



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 21, 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 6:22 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
Joseph Lim, Community Development Dir.
Kristine Pratt, Sr. Accountant

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

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

PROCLAMATIONS/CERTIFICATES:

- National Public Works Week

Presentations by Mayor Lesa Heebner and Diana Kutlow, Senator Blakespear's office.

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

- San Diego County Fair Update Presentation

Presentation by Carlene Moore.

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 Blakespear's office.

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.9.)

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 meeting held on May 7, 2025.

Motion: Moved by Councilmember Zito and second by Councilmember Edson to approve. **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 April 19, 2025 – May 2, 2025.

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

A.3. Solana Beach Lighting District for Fiscal Year 2025/26. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2025-040** approving the Solana Beach Lighting Maintenance District Engineer's Report for Fiscal Year 2024/25 for proceedings of the annual levy of assessments within a special maintenance district.
2. Adopt **Resolution 2025-041** declaring intention to provide for an annual levy and collection of assessments in a special maintenance district and setting a time and date for a public hearing; and scheduling the public hearing for June 18, 2025.

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

A.4. Solana Beach Coastal Rail Trail Maintenance District Fiscal Year 2025/26. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2025-037** initiating the proceedings for the annual levy of assessments within the Coastal Rail Trail Maintenance District for Fiscal Year 2025/26.
2. Adopt **Resolution 2025-038** approving the Preliminary Engineer's Report for proceedings of the annual levy of assessments within Coastal Rail Trail Maintenance District.
3. Adopt **Resolution 2025-039** declaring intention to provide for the annual levy and collection of assessments in Coastal Rail Trail Maintenance District and setting a time and date for a public hearing for June 18, 2025.

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

A.5. List of Projects for Fiscal Year 2025/26 to Receive Road Maintenance Rehabilitation Account Funding as Required by Senate Bill (SB) 1. (File 0820-35)

Recommendation: That the City Council

1. Adopt **Resolution 2025-042:**

- a. Authorizing the City Engineer to establish a project list for Local Streets and Roads Funding Program Road Maintenance and Rehabilitation Account FY 2025/26 revenues and designates the 2025 and 2026 Annual Street Maintenance and Repairs Project, as identified in the City's FY 2025/26 Capital Improvement Program list, to receive SB 1 funding. It is anticipated that the designated project will rehabilitate the pavement through asphalt overlays of Lomas Santa Fe Drive from the eastern edge of the North County Transit District railroad right of way to east of Solana Hills Drive; and several residential streets including San Rodolfo Drive/Solana Hills Drive from Stevens Avenue to Lomas Santa Fe Drive, Sierra Avenue from Estrella Street to W. Cliff Street, sections of Highland Drive, all of Cerro Verde Drive, all of El Pedregal Court, all of Ramona Place, all of La Sobrina Court, all of Loma Corta Drive, all of Santa Madera Court, and all of Santa Rufina Court. It is also anticipated that the designated project will be completed by March 2026 and will have an estimated useful life of approximately 15 years.
- b. Authorizing the City Engineer to submit the project list to the California Transportation Commission for the 2025/26 Local Streets and Roads Funding Program using funds from the Road Maintenance and Rehabilitation Account.

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

A.6. Quarterly Investment Report. (File 0350-44)

Recommendation: That the City Council

1. Accept and file the Cash and Investment Report for the quarter ending March 31, 2025.

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

A.7. Community Development Professional Service Agreements. (File 0600-05)

Recommendation: That the City Council

1. Adopt **Resolution 2025-044** authorizing the City Manager to execute Professional Services Agreements with Ascent, Harris & Associates, Inc., Helix Environmental Planning, Inc., and Michael Baker International, Inc.

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

A.8. Sewer and Storm Drain Maintenance Services. (File 0850-40)

Recommendation: That the City Council

1. Adopt **Resolution 2025-058** authorizing the City Manager to execute Amendment No. 3 to the Professional Services Agreement with iDrains, LLC, DBA Affordable Pipeline Services, to include quarterly maintenance of an additional 23 Full Capture Systems, increasing the agreement by \$10,120 annually, to a not-to-exceed amount of \$390,030 for FY 2025/2026 and subsequent years.

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

A.9. 2024 State Homeland Security Program Grant Funds for Firefighting Equipment. (File 0260-40)

Recommendation: That the City Council

1. Approve **Resolution 2025-057**:
 - a. Accepting \$7,788 in federal funds from a 2024 State Homeland Security Program (SHSP) grant awarded to the City of Solana Beach for the purchase of a ventilation fan with accessories.
 - b. Authorizing the City Manager, or her designee, to sign and submit the required California Governor's Office of Emergency Services Standard Assurances for Cal OES Federal Non-Disaster Grant Programs.
 - c. Approving a budget amendment of \$7,788 to the Misc. Grant Fund – Federal Grants revenue account 246-46600 and the Minor Equipment expenditure account 2466120-64190.
 - d. Authorizing the City Treasurer to amend the FY 2024/25 Adopted Budget accordingly.

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

B. PUBLIC HEARINGS: (B.1. – B.3.)

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: 615 N. Granados Avenue, 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)

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 to approve a DRP and SDP Waiver for the proposed North Lot and a DRP for the proposed South Lot. The project also meets the requirements of the SDP for South Lot. Therefore, should the City Council be able to make the required findings, 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 DRP, SDP, and SDP Waiver for the North Lot exempt from the California Environmental Quality Act pursuant to Sections 15303 and 15332 of the State CEQA Guidelines;
3. Find the DRP and SDP for the South Lot exempt from the California Environmental Quality Act pursuant to Sections 15303 and 15332 of the State CEQA Guidelines; and
4. If the City Council makes the requisite findings and approves the project, adopt the following:
 - a. **Resolution 2025-019** conditionally approving a Development Review Permit (DRP23-011), Structure Development Permit (SDP23-015), and Structure Development Permit Waiver to construct a two-story single-family residence with an attached two-car garage and perform associated site improvements on the North Lot; and
 - b. **Resolution 2025-020** conditionally approving a Development Review Permit (DRP23-012) and Structure Development Permit (SDP23-016) to construct a two-story single-family residence with an attached two-car garage and perform associated site improvements on the South Lot.

Staff presented a PowerPoint (on file).

Mayor Heebner opened the public hearing. Council disclosures.

Applicant representative presented a PowerPoint (on file).

Public Speakers: Noam Ziv, Bill Howden

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 Mayor Heebner to approve recommendation with modifications to include 1) requiring the railing material exterior ducts and stairs to be glass, 2) specifying that the double sump pump has battery backups 3) requiring that the westward face of the primary bedroom of the south home is 2 ft. 6 in. east, as well as the deck following it, 4) restricting any expansion of the additional deck

or structure west of the main level of either of the properties, 5) restricting the height of all furnishings on all newly created decks to be level with the height of the glass railings 6) adding the City Manager's language stating that any modification to the landscape plant mix, that exceeds 8 ft., would require City approval or warrant a modification to the landscape plan, 7) allowing the tree near the parking space to be replaced with a tree of similar size and scope once it dies in a placement to the west of the recovered parking space, and that 8) all applicable conditions of the project shall be binding to all successor interests including but not limited to the future owners, lessees, and tenants. **Approved 3/2.** Ayes: Heebner, Becker, Edson. Noes: MacDonald, Zito. Motion carried.

B.2. Public Hearing: 671 East Solana Circle, Applicant: Beals, Nicholls, Case DRP24-015, APN 298-320-27-00. (File 0600-40)

The proposed project meets the minimum objective requirements under the Park Del Mar Development regulations and the underlying 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. 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 2025-055** conditionally approving a DRP to demolish a single-family residence, construct a replacement one-story, single-family residence with an attached one-car garage and perform associated site improvements at 671 East Solana Circle.

Councilmember Edson recused herself due to a property interest within 500 ft. of the project property.

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 4/0/1.** Ayes: Heebner, Becker, MacDonald, Zito. Noes: None. Absent: Edson (recused). Motion carried.

Motion: Moved by Deputy Mayor Becker and second by Councilmember Zito to approve recommendation. **Approved 4/0/1.** Ayes: Heebner, Becker, MacDonald, Zito. Noes: None. Absent: Edson (recused). Motion carried.

B.3. Public Hearing: 448 Marview, Applicant: Johansen, Case DRP22-021, SDP22-019, APN 263-182-07-00. (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 2025-054** conditionally approving a DRP and SDP for a new two-story, single-family residence and an attached two-car garage and perform associated site improvements at 448 Marview Drive, Solana Beach.

Mayor Heebner recused herself due to a property interest within 500 ft. of the project property.

Staff presentation.

Mayor Heebner opened the public hearing. Council disclosures.

Applicant PowerPoint (on file)

Public Speakers: Kevin Shaw, Nathan Rose, Marti Bertolino, Joseph Driscoll, Diana Driscoll, John Driscoll, and Melodie Tutt.

Motion: Moved by Councilmember Zito and second by Councilmember Edson to close the public hearing. **Approved 4/0/1.** Ayes: Becker, MacDonald, Zito, Edson. Noes: None. Absent: Heebner (recused). Motion carried.

Motion: Moved by Councilmember Zito and second by Councilmember Edson to approve the recommendation. **Approved 4/0/1.** Ayes: Becker, MacDonald, Zito, Edson. Noes: None. Absent: Heebner (recused). Motion carried.

Mayor Heebner recessed the meeting for a break at 9:11 p.m. and reconvened at 9:17 p.m.

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. Adopt (2nd 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 0870-40)

Recommendation: That the City Council

1. Adopt **Ordinance 538** related to the Sewer Service Charge for FY 2026 through 2030.

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.

C.2. Draft Work Plan Fiscal Year 2025/26. (File 0410-05)

Recommendation: That the City Council

1. Review and discuss the revised draft Fiscal Year 2025/26 Work Plan and direct the City Manager to return this item to Council for approval with the FY 2025/26 and FY 2026/27 Budget on June 18th, 2025.

Discussion.

LEGISLATIVE POLICY AND CORRESPONDENCE:

The City Manager, reported correspondence sent on behalf of the City in opposition to SB 79 (Wiener) proposed legislation as amended.

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 9:50 p.m.

Approved: June 4, 2025

Angela Ivey, City Clerk