



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

ACTION MINUTES

Joint REGULAR Meeting

Wednesday, December 11, 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](#).



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, 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
 Mo Sammak, City Engineer/Public Works Dir.
 Joseph Lim, Community Development Dir.

FLAG SALUTE:

APPROVAL OF AGENDA:

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

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

- City Engineer Mo Sammak Retirement

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.

Diana Kutlow – Legislative Update from Senator Blakespear
Akiko Maede – Storm Drain Requirements and City's Municipal Code

CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:

An opportunity for City Council to make brief announcements or report on various activities. These items are not agendized for official City business with no action or substantive discussion.

CITY MANAGER / CITY ATTORNEY REPORTS:

An opportunity for the City Manager and City Attorney to make brief announcements or report on various activities. These items are not agendized for official City business with no action or substantive discussion.

A. CONSENT CALENDAR: (Action Items) (A.1. - A.5.)

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 October 23, 2024, November 13, 2024, and November 20, 2024.

Motion: Moved by Councilmember Zito and second by Councilmember Edson 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 October 26, 2024 – November 15, 2024.

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

A.3. 2025 City Council Meeting Schedule Planning. (File 0410-05)

Recommendation: That the City Council

1. Review, edit, and/or approve a 2025 anticipated Council meeting schedule and make changes if necessary.
2. Adopt **Resolution 2024-117** re-establishing Regular Council meeting dates for 2025 with proposed meetings dates.

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

A.4. City Hall Fire Alarm System Upgrade. (File 0260-40)

Recommendation: That the City Council

1. Adopt **Resolution 2024-116** authorizing the City Manager to execute an amendment to the Professional Services Agreement with Symons Fire Protection, Inc., to include fire alarm system upgrades at City Hall during Fiscal Year 2024/25, increasing the contract by \$5,000 for a total not-to-exceed amount of \$21,500 for Fiscal Year 2024/25 only.

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

A.5. Dead Animal Disposal and Pest-Rodent Control Services. (File 0410-08)

Recommendation: That the City Council

1. Adopt **Resolution 2024-118** authorizing the City Manager to execute an amendment to the Professional Services Agreement with Habitat Protection, Inc., for pest control, rodent management, and dead animal disposal services during Fiscal Year 2024/25, increasing the contract by \$5,000 for a total not-to-exceed amount of \$14,960 for Fiscal Year 2024/25 only.

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

C. STAFF REPORTS: (C.1. – C.3.)

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. Adopt (2nd Reading) Ordinance 534 – Zoning Ordinance Amendments Consistent with the City's 6th Cycle Housing Element Programs. (File 0610-10)

Recommendation: That the City Council

1. Adopt **Ordinance 534** amending various Zoning Code sections regarding housing development standards and housing types.

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

C.2. Adopt (2nd Reading) Ordinance 536 – Density Bonus Ordinance Update.
(File 0630-10)

Recommendation: That the City Council

1. Adopt **Ordinance 536** repealing and replacing Section 17.20.050 of the Solana Beach Municipal Code.

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

C.3. Council Boards, Committees, Commissions Appointments. (File 0410-05)

Recommendation: That the City Council

1. Review the Regional Boards/Commissions/Committees to:
 - a. Determine the City Selection Committee 2025 alternate member.
 - b. Make new or re-appointments to all other agencies for new two-year terms.
2. Review Council Standing Committees and make appointments for new two-year terms.

Motion: Moved by Councilmember Edson and second by Councilmember MacDonald to reappoint all current members. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. 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: 401-450 Bell Ranch Road, 8 Vacant Lots, Applicant: Shea Homes Limited Partnership, Case: DRP24-002 to 009, APNs: 298-121-69 to 298-121-76.
(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 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; Close the Public Hearing.

2. Find each 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 each project, adopt each resolution: **Resolution 2024-108**, **Resolution 2024-109**, **Resolution 2024-110**, **Resolution 2024-111**, **Resolution 2024-112**, **Resolution 2024-113**, **Resolution 2024-114**, and **Resolution 2024-115** conditionally approving the construction of new single-story, single-family residences with attached garages, and perform associated site improvements on the 8 vacant lots within the Drift Subdivision at 401-450 Bell Ranch Road, Solana Beach.

Deputy Mayor Becker recused herself due to property interest within 500 ft. of the subject property.

Staff presentation.

Mayor Heebner opened the public hearing.

Council disclosures.

Motion: Moved by Councilmember Edson and second by Councilmember Zito 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 Edson and second by Councilmember Zito to approve with modifications adding a condition regarding tree substitutions. **Approved 4/0/1.** Ayes: Heebner, Edson, MacDonald, Zito. Noes: None. Absent: Becker (recused). Motion carried.

B.2. Public Hearing: 111 S. Sierra Ave., Structure Development Permit and Conditional Use Permit to Construct a Replacement Marine Safety Center. (File 0600-40)

Recommendation: 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 Section 15302 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2024-119**, conditionally approving the construction of a new 4,309 square foot Marine Safety Center and perform associated site improvements located at 111 S. Sierra Avenue, Solana Beach.
4. Authorize the City Manager to submit the application to the Coastal Commission and take any actions necessary to obtain all needed permits.

Staff presentation.

Mayor Heebner opened the public hearing.

Public speakers

Anthony Gatti, Bruce Gresham, Maureen Finkelstein, John Steele, Ron Kassan, Joe Behrmann, Grant Fletcher.

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

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

WORK PLAN COMMENTS:

Adopted June 26, 2024

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 8:35 p.m.

Angela Ivey, City Clerk

Approved: January 13, 2025