



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

MINUTES

Joint REGULAR Meeting

Wednesday, July 2, 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 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 6:02 p.m.

Present: Lesa Heebner, Kristi Becker, Jill MacDonald, David A. Zito, Jewel Edson

Absent: None

Also Alyssa Muto, City Manager

Present: Gena Burns, Asst. City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Dan Goldberg, City Engineer

Rachel Jacobs, Finance Dir.

Joseph Lim, Community Development Dir.

FLAG SALUTE:

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

- Tree Canopy Coverage Assessment Overview

Staff presentation.

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.

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.

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.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 June 4, 2025.

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve the recommendation. **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 May 31 – June 13, 2025.

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

A.3. Fletcher Cove Beach Access Improvements. (File 0730-20)

Recommendation: That the City Council

1. Adopt **Resolution 2025-060**:
 - a. Awarding a construction contract to A.B. Hashmi, Inc., in the amount of \$432,525, for the Fletcher Cove Beach Access Improvement Project, Bid 2025-05.
 - b. Approving an amount of \$52,000 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. Authorizing \$23,800 transfer from Beach Related Reserve 100-34120 to Misc. CIP account 4596510.66610 and appropriating \$210,725 from the Measure S Fund – Construction account 1106510.66610 for the Fletcher Cove Beach Access Improvement Project.
 - f. Authorizing the City Treasurer to amend the FY 2025/26 Adopted Budget accordingly.
2. Adopt **Resolution 2025-062**:
 - a. Authorizing the City Manager to execute a professional services agreement for a one-year term, in an amount not to exceed \$25,301, with Verdantas Inc. for Geotechnical Engineering Special Inspection and Laboratory Testing for Fletcher Cove Beach Access Improvement Project, Bid No. 2025-05.
 - b. Authorizing an appropriation of \$25,301 from the Measure S Fund – Professional Services account 1106510.65300 for the Fletcher Cove Beach Access Improvement Project.
 - c. 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 the recommendation. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

A.4. Council Meeting Automated Agenda Management System Software.

(File 0410-05)

Recommendation: That the City Council

1. Adopt **Resolution 2025-084** authorizing the City Manager to enter an agreement with eScribe for Council agenda management software services.

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

B. PUBLIC HEARINGS: (B.1. – B.5.)

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: 696 W Solana Circle. Applicant: Carl Johnson, Case # DRP24-013, APN: 298-320-10-00. (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 2025-061** conditionally approving a DRP to demolish a single-family residence, construct a replacement one-story, single-family residence with an attached two-car garage and perform associated site improvements at 696 W Solana Circle.

Councilmember Edson recused herself due to real property interests within 500 ft. of the project.

Staff presentation.

Mayor Heebner opened the public hearing. Council disclosures.

Peter Mitsakos, architect, spoke about the two bathrooms, the BBQ and lack of a posted story pole.

Tom McGreal – concern for outdoor kitchen impact on views

Jane Cooper – support and placement of the inground spa, height of vegetation

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.

Councilmember Zito stated that he supported the project but would not support the motion due to the removal of the spa.

Motion: Moved by Mayor Heebner and second by Deputy Mayor Becker to approve the recommendation with modifications including removing the noted roof deck, removing the spa, eliminating the pomegranate tree, all landscape replacements should be a maximum of 5 ft. high, ensuring the canopy does not encroach on neighbor's yard, and placing the HVAC between the garages. If the applicant chooses to include a built-in grill, Council reiterated that this item will need to come back to Council for consideration. **Approved 3/1/1.** Ayes: Heebner, Becker, MacDonald. Noes: Zito. Absent: Edson (Recused). Motion carried.

B.2. Public Hearing: Nardo Avenue, Eight-Unit For-Lease Residential Development Vacant Lot. Applicant: Shantu Patel, Case: TE25-001, APN: 298-162-37. (File 0600-40)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council disclosures, Receive Public testimony, Close the Public Hearing.
2. If the City Council can make the required findings, adopt **Resolution 2025-079**, approving the request for a Time Extension for approvals and entitlements in Case No. 17-18-03 and setting the expiration date as July 13, 2026.

Staff presentation.

Mayor Heebner opened the public hearing. Council disclosures.

The Applicant did not make a presentation.

Kevin Barrette – lack of maintenance and pest control.

Council and Mr. Patel, Applicant – agreed to necessary of maintenance of the property.

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.

B.3. Public Hearing: 506 Pacific Avenue, Applicant: Eric Buchanan, Case: TE25-002, APN: 263-042-17. (File 0600-40)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council disclosures, Receive Public testimony, Close the Public Hearing.
2. If the City Council can make the required findings, adopt **Resolution 2025-080**, approving the request for a Time Extension for approvals and entitlements in

Case No. DRP20-014 and SDP20-020 and setting the expiration date as August 24, 2026.

Staff presentation.

Mayor Heebner opened the public hearing. Council disclosures.

The Applicant was not in attendance.

Richard Wasters and Lissette Dobbins – landscaping issues of overgrowth and existing retaining wall protection.

Motion: Moved by Deputy Mayor Becker and second by Councilmember Zito 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 with a 6-month extension. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

B.4. Public Hearing: 508 South Nardo Avenue, Applicant: Brian and Larna Hartnack, Case: TE25-003, APN: 298-121-68. (File 0600-40)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council disclosures, Receive Public testimony, Close the Public Hearing.
2. If the City Council can make the required findings, adopt **Resolution 2025-081**, approving the request for a Time Extension for approvals and entitlements in Case No. DRP22-024 and SDP22-018 and setting the expiration date as August 24, 2026.

Deputy Mayor Becker recused herself due to real property interests within 500 ft. of the project.

Staff presentation.

Mayor Heebner opened the public hearing. Council disclosures.

Andy Crocker, Applicant representative, did not have a presentation.

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

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

B.5. Public Hearing: 446 Seabright Lane, Applicant: Levitt. Case #: MOD25-006, APN: 263-061-14. (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 2025-082** conditionally approving a Modification to the approved DRP, to modify the landscape plan for a replacement single-family residence at 446 Seabright Lane, Solana Beach.

Councilmember Zito recused himself due to real property interests within 500 ft. of the project.

Staff presentation.

Mayor Heebner opened the public hearing. Council disclosures.

The Applicant did not make a presentation.

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

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

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. City Manager's Employment First Amendment Agreement. (File 0530-15)

Recommendation: That the Council Subcommittee recommends that Council

1. Consider and adopt **Resolution 2025-075** authorizing the Mayor to execute the First Amendment to the Employment Agreement between the City of Solana Beach and Alyssa Noelle Maxson Muto to reflect a base salary increase of 10% to \$275,000.00 annually, effective the first full pay period after May 6, 2025, an additional forty (40) hours of management leave accrued per year, an increase to the maximum vacation cash-out allowance to 120 hours annually, and an increase to the vehicle allowance to \$600.00 per month.

Assistant City Attorney reported out the details of the compensation, as required.

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

LEGISLATIVE POLICY AND CORRESPONDENCE:

Support of Farewell to Foam Act (S.897 and H.R. 1918)

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 8:00 p.m.

Approved: September 10, 2025

Angela Ivey, City Clerk