



**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 23, 2025 \* 6:00 p.m.**

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

**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 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 6:09 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  
Dan King, Assistant City Manager  
Dan Goldberg, City Engineer  
Rachel Jacobs, Finance Dir.  
Joseph Lim, Community Development Dir.

**CLOSED SESSION REPORT:**

**FLAG SALUTE:**

## **APPROVAL OF AGENDA:**

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

## **PROCLAMATIONS/CERTIFICATES:** *Ceremonial*

- Sheriff's Spanish Academy

## **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.

Terry-Ann Skelly – Smoke free multi-unit housing.

Madison Rapp – Smoke free multi-unit housing.

Michael Citrin – Low-income housing option. Submitted a handout.

Diana Kutlow – Senator 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 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.7.)

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 09, 2025.

**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.

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

Recommendation: That the City Council

1. Ratify the list of demands for March 22, 2025 – April 4, 2025.

**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.

## **A.3. Quarterly Budget Report – Fiscal Year 2025.** (File 0330-30)

Recommendation: That the City Council

1. Receive the quarterly report listing changes made to the FY 2025 General Fund Adopted Budget.

**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.

## **A.4. Fire Station Emergency Generator Replacement.** (File 0260-50)

Recommendation: That the City Council

1. Adopt **Resolution 2025-030**:
  - a. Awarding a construction contract to Pacific Power Engineering Technology Inc. in the amount of \$243,000 for the Fire Station Emergency Stand-by Generator Replacement, Bid No. 2025-04.
  - b. Approving an amount of \$30,000 for construction contingency.
  - c. Authorizing the City Manager to execute the construction contract on behalf of the City.
  - d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.
  - e. Appropriating \$41,000 from Capital Projects Fund – Unreserved Fund Balance to the Fire Station Emergency Generator Replacement project account.
  - f. Authorizing the City Treasurer to amend the FY 2024/25 Adopted Budget accordingly.

**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.

## **A.5. Replacement of Office Equipment Leases.** (File 0190-50)

Recommendation: That the City Council

1. Adopt **Resolution 2025-033** authorizing the City Manager to enter into an agreement with Xerox Corp. for the replacement of three multi-functional copier/printer/scanner machines.

**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.

**A.6. Americans with Disability Act (ADA) Pedestrian Ramps.** (File 0820-20)

Recommendation: That the City Council

1. Adopt **Resolution 2025-032:**
  - a. Awarding a construction contract to Savi Construction in the amount of \$35,400 for the ADA Pedestrian Ramps, Bid No. 2025-03.
  - b. Approving an amount of \$5,310 for construction contingency.
  - c. Authorizing the City Manager to execute the construction contract on behalf of the City.
  - d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.

**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.

**A.7. Landscape Maintenance Services.** (File 0750-25)

Recommendation: That the City Council

1. Adopt **Resolution 2025-034:**
  - a. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Nissho of California, Inc., to include Highland Medians maintenance, and the one-time planting of a Torrey Pine, increasing the agreement by \$17,554, to a not-to-exceed amount of \$406,206.84 for FY 2024/2025 only. In subsequent years, the not-to-exceed amount will be \$392,206.84.
  - b. Authorizing the City Treasurer to amend the FY 2024/25 Adopted Budget accordingly.

**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.

**B. PUBLIC HEARINGS:** (B.1.)

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: 705 Barbara Ave., Applicant: Watkins, Case: DRP24-013, APN: 263-091-07.** (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 and supplemental regulations required to approve a DRP in the HOZ and SAOZ. Therefore, should the City Council be able to make the findings to approve the DRP, 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 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-007** conditionally approving a DRP to legalize unpermitted site improvements including grading, drainage, hardscape, landscaping, fences and walls, a deck, and a swim spa at 705 Barbara Avenue, Solana Beach.

Staff presented a PowerPoint (on file).

Council disclosures.

The Applicant had no presentation.

Brandy Bullen spoke in support of the project.

**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 the recommendation. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

**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. Draft Work Plan – Fiscal Year (FY) 2025/26.** (File 0410-08)

Recommendation: That the City Council

1. Receive the update on the FY 2024/25 Work Plan and initiate discussion and public input on the draft Fiscal Year 2025/26 Work Plan.

Staff presented a PowerPoint (on file).

Public Speakers

Paul Henkart – Two safety issues at the I-5 interchange.  
Michelle Buchanan – City’s environmental efforts.  
Amy Bryan – City of Kindness, Farmer’s Market, hunger.  
Jim Jaffee – Local Implementation Plan (LIP), Coastal Rail Trail crossing, traffic calming.  
Oawh Dang – Chickens on smaller properties.  
Kristin Brinner – LIP, safe crossing at Harbaugh Trail, chickens, illegal mufflers.  
Kirsten Limmer – Chickens on smaller properties.  
Tim Haidinger – Tenant improvement permit processing timeline/over the counter permits.  
Lane Sharman – Customer and contractor heat pump rebate program, transition to electrical vehicles and support of EV public charging program.

Council discussion.

## **LEGISLATIVE POLICY AND CORRESPONDENCE**

### **COMPENSATION & REIMBURSEMENT DISCLOSURE: None**

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 8:28 p.m.

Approved: May 7, 2025

Angela Ivey, City Clerk