping the sidewalk concrete.

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:

Mayor Heebner adjourned the meeting at 7:32 p.m.

Megan Bavin, Deputy City Clerk

Approved: July 10, 2024