



CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, October 22, 2025 * 6:00 p.m.

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

Action Minutes contain 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 on the City's websites records archives or by submitting 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, Kristi Becker, Jill MacDonald, David A. Zito, Jewel Edson

Absent: None

Also Alyssa Muto, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Orelia DeBraal, Public Works Dir.

Rachel Jacobs, Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: No reportable action.

FLAG SALUTE:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

- Red Ribbon Week Recognition

Peggy Walker, San Dieguito Alliance for Drug Free Youth.

Mayor Heebner presented proclamations to Earl Warren Middle School, Skyline Elementary, Solana Vista Elementary, St. James Academy, Torrey Pines High School, and The Changers and handed to school attendees.

- Community Resource Center – Domestic Violence Awareness

Mayor Heebner presented a proclamation to John Van Cleef, Chief Executive Officer, Community Resource Center.

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

- SDG&E – Wildfire Safety & PSPS Preparedness

Joe Gabaldon, SDG&E, presentation.

APPROVAL OF AGENDA:

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

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 - Senator Catherine Blakespear's legislative update.

CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:

An opportunity for City Council to make brief announcements or report on various activities. These items are not agendaized 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 agendaized 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 September 10, 2025.

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve recommendation. **Approved 5/0.** Ayes: Heebner, Becker, MacDonald, Zito, Edson. 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 September 06, 2025 – October 03, 2025.

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

A.3. Quarterly Budget Report – Fiscal Year 2026. (File 0350-44)

Recommendation: That the City Council

1. Receive the quarterly report listing changes made to the FY 2026 General Fund Adopted Budget.

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

A.4. HVAC Units and HVAC Control System. (File 0700-25)

Recommendation: That the City Council

1. Adopt **Resolution 2025-108:**
 - a. Approving the purchase of five HVAC units and one HVAC control system, for \$72,750, with a contingency amount of \$3,250, for a total amount of \$76,000.
 - b. Authorizing the City Manager to execute an Amendment to the Professional Services Agreement with Seaside Heating and Air.

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

A.5. On-Call, As-Needed Facility Repair Services. (File 0700-25)

Recommendation: That the City Council

1. Adopt **Resolution 2025-109:**

- a. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Real Estate Consulting and Services, Inc., to install water refill stations at City Hall and Fletcher Cove Community Center during Fiscal Year 2025/26, which would increase the Agreement by \$6,691.85 for a total amount not to exceed \$56,691.85 for Fiscal Year 2025/26 only.
- b. Authorizing the City Treasurer to amend the FY 2025/26 Adopted Budget accordingly.

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

B. PUBLIC HEARINGS: (B.1. – B.4.)

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: Introduce (1st Reading) Ordinance 540 – Building and Fire Code Updates. (File 0250-70)

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. Introduce **Ordinance 540** (1st Reading) amending Title 15 of the Solana Beach Municipal Code.

Staff presentation.

Mayor Heebner opened the public hearing. Council disclosures.

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

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

B.2. Public Hearing: SANDAG 2025 Regional Transportation Improvement Program (RTIP) Amendment. (File 0150-55)

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 2025-113** approving an amendment to the to the SANDAG 2025 Regional Transportation Improvement Program (RTIP) of projects for Fiscal Years 2025 through 2029, to adjust and increase *TransNet* funding in the Pavement Resurfacing project.
3. Authorize the City Treasurer to amend the Adopted Budget accordingly.

Mayor Heebner opened the public hearing. Council disclosures.

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

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

B.3. Public Hearing: 730 Ramona Pl., Applicant: Runager, Application: DRP24-016, SDP24-009, APN: 298-391-08. (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 Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-095** conditionally approving a DRP/SDP to construct a new 4,047 square foot two-story residence with two attached garages totaling 1,006 square feet, and perform associated site improvements at 730 Ramona Place, Solana Beach.

Staff presentation.

Mayor opened the public hearing. Council disclosures.

Andrew Crocker, applicant representative.

Public Speakers: Lori Slaff – construction parking traffic and view blockage (pictures), Jennifer Kao – pickleball court, which was no longer in the plans.

Council discussion.

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

Motion: Moved by Councilmember Edson and second by Deputy Mayor Becker to approve recommendation adding conditions restricting a future pickle ball court to Council approval and to grade for construction parking on the property before the project begins. **Approved 5/0.** Ayes: Heebner, Becker, MacDonald, Zito, Edson. Noes: None. Motion carried unanimously.

Mayor Heebner recessed the meeting at 7:22 p.m. for a break and reconvened at 7:33 p.m.

B.4. Public Hearing: 0 Ida Ave., Applicant: Solana Residences LLC, Application: DRP23-008, SDP23-010, SMAP24-001, APN: 298-293-20. (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, a SUB 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 Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-114** conditionally approving a DRP, SDP, and Minor SUB to construct four attached, multi-family condominium dwelling units with four private driveways and attached two-car garages and perform associated site improvements on a vacant lot on the east side of Ida Avenue between 748 and 804 Ida Avenue, Solana Beach.

Staff presentation.

Mayor Heebner opened the public hearing. Council disclosures.

Brian Church, applicant representative.

Speaker: Ryan Hastings – guest parking concerns, window facing their pool.

Council discussion.

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

Motion: Moved by Councilmember Zito and second by Councilmember Edson to approve recommendation with additional conditions including that the garage be mandated for parking only and obscure the bathroom window that is facing the next property. **Approved 5/0.** Ayes: Heebner, Becker, MacDonald, Zito, Edson. 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. General Fund Update (Unaudited) for Fiscal Year 2025. (File 0330-30)

Recommendation: That the City Council

1. Accept and file the General Fund Update for Fiscal Year (FY) 2025.
2. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to fund the PARS Irrevocable Trust for Pensions as part of a budget appropriation to the General Fund Unreserved Fund Balance, and other funds as determined by the Finance Department, in FY25.
3. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to add funding to the Asset Replacement Fund as part of a budget appropriation to the General Fund Unreserved Fund Balance in FY25.
4. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to add funding to the Facilities Replacement Fund as part of a budget appropriation to the General Fund Unreserved Fund Balance in FY25.
5. Adopt Resolution 2025-112 authorizing the City Treasurer to amend the FY25 budget accordingly.

Staff presentation.

Discussion.

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

C.2. Lomas Santa Fe - East Improvement Project Update. (File 0820-15)

Recommendation: That the City Council

1. Receive this final report and provide additional input and comments as needed on the Lomas Santa Fe-East Improvement Project.
2. ~~Authorize the City Manager to take any action necessary to advertise the Lomas Santa Fe-East Improvement Project for construction bids.~~
3. Adopt **Resolution 2025-115** authorizing the City Manager to execute an amendment to the Professional Services Agreement, for an increase of \$230,000, with Michael Baker International for the completion of the bid documents and design-related construction support services for the Lomas Santa Fe-East Improvement Project, which would extend from Santa Helena to Highland Drive. The amendment would also extend the term of the agreement so that the new end date is December 31, 2027.

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

LEGISLATIVE POLICY AND CORRESPONDENCE: None

WORK PLAN COMMENTS:

Adopted June 18, 2025

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 9:22 p.m.

Approved: November 19, 2025

Angela Ivey, City Clerk