



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

MINUTES

Joint REGULAR Meeting

Wednesday, March 13, 2024 * 6:00 p.m.

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



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

Lesa Heebner
Mayor

Jewel Edson
Deputy Mayor / Councilmember District 3

Kristi Becker
Councilmember District 2

Jill MacDonald
Councilmember District 4

David A. Zito
Councilmember District 1

Dan King
Interim City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

Please submit your speaker slip to the City Clerk prior to the meeting or the announcement of the Item. Allotted times for speaking are outlined on the speaker's slip for Oral Communications, Consent, Public Hearings and Staff Reports.

READING OF ORDINANCES AND RESOLUTIONS:

Pursuant to [Solana Beach Municipal Code](#) Section 2.04.460, at the time of introduction or adoption of an ordinance or adoption of a resolution, the same shall not be read in full unless after the reading of the title, further reading is requested by a member of the Council. If any Councilmember so requests, the ordinance or resolution shall be read in full. In the absence of such a request, this section shall constitute a waiver by the council of such reading.

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:17 p.m.

- Present: Lesa Heebner, Jewel Edson, Kristi Becker, Jill MacDonald, David A. Zito
 Absent: None
 Also Dan King, Interim City Manager
 Present: Johanna Canlas, City Attorney
 Angela Ivey, City Clerk
 Mo Sammak, City Engineer/Public Works Dir.
 Rachel Jacobs, Finance Dir.
 Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF 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 agendized for official City business with no action or substantive discussion.

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

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 February 6, 2024, February 7, 2024, and February 14, 2024.

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

Recommendation: That the City Council

1. Ratify the list of demands for February 10, 2024 – February 23, 2024.

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

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.

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 \(click here\)](#)

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A.4. Fire Station Garage Door Replacement Project. (File 0700-25)

Recommendation: That the City Council

1. Adopt **Resolution 2024-020**:
 - a. Authorizing the City Council to accept, as complete, the Fire Station Garage Door Replacement Repairs Project, Bid No. 2022-11, constructed by National Garage Door Co.
 - b. Authorizing the City Clerk to file a Notice of Completion.

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

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NOTE: The City Council shall not begin a new agenda item after 10:30 p.m. unless approved by a unanimous vote of all members present. (SBMC 2.04.070)

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: 322 N. Granados Ave., Applicant: Elise Dabby and Owen Nieder, Case: DRP23-010, SDP23-012, APN: 263-391-15. (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 and 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 Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2024-024** conditionally approving a DRP and SDP for an interior

remodel and a square footage addition to the existing single-family residence and perform associated site improvements at 322 N. Granados Avenue, Solana Beach.

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

[Item B.1. Supplemental Docs \(updated 3-13-24 at 4:30pm\)](#)

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.

Dan King, Interim City Manager, introduced the item.

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

Mayor Heebner opened the public hearing.

Council disclosures.

Council and Staff discussed grading, entry gate monument height, no VAC (View Assessment Commission) submittals and story poles.

Craig Frieauf, Applicant's Architect, addressed safety issues related to driveway visibility, the fence height, and the fence would be open 80% rather than closed.

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

Council, Applicant, and Staff discussed fence height, landscape design, and neighbor impact.

Motion: Moved by Councilmember Zito and second by Councilmember Becker to approve and that the inclusive southern fence would be 80% open to light and air. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

B.2. Public Hearing: 821 Steven Ave., Applicant: SOHI Affordable LP, TEFRA Hearing. (File 0600-40)

Recommendation: That the City Council

1. Conduct the Public Hearing and consider adoption of **Resolution 2024-021** approving the issuance of the Bonds by the CMFA for the benefit of SOHI Affordable LP (the "Borrower") a partnership of which H.G. Fenton Property Company (the "Developer") or a related person to the Developer is the general partner, to provide for the financing of the Project. Such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following).

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

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Dan King, Interim City Manager, introduced the item.

Joe Lim, Community Development Dir., provided a brief overview of the financing means and its implications.

David Gatscke, Fenton, said he did not have a formal presentation and sought support for the tax-exempt financing mechanism.

Council and Applicant discussed that the project's timeline was a balancing act between community desires and construction impacts.

Motion: Moved by Councilmember Zito and second by Deputy Mayor 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 Deputy Mayor Edson to approve and allocate any funds received from the issuance to the affordable housing fund. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

C. STAFF REPORTS: (C.1. – 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.1. Highway 101 North End Pedestrian Crossing Update. (File 0860-05)

Recommendation: That the City Council

1. Adopt **Resolution 2024-027:**

- a. Authorizing the City Manager to execute an amendment to the Professional Services Agreement, in the amount of \$20,000, with STC Traffic Inc., for as-needed traffic engineering services, for a not to exceed amount of \$45,000 for Fiscal Year 2023/24.
- b. Authorizing an appropriation of \$20,000 from the Traffic Safety Professional Services Budget Account 1006540.65300.

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

[Item C.1. Supplemental Docs \(updated 3-13-24 at 10:15am\)](#)

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Dan King, Interim City Manager,

Mo Sammak, Engineering/Public Works Dir., presented a PowerPoint (on file).

Council and Staff discussed that the term "not warranted" indicated that the proposed crossing did not meet the traffic signal warrant analysis, the potential reduction of the speed limit using red flashing lights instead of yellow at pedestrian crossings, the standard

traffic control protocols regarding flashing lights and signaled crossings, emphasizing safety considerations, and that lane reduction space could be used by the Coastal Rail Trail (CRT).

Council and Staff continued discussions regarding bench placement, safety lights illuminating walkways to make pedestrians more visible at night, landscaping, bike lane designs, parking, and pedestrian crossing signals.

Mayor Heebner recessed the meeting at 7:30 p.m. for a break and reconvened at 7:35 p.m.

Shawna McGarry, representing BikeWalkSolana expressed gratitude for the presentation and her support for the crossing infrastructure project including the narrowing lanes, traffic calming measures and safety for pedestrians, runners, and cyclists, the bike lane adjustment with two different types of cyclists for fast and slower cyclists, funding, and collaboration.

Kristin Brinner stated her gratitude for Council's prioritization of this crossing project even though a stop light was not supported, and suggested clear directional signage to ensure pedestrians and cyclists stay in the appropriate lanes and travel in the correct direction to enhance safety.

Carol Jensen said that she represented several neighbors along S. Rios, that they support the crosswalk and a rapid flashing light to enhance safety, their confusion about the need to lose a lane of traffic, reducing the speed limit to 25 mph, and that they support a basic crosswalk without altering the road layout.

Jason Stack explained that reducing the road from four lanes to two lanes decreases the potential for conflicts between pedestrians and vehicles, that reducing the road width by 50% significantly lowers the risk of accidents, mentioned his experiences with layouts in Encinitas and Del Mar, and that traffic studies showed that the two-lane configuration could handle the current traffic volume efficiently including peak traffic periods such as Saturdays and summertime.

Council acknowledged the public's interest and input, their support for the project, various design elements including lane reduction, bike lanes, traffic calming measure, pedestrian safety features, the importance of ensuring safe and efficient traffic flow while accommodating the needs of pedestrians and cyclists, the use of a sidewalk expansion improving pedestrian access and safety, and exploring grant funding opportunities including active transportation grants.

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

C.2. Community Grant Program – Fiscal Year (FY) 2024-25. (File 0330-25)

Recommendation: That the City Council

1. Approve **Resolution 2024-025** authorizing the FY 2024-25 Community Grant Program.

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

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

Council and Staff discussed varying increases from \$10,000 to \$20,000

Motion: Moved by Councilmember MacDonald and second by Mayor Heebner to approve and increase the funding allocation to \$50,000. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

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 8:05 p.m.

Angela Ivey, City Clerk

Approved: April 24, 2024