



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 16, 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 6:06 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
Orelia DeBraal, Public Works Dir.
Joseph Lim, Community Development Dir.
Rachel Jacobs, Finance Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

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

- SDGE Undergrounding Update

Joe Gabaldon and Michael McCracken, SDGE, introduced and presented on the current three undergrounding assessment districts for Pacific Ave., Glenmont, and Nardo/Granados/Rios.

APPROVAL OF AGENDA:

Motion: Moved by Deputy Mayor Becker and second by Councilmember Edson to approve. **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.

Lane Sharman and Cole Leshner – Solar Saturday

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. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for June 14, 2025 – June 27, 2025.

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

A.2. Street Maintenance & Repairs Project, Inspection and Laboratory Testing - Bid No. 2025-07 Award. (File 0830-35)

Recommendation: That the City Council

1. Adopt **Resolution 2025-077**:

- a. Awarding a construction contract to Eagle Paving LLC in the amount of \$2,139,857.10, for the 2025 and 2026 Street Maintenance and Repairs Project, Bid No. 2025-07.
- b. Approving an amount of \$300,000 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 the City Treasurer to amend the FY 2025/26 Adopted Budget as necessary between project funding sources.

2. Adopt **Resolution 2025-083**:

- a. Authorizing the City Manager to execute a Professional Services Agreement for a one-year term, in an amount not to exceed \$65,440, with Ninyo & Moore for Pavement Inspection and Laboratory Testing for the 2025 and 2026 Street Maintenance and Repairs Project, Bid No. 2025-07.

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

A.3. Street Maintenance & Repairs Project - Bid No. 2024-06 Notice of Completion. (File 0830-35)

Recommendation: That the City Council

1. **Resolution 2025-076**:

- a. Authorizing the City Council to accept, as complete, the FY 2023-24 Street Maintenance & Repairs Project, Bid No. 2024-06, performed by Quality Construction & Engineering.
- b. Authorizing the City Clerk to file a Notice of Completion for the project.
- c. Authorizing the City Manager to execute a final change order in the amount of \$42,401, for a final contract amount of \$1,110,973.60.
- d. Authorizing the City Treasurer to amend the FY 2024/25 Adopted Budget accordingly.

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

A.4. Americans with Disability Act (ADA) Pedestrian Ramps. (File 0820-20)

Recommendation: That the City Council

1. Adopt **Resolution 2025-089**:

- a. Rejecting the low bid by Savi Construction as non-responsive due to not providing the required insurance.

- b. Awarding a construction contract to PAL General Engineering in the amount of \$39,000 for the ADA Pedestrian Ramps, Bid No. 2025-03.
- c. Approving an amount of \$5,850 for construction contingency.
- d. Authorizing the City Manager to execute the construction contract on behalf of the City.
- e. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.

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

A.5. Surf Camera for Monitoring and Recording Wave and Surf Conditions. (File 0190-20)

Recommendation: That the City Council

1. Adopt **Resolution 2025-091:**

- a. Authorizing the City Manager to execute a Professional Services Agreement with EyeP Solutions, Inc., in an amount not to exceed a total contract amount of \$20,443.85 (for 3 years with two 1-year allowable extensions), for continued surf camera monitoring services to include surf monitoring and cloud-based video storage of closed-circuit cameras.
- b. Appropriating \$9,595.43 in the Sand Replenishment Fund to the Professional Services expenditure account in FY 2025/26.
- c. Appropriating \$1,500.00 in the Sand Replenishment Fund to the Professional Services expenditure account in FY 2026/27.
- d. Authorizing the City Treasurer to amend the FY 2025/26 and FY 2026/27 Adopted Budget accordingly.
- e. Authorizing the City Manager to request Work-In-Kind credit from the USACE under the PED cost share agreement for the full cost of this effort.

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

A.6. High Speed Internet Services to City Facilities. (File 0190-60)

Recommendation: That the City Council

- 1. Adopt **Resolution 2025-092** authorizing the City Manager to execute a Professional Services Agreement with Ting Fiber, Inc., in an amount not to exceed \$51,161.76, per fiscal year for high speed internet services for City facilities.

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

A.7. Website Hosting, Maintenance Services and Future System Upgrade. (File 0190-60)

Recommendation: That the City Council

1. Adopt **Resolution 2025-093**:

- a. Authorizing the City Manager to execute a Professional Services Agreement with 360GT in an amount not to exceed \$12,600.00, per fiscal year for website hosting and maintenance services.
- b. Authorizing the City Manager to execute a future amendment to the Professional Service Agreement with 360GT for Drupal 11 system upgrade.
- c. Appropriating \$4,600 from the General Fund into the IT Professional Services expenditure account for FY 2025/26 and FY 2026/27.
- d. Authorizing the City Treasurer to amend the FY 2025/26 and FY 2026/27 Adopted Budgets accordingly.

Motion: Moved by Councilmember Edson and second by Councilmember Zito 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: 724 Valley Ave., Applicant: Ward, Case: DRP22-027, SDP22-024, APN: 298-161-17-00. (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 2025-085** conditionally approving a DRP and SDP for a first-story addition and remodel and new second-story to an existing one-story, single-family residence and an attached two-car carport and associated site improvements at 724 Valley Avenue, Solana Beach.

Staff introduced the item and presented the proposed project.

Mayor Heebner opened the public hearing. Council disclosures.

The Applicant did not have a formal presentation.

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

B.2. Public Hearing: 534 N. Cedros Ave., Applicant: Murphy, Case: DRP24-017, SDP24-012, APN: 263-062-28. (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 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-086** conditionally approving DRP and SDP to demolish the existing garage and construct a new 637 square foot attached garage and a 269 square foot addition to the first floor living area which includes the entry area and covered and enclosed area, as well as a second floor covered deck with extended eaves above the proposed garage at 534 N. Cedros Avenue, Solana Beach.

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

Staff introduced the item and presented the proposed project.

Mayor Heebner opened the public hearing. Council disclosures.

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

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

Councilmember Edson stated that she had difficulty with Findings 1 and 2 regarding the overlap above the garage extending beyond the allowable eave of that structure.

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

Motion: Moved by Mayor Heebner and second by Deputy Mayor Becker to approve the recommendation. **Approved 3/1/1.** Ayes: Heebner, Becker, MacDonald. Noes: Edson. Absent: Zito (recused). Motion carried.

B.3. Public Hearing: 406 N. Rios Ave., Applicant: Pacas, Case: MOD25-004, APN: 263-072-19. (File 0600-40)

The proposed project meets the minimum objective 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 2025-087** conditionally approving a DRP mod. for the work completed in the rear yard as well as the proposed addition and remodel to the existing residence and site improvements in the front yard at 406 N. Rios Avenue, Solana Beach.

Councilmember Zito reported that he has a property interest within 1,000 feet of the project, but not 500 ft. of the project, and following a review of the facts that he can remain fair and impartial.

Staff introduced the item and presented the proposed project.

Mayor Heebner opened the public hearing. Council disclosures.

Andrew Crocker, applicant's architect, reviewed some issues that the applicant agrees to implement.

Mayor Heebner recessed the meeting at 7:50 p.m. for a break and reconvened at 7:59 p.m.

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 the recommendation with additional conditions including lowering the parapet 6 inches and using an alternative to decomposed granite for drainage to handle heavy runoff. **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. La Colonia Master Plan and Interim Improvements Update. (File 0720-15)

Recommendation: That the City Council

1. Adopt **Resolution 2025-088**:

- a. Approving the updated La Colonia Master Plan.
- b. Find that the interim improvements for the vacant property north of the skate park and basketball courts are exempt pursuant to Section 15304 of the California Environmental Quality Act Guidelines.
- c. Approving interim park improvements of the vacant property north of the skate park and basketball courts.
- d. Authorizing the City Manager to move forward with design and bidding for the construction of the inter improvements of the vacant property north of the skate park and basketball courts.

Staff introduced and presented the proposed project.

Melissa Fischel - tree of life design, native plants, and a potential community garden.

Council discussed various preferences to provide Staff further direction.

Motion: Moved by Councilmember Zito and second by Councilmember Edson to approve the recommendation with modifications to 1.a. to include adding the stage location to the Land Use Plan at the north of the patio outside the existing recreation center to the La Colonia Master Plan, to 1.b. renovations would include the relocation of the Tree of Life potentially to the Veteran's Honor Courtyard where the plaque currently is located, ensure the classroom will be functional for use by MiraCosta, moving A/V facilities to the north wall, removing the eastern door from the classroom, adding the stage relocation to the north of the existing patio in the plan set, alternative shade options over the patio, and assessing the flag pole location, and to 1.c. interim landscaping could include solar lighting location and light towards the trellis and trees, consideration of purple pipe and potable water based on use of the area, adding benches along the pathway, continued vegetation being similar to existing landscape along Stevens Ave., and adding more native drought tolerant planting transition among the grass, and planting options for the shaded structure (look at CRT for similar/consistent plantings). **Approved 5/0.** Ayes: Heebner, Becker, MacDonald, Zito, Edson. Noes: None. Motion carried unanimously.

LEGISLATIVE POLICY AND CORRESPONDENCE:

ADJOURN:

Mayor Heebner adjourned the meeting at 8:57 p.m.

Approved: September 10, 2025

Angela Ivey, City Clerk