

CITY OF SOLANA BEACH

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



MINUTES

Joint SPECIAL Meeting

Wednesday, April 13, 2022 * 5:00 p.m.

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

- 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

Kelly Harless, Deputy Mayor

David A. Zito, Councilmember

Jewel Edson, Councilmember

Kristi Becker, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 5:00 p.m.

Present: Lesa Heebner, Kelly Harless, David A. Zito, Jewel Edson, Kristi Becker,

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, Assistant City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Mo Sammak, City Engineer/Public Works Dir.

Ryan Smith, Finance Dir.

Joseph Lim, Community Development Dir.

Pouneh Sammak, Human Resources Dir.

Jason Shook, Marine Safety Captain

Mike Stein, Fire Chief

Dustin Lopez, San Diego Sheriff's Department Captain

CLOSED SESSION REPORT: None

APPROVAL OF AGENDA:

Motion: Moved by Deputy Mayor Harless and second by Councilmember Zito to approve.

Approved 5/0. Ayes: Heebner, Becker, Harless, 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.

Nick Nicholas spoke about the approval of an eight unit subdivision known as Ocean Ranch, that as a condition of the project he was required to purchase a residence in the city that meets certain size and bedroom requirements which he will then restrict for occupancy to a qualified family, that it was a challenge but he secured the property and was ready to finalize this condition, that once the deed restriction is recorded the property he purchased decreased significantly in value as its rental and sale potential will be defined by a prescribed income formula, though not paid directly this decrease in value is in a sense is his affordable housing contribution, that there may be more effective ways for the same contribution on his part, that he has closely monitored the Pearl Project on South Sierra and understands that it has everything it needs to begin construction except the necessary funds, that the current municipal code allows an applicant to make a contribution to such a project in lieu of providing the unit if the project has completed the approval process, which the Pearl has, and the contribution yields an amount of affordable housing greater than would otherwise be provided, that the Pearl at 10 units would represent a 100% increase towards affordable housing goals over if he's fulfilled the requirement independently. He also spoke about the construction of ADUs and taking his affordable housing contribution and making it available in the form of grants to the public so that a person considering building an ADU in the City could receive something towards construction costs if they agreed to restrict the unit for low or even moderate income occupants, that this approach could serve as a means to realizing their goal while adding to the much needed affordable housing stock, and that he is ready to restrict the subject property and help a family achieve their elusive goal of living in the City, but it will only help one family, and that the ideas proposed may for a similar cost yield a greater result.

John Steel stated that he's president of the Surfsong Board of Directors, that he submitted a letter regarding Surfsong which was included in the supplemental items to Council, and that he had no further comment other than what was outlined in his letter.

Melissa Fischel stated that there is no legal fenced area in the City for dog owners to take their dogs, that the beach and school fields aren't open to pets, that a dedicated dog park gives pets a place to socialize and exercise, that dogs create a sense of community, that it's not a good idea to put a dog park at La Colonia because most people would have to drive there and the loud noises from the skatepark wouldn't be good for the dogs, that she requested that Council initiate efforts for an enclosed dog park in the City, and that she encouraged moving this item to one with an action plan, whether it be a mixed use space or standalone dog park.

D. STAFF REPORTS: (D.1.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

Any member of the public may address the City Council on an item of concern by submitting written correspondence for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

D.1. Work Plan - Fiscal Year (FY) 2022/23. (File 0410-08)

Recommendation: That the City Council

1. Receive public input and review, discuss and provide direction on potential modifications to the draft FY 2022/23 Work Plan and provide direction to Staff.

[Item D.1. Report \(click here\)](#)

[Item D.1. Supplemental Docs \(updated 4-13-22 at 3:20pm\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Greg Wade, City Manager, introduced the item.

Council and Staff discussed low income housing, RHNA numbers, traffic calming and monitoring, having a single prioritized list of CATS and Safe Routes to School, an e-bike policy and strategy, joining Vision Zero, maintenance at Fletcher Cove Park, elevator repairs and maintenance at City Hall, traffic calming and the addition of a crossing at Harbaugh Trails, an assessment at the Santa Helena Neighborhood Trail, replacement of an emergency generator at the fire station, public workshop on Glenmont Pocket Park, the South Acacia Avenue Reconstruction Project and replacing the curb gutter and sidewalk, the Lomas Santa Fe Drive NCTD Bridge Repairs, the signal activator at Las Banderas, resident letters requesting a dog park and possible sites for a dog park, resurfacing and extending the pickleball court at La Colonia to regulation size, creation of development checklists for applicants with costs for DRPs, SDPs, and building permits.

Council and Staff discussed adding regional items to combat drug overdoses, especially for fentanyl, and combatting homelessness, raising the City's inclusionary percentage from 15% to 20%, sending updates for MyCommunityApp, an online software permit tracking system, an online onboarding and evaluation program, safety and policies of outside organizations that store sensitive data, internal phishing campaigns and security training courses, implementing public Wi-Fi at all public facilities, the BlueBeam implementation was a software update to receive AutoCAD plans electronically, the City of Kindness banners and events, the Age Friendly Communities Action Plan, collaborating with other organizations to increase the amount of resources for community grants, continued efforts for a paperless Council meeting, exploring some public/private partnerships to put level three charging stations on public locations, encouraging our JPA to move forward with a potable reuse program and conserving water for potable reuse, updating the City fleet to greener vehicle options, a tree heritage ordinance, and allowing leashed dogs on the beach and at Fletcher Cove.

Captain Jason Shook, Marine Safety, Chief Mike Stein, Solana Beach Fire Department, and Captain Dustin Lopez, San Diego County Sheriff's Department presented sections of the PowerPoint (on file) related to Public Safety.

ADJOURN:

Mayor Heebner adjourned the meeting at 6:48 p.m.

Angela Ivey, City Clerk

Council Approved: September 14, 2022