



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

# MINUTES

**Joint REGULAR Meeting**

**Wednesday, May 7, 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

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## CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:02 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 Goldberg, City Engineer

Rachel Jacobs, Finance 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.

## **ORAL COMMUNICATIONS:**

Kimberly Sullivan-Long, Solana Beach Library, Joannie Kerr and Melissa Fischel, Solana Beach Friends of the Library, announced the library's Centennial Anniversary Celebration on June 10<sup>th</sup>.

## **CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:**

## **CITY MANAGER / CITY ATTORNEY REPORTS:**

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

#### **A.1. Minutes of the City Council.**

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held on April 23, 2025.

**Motion:** Moved by Councilmember Edson and second by Councilmember Zito 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 April 5, 2025 – April 18, 2025.

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

#### **A.3. Video Production Services and Web Streaming Services.** (File 0190-20)

Recommendation: That the City Council

1. Adopt **Resolution 2025-045**, authorizing the City Manager to execute an agreement with Bob Hoffman Photography and Video for 3 years with two allowable 1-year extensions for a yearly contract amount not to exceed \$27,816 and a total contract amount not to exceed \$139,080.
2. Adopt **Resolution 2025-046**, authorizing the City Manager to execute an agreement with Fisher Integrated for 3 years with two allowable 1-year extensions for a yearly contract amount not to exceed \$21,600 and a total contract amount not to exceed \$108,000.

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

**A.4. Destruction of Obsolete Records.** (File 0170-50)

Recommendation: That the City Council

1. Adopt **Resolution 2025-036** authorizing the destruction of obsolete records in accordance with the City's retention schedule and state law.

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

**A.5. Pollinator Garden at City Hall.** (File 0700-25)

Recommendation: That the City Council

1. Adopt **Resolution 2025-043** authorizing a Pollinator Garden to be planted at City Hall.

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

**B. PUBLIC HEARINGS:** (B.3.)

**B.3. Public Hearing: 615 North Granados Ave., Applicant: DMIG 615 Granados LLC, Case: DRP23-011/SDP23-015 (North Lot), and DRP23-012/SDP23-016 (South Lot); APN: 263-082-17** (File 0600-40)

Recommendation: That the City Council

1. Continue the Public Hearing, date-certain, to May 21, 2025, to allow additional time for the project plans to be revised and reviewed by Staff.

**Motion:** Moved by Councilmember Zito and second by Deputy Mayor Becker to continue the public hearing to May 21, 2025. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

**C. STAFF REPORTS:** (C.2.)

**C.1. New Cal Fire Hazard Severity Zones.** (File 0260-50)

Recommendation: That the City Council

1. Receive this presentation on the new Very High Fire Hazard Severity Zones and High Fire Hazard Severity Zones with the mandated adoption timelines.

Fire Staff presentation.

Comments received from Mark Ruh (time donated by Gracinda Maier, Martha Grim); Nick Carroll, and Kate Kousser about historical vegetation fire patterns and existing vegetation within the Lagoon.

**B. PUBLIC HEARINGS:** (B.1. – B.2.)

**B.1. Introduction (1<sup>st</sup> Reading) of Ordinance 538 Relating to the Annual Sewer Service Charge per Equivalent Dwelling Unit (EDU) for Fiscal Year 2026 through Fiscal Year 2030.** (File 1040-70)

Recommendation: That the City Council

1. Conduct the Public Hearing:
  - a. Open the public hearing,
  - b. Report Council disclosures,
  - c. Receive public testimony,
  - d. Report any protest(s) received,
  - e. Close the public hearing.
2. Introduce **Ordinance 538** amending Section 14.08.060 of Chapter 14.08 of the Solana Beach Municipal Code Relating to the Annual Sewer Service Charge per Equivalent Dwelling Unit (EDU) and Adopt by Reference by the City of Solana Beach for Fiscal Year 2026 through Fiscal Year 2030.

Staff and Consultant presentation.

Council disclosures.

The City Clerk reported that 17 written protests were received.

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

**B.2. Public Hearing: 1005 Highland Drive, Applicant: Novak, Case: MOD25-001, APN: 298-391-04.** (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 to approve a Modification to the approved 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 the project exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines.
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-035** conditionally approving a Modification to the approved DRP, for a replacement single-family residence at 1005 Highland Dr., Solana Beach.

Staff presentation.

Mayor Heebner opened the public hearing.

Council disclosures.

John Novak, Applicant.

**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.

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

### **C. STAFF REPORTS: (C.2.)**

#### **C.2. Draft Budget Fiscal Years 2026 and 2027.** (File 0330-30)

Recommendation: That the City Council

1. Review the FY 2026 and FY 2027 draft Budget and provide Staff with direction to formulate the final Budget for adoption on June 18, 2025.

Staff presentation.

Public Comment  
Melissa Fischel

Council provided feedback on the budget, including requests for additional budget items and information to return with the Budget Adoption in June.

**WORK PLAN COMMENTS:** None  
*Adopted June 26, 2024*

**COMPENSATION & REIMBURSEMENT DISCLOSURE:** None

**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 8:33 p.m.

Approved: May 21, 2025

Angela Ivey, City Clerk