



CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, April 22, 2020 * 6:00 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 6:01 p.m.

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

Absent: None

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Deputy Mayor Hegenauer and second by Councilmember Harless to approve.

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

ORAL COMMUNICATIONS:

Angela Ivey, City Clerk, stated that there was one written public comment submitted before the meeting, distributed to Council, and posted online.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

Council reported community announcements, events, and commentary.

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

A.1. Minutes of the City Council. (File 0300-30)

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meeting held February 26, 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 Becker and seconded by Councilmember Zito to approve.

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

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

Recommendation: That the City Council

1. Ratify the list of demands for March 21, 2020 – April 03, 2020.

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

Motion: Moved by Councilmember Becker and seconded by Councilmember Zito to approve.

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

A.3. General Fund Adopted Budget for Fiscal Year 2019-2020 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2019-2020 General Fund Adopted Budget.

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

Motion: Moved by Councilmember Becker and seconded by Councilmember Zito to approve.

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

A.4. Skipped number.

A.5. TransNet Funds Transfer. (File 0390-35)

Recommendation: That the City Council

1. Adopt **Resolution 2020-040** approving the transfer of \$2,420 of TransNet funds from the Stevens-Valley Corridor Improvement Project (SANDAG MPO ID SB17) to the Pavement Resurfacing Project (SANDAG MPO ID SB16).

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

Motion: Moved by Councilmember Becker and seconded by Councilmember Zito to approve.

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

A.6. Regular Council Meetings Temporary Time Change. (File 0410-05)

Recommendation: That the City Council

1. Adopt **Resolution 2020-043** to establish a 4:00 p.m. start time for the regular City Council meetings on a temporary basis.

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

Motion: Moved by Councilmember Becker and seconded by Councilmember Zito to approve.

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

B. PUBLIC HEARINGS: (B.1. – B.3.)

B.1. Public Hearing: 675 Glenmont Dr., Applicant: Roemmich-Nottingham, Case: DRP 19-004. (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, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Sections 15301 and 15302 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2020-024** conditionally approving a DRP to reconstruct a single-story, single-family residence, construct a 211 square-foot single-story addition, and perform associated site improvements at 675 Glenmont Drive, Solana Beach.

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

Greg Wade, City Manager, introduced the item.

Katie Benson, Sr. Planner, presented a PowerPoint (on file) reviewing the project.

Council made disclosures.

Mayor Edson stated that this was a continued and open public hearing.

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

Motion: Moved by Mayor Edson and seconded by Deputy Mayor Hegenauer to reopen the public hearing. Motion **Approved 5/0**: Ayes: Edson, Hegenauer, Becker, Harless, and Zito. Noes: None.

John Kavan, Applicant's Architect, thanked the City Council and staff for proceeding with hearing the project during the health emergency crisis.

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

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

B.2. Public Hearing: 447 E. Cliff Street, Applicant: Davis, Case: MOD 19-002, SDP 20-004. (File 0600-40)

The proposed project meets the minimum objective requirements under the SBMC, is 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 and administratively issue an SDP. 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 Sections 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2020-039** conditionally approving a MOD to the Resolution 2015-35 conditions of approval and approving an addition of 95 square feet to an existing Accessory Living Unit (ALU) and administratively approving a SDP located on property at 447 E. Cliff Street.

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

Deputy Mayor Hegenauer recused herself from discussion due to property ownership of a residence within 500 feet of the project, so she moved to the Zoom waiting room.

Greg Wade, City Manager, introduced the item.

Joe Lim, Community Development Director, presented a PowerPoint (on file) reviewing the project.

Mayor Edson opened the public hearing and Council made disclosures.

Applicant Donald Davis said he did not have a presentation and was available to answer questions.

Council and Staff discussed the affordability deed restriction for the accessory living unit, that and the deed restriction was previously for accessory living units and not accessory dwelling units, and that the deed restriction would be removed since it was not required for accessory dwelling units.

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

Motion: Following brief Council discussion, it was moved by Councilmember Zito and seconded by Mayor Edson to approve staff recommendations. Motion **Approved 5/0:** Ayes: Edson, Becker, Harless, and Zito. Noes: None. Recused: Hegenauer.

B.3. Public Hearing: *TransNet* Local Street Improvement Program of Projects for Fiscal Years 2021 through 2025. (File 0820-90)

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 2020-041**, approving the *TransNet* Local Street Improvement Program list of projects for Fiscal Years 2021 through 2025.

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

Greg Wade, City Manager, introduced the item.

Mayor Edson opened the public hearing.

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

Motion: Moved by Councilmember Harless and seconded by Councilmember Becker to approve staff recommendation. Motion **Approved 5/0:** Ayes: Edson, Hegenauer, Becker, Harless, and Zito. Noes: None.

C. STAFF REPORTS: (C.1.)

See [Public Participation](#) on the front page for information on how to submit public comment.

C.1. Solana Energy Alliance (SEA) 2/12/20 Quarterly Update Follow Up. (File 1010-45)

Recommendation: That the City Council

1. Provide direction regarding the rate discount to apply in developing an adjusted rate schedule.
2. Direct Staff to schedule a rate public hearing with an updated rate schedule reflecting Council direction at the May 13, 2020 City Council meeting.

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

[Item C.1. Supplemental Docs \(Updated 4-22 at 545pm\)](#)

Greg Wade, City Manager, presented a PowerPoint (on file) regarding the item.

Jeff Fuller, Consultant, continued the PowerPoint (on file), reviewing historical data and financial projections.

City Manager Wade continued the presentation, summarizing impacts from rate discounts of 3%, 1% or zero, deferral of \$25,000 repayment to the City general fund, and projecting a rate decrease at the next hearing.

Council and Staff discussed unchanged rate charges for summer and fall, timing of selling Bucket 2 energy and purchasing Bucket 3, procuring carbon free energy prior to winding down operations of Solana Energy Alliance (SEA) in 2021, the Power Charge Indifference Adjustment (PCIA) eventually being at zero, deferring repayment to the City, Calpine Energy Solutions providing billing and data management services, and setting rates at parity (0% discount).

Discussion continued regarding clarification about selling energy contracts, contradiction of PCIA increase and decrease of energy generating costs, potential increase from SDG&E even with leveling of summer/winter rates, and lowering the rate discount resulting in reduction for energy generation rates but with increased distribution charges bills, the difficulty in comparing bills and the

sample bill on the SEA website, the change in value of solar energy with and without storage, maintaining a 1% rate discount under the circumstances and deferring reimbursement of City costs, maintaining the current portfolio mix since the carbon free component of the portfolio mix was mostly from out of State, the goals would be increasing local energy production and meeting the Climate Action Plan, the SEA having about \$450,000 in charges over the last two years, increased distribution charges of 129% and a higher PCIA, other environmental projects, and setting rates at parity.

Motion: Moved by Councilmember Zito and seconded by Councilmember Becker to direct staff to return with a rate plan with 1% discount for energy generation and schedule the hearing on May 13, 2020. **Approved 5/0:** Ayes: Edson, Hegenauer, Becker, Harless, and Zito. Noes: None.

Motion: Moved by Councilmember Harless and seconded by Councilmember Becker to defer repayment of \$25,000 in monthly costs to the City. **Approved 5/0:** Ayes: Edson, Hegenauer, Becker, Harless, and Zito. Noes: None.

C.2. Consideration of Resident & Business Relief Measures Related to COVID-19

Recommendation: That the City Council

1. Discuss and consider ways in which the City might assist residents and businesses during the COVID-19 pandemic and provide direction to Staff as necessary.

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

Greg Wade, City Manager, presented a PowerPoint (on file) reviewing relief measures to consider for residents and businesses due to the COVID-19 emergency related to business certificate renewal fees/fire inspection fees, short term vacation permits, sewer rates, Solana Energy Alliance, hillside slope failure efforts, and communication and outreach with information on resources and financial assistance.

Council and Staff discussed focusing on business certificate renewal fees waiver, short term vacation permits at 2018 rates, sewer rate at 2018 rate, defer sending outstanding bills to collections for Solana Energy Alliance until year end, and hillside slope failure permit fee waiver.

WORK PLAN COMMENTS: None

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 Committee activities.

ADJOURN:

Mayor Edson adjourned the meeting at 9:05 p.m.

Angela Ivey, City Clerk

Approved: August 26, 2020