



CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, January 13, 2021 * 6:00 p.m.

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California

This meeting will be conducted in accordance with Governor Newsom's Executive Order N-29-20 related to the COVID-19 virus.

CITY COUNCIL

Lesa Heebner, Mayor

Kristi Becker
Deputy Mayor

Kelly Harless
Councilmember

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

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 6:24 p.m.

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

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Mo Sammak, City Engineer/Public Works Dir.

Rodney Greek, Interim Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS:

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

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 having submitted written comments 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. Comments relating to items on this evening's agenda are taken at the time the items are heard. 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 speaker is THREE MINUTES (SBMC 2.04.190).

Michael Marks said that he represented 18 owners of 240 S. Cedros Ave. and spoke about their application for a Director's Use Permit to expand Flock Freight, that moving retail to office space would de-intensify parking demands per the City's code, that they were a few spaces short, their time constraints to meet the landlord's requirement to build out the space, a 90-person rotating workforce, and their interest in resolving the matter.

Louisa Triandis spoke about supporting a Sister City Project by signing a symbolic resolution and Council providing a racial equality update at the next Council meeting.

Barbara Gordon, The Changers, spoke about smoke free affordable housing in the City and apartment residents being particularly susceptible to second-hand smoke exposure.

Susana Arnold spoke about Resolution 2020-116 and that the City prioritize related efforts in all decisions made, provide updates of concrete efforts at the next Council meeting, assign Staff to partner with the Solana Beach 4 Equality and its volunteers, and support the goals and mission of a Sister City Project by adopting a symbolic resolution.

Jennifer Ball spoke about Resolution 2020-116, the San Diego city police force support for white nationalist groups and Nazis over people of color, concern about the state of the local police force, the need for inclusive language and eliminating biased language within the force, and signing a symbolic Sister City Project resolution.

Susan McQueeney spoke about Resolution 2020-116, putting forth a project through Solana Beach for Equity, making Solana Beach a more inclusive environment, and bridging gaps seen in the country.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

An opportunity for City Council to make brief announcements or report on their activities. These items are not agendaized for official City business with no action or substantive discussion.

A. CONSENT CALENDAR: (Action Items) (A.1. - A.8.)

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

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 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).

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 discussed immediately after approval of the Consent Calendar.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the December 9, 2020 City Council meetings.

Approved http://www.ci.solana-beach.ca.us/index.asp?SEC=F0F1200D-21C6-4A88-8AE1-0BC07C1A81A7&Type=B_BASIC

Motion: Moved by Councilmember Harless and second by Councilmember Zito to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, 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 November 14, 2020 – December 11, 2020.

[Item A.2. Report \(click here\)](#)

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.

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

A.3. General Fund Budget Adjustments for Fiscal Year 2020/21. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2020-2021 General Fund Adopted Budget.

[Item A.3. Report \(click here\)](#)

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

A.5. Successor Agency Recognized Obligation Payment Schedule (ROPS) 2021-22 & Administrative Budget. (File 0115-30)

Recommendation: That the Successor Agency

1. Receive the Successor Agency's enforceable obligations payment information and administrative budget for the period July 1, 2021 to June 30, 2022.
2. Adopt **Resolution SA-027** approving the SA Administrative Budget for July 1, 2021 to June 30, 2022.
3. Adopt **Resolution SA-028** approving the ROPS 21-22 for July 1, 2021 to June 30, 2022.

[Item A.5. Report \(click here\)](#)

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.

Motion: Moved by Councilmember Harless and second by Councilmember Zito to

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

A.6. TransNet Funds Transfer. (File 0390-35)

Recommendation: That the City Council

1. Adopt **Resolution 2021-001** approving the transfer of \$590 of TransNet funds from the Glencrest Street Improvement Project (SANDAG MPO ID SB20) to the Pavement Resurfacing Project (SANDAG MPO ID SB16).

[Item A.6. Report \(click here\)](#)

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

A.7. State Legislative Advocacy Services. (File 0480-80)

Recommendation: That the City Council

1. Adopt **Resolution 2021-004** authorizing the City Manager to execute a Professional Services Agreement with Emmanuel Jones & Associates for legislative advocacy services for an amount not to exceed \$62,100.

[Item A.7. Report \(click here\)](#)

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

A.8. Solana Energy Alliance (SEA) Financial Security Requirement. (File 1010-45)

Recommendation: That the City Council

1. Ratify the execution of a Letter of Credit as a substitute for the previously approved Deposit Account Control Agreement (Agreement) with River City Bank (RCB) and San Diego Gas & Electric (SDG&E) to comply with California Public Utilities Commission (CPUC) D. 18-05-022 related to the Community Choice Aggregation (CCA) Financial Security Requirement (FSR).

[Item A.8. Report \(click here\)](#)

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

A.9. Council Consideration and Potential Adoption of Resolution 2021-008 Regarding Emergency Services' Order 2021-001. (File 0230-10)

Recommendation: That the City Council

1. Adopt **Resolution 2021-008** confirming City Manager/Director of Emergency Services' Order 2021-001 Suspending Temporary Use Permits during the State Regional Stay At Home Order or County Public Health Order

[Item A.9. Report \(click here\)](#)

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

B. PUBLIC HEARINGS: (B.1. – B.2.)

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).

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 have three minutes each.

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.

B.1. Public Hearing: 622 Glenmont Drive, Applicant: Sanson, Case DRP 20-002/SDP 20-006. (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, 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 2021-002** conditionally approving a DRP and SDP to demolish an existing single-family residence, construct a replacement multi-level, single-family residence with a partially subterranean, three-car garage and basement entry area, and perform associated site improvements at 622 Glenmont Drive, Solana Beach.

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

[Item B.1. Supplemental Docs \(Updated 1-13 at 405pm\)](#)

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 disclosures. Mayor Heebner stated she had property within 1,000 ft. of the project but could remain unbiased. Deputy Mayor Becker said that she visited the property and met a neighbor who was outside. The remaining three Councilmembers had visited the property and had not spoken with the public.

Mayor Heebner opened the public hearing.

Corey Andrews, Principal Planner, presented a PowerPoint (on file)

June Sanson, applicant, said she and her husband were the residents at the property and that their proposed plans would add character to the Solana Beach community.

Steve Dalton, applicant's architect, presented a PowerPoint (on file).

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

Council discussed roof deck restrictions, the tiered landscaping made it visually smaller in mass, and landscape height of lavender.

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

**B.2. Public Hearing: 840 Hernandez Street, Applicant: Pulaski, Case 17-18-13
DRP/SDP.** (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 2021-003** conditionally approving a DRP and SDP to demolish an existing one-story, single-family residence and construct a replacement two-story, single-family residence with an attached two-car

garage and convert an existing detached accessory structure to an ADU, and perform associated site improvements at 840 Hernandez Street, Solana Beach.

[Item B.2. Report \(click here\)](#)

[Item B.2. Supplemental Docs \(Updated 1-13 at 230pm\)](#)

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.

Mayor Heebner opened the public hearing.

Council disclosures.

Corey Andrews, Principal Planner, presented a PowerPoint (on file)

Ms. Pulaski, applicant, spoke about her project and working with the neighbors.

Gary Cohn, architect, reviewed the project and stated that during the review process four neighbors had concerns regarding view corridors, that they made changes to the project for a new design, and the existing casita was converted to an ADU (accessory dwelling unit).

Rich Villasenor said that he was a neighbor and was in support of the project, that they worked with him to accommodate his concerns, and that the project would be a nice addition to the community.

Dan Condrick spoke about reaching an agreement with the property owner, his concern about how the floor was measured, the owner worked hard with the neighbors, that he got back 50% of his view, and his support for the project.

Council and Applicant discussed making the ADU low-income and the potential fee benefits.

Motion: Moved by Councilmember Edson and second by Councilmember Harless to close the public hearing. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

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

C. STAFF REPORTS: (C.1. – C.3.)

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

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C.1. Clean Energy Alliance (CEA) Product Offerings. (File 1010-46)

Recommendation: That the City Council

1. Provide input to the CEA Board Representative regarding CEA's Product Offerings

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

[Item C.1. Supplemental Docs \(Updated 1-13 at 2:30pm\)](#)

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.

Barbara Boswell, Interim Executive Director, Clean Energy Alliance, presented a PowerPoint (on file).

Council, Consultant, and Staff discussed cost differences, low-income assistance programs, and bill inserts.

Page DeCino, Carlsbad representative on Clean Energy Alliance Advisory Committee, spoke about her opposition to offering the local impact rate, since eligible customers will continue to receive a discount on the transmission portion of their bill, and the goal of reducing greenhouse gas emissions being for public health benefits.

Debra Shade, Solana Beach representative on Clean Energy Alliance Advisory Committee, spoke about her support for utilizing the existing Solana Energy Alliance product with a default of 75% carbon-free power supply, an opt-up to 100% renewable power supply, and an opt-down provision for low-income customers and limited small businesses to avoid customers opting out of CEA.

Karl Aldinger, San Diego Sierra Club, urged the City Council to reject offering the 36% renewable product since the purpose of the CEA is to accelerate the transition to renewable energy to protect the climate, and to default to 50.

Council discussed the current SEA goal of 50% renewable energy, 75% greenhouse gas free and opt-up to 100% renewable power supply, the need for flexibility due to pandemic/economic factors, exit fees, city participation, an opt-down program rather than product, and the need for more data.

Council provided direction regarding CEA's product offerings to study options for 50% renewable energy, 75% greenhouse gas free, 100% renewable energy, local impact product, and to return to Council with more data.

Mayor Heebner recessed the meeting at 8:30 p.m. and reconvened at 8:38 p.m.

C.2. This Item # intentionally left blank.

C.3. Council Boards, Committees, & Commissions Appointments. (File 0410-05)

Recommendation: That the City Council

1. Review the Regional Boards/Commissions/Committees to:
 - a. Determine the City Selection Committee 2021 annual term appointment.
 - b. Make new or re-appointments to all other agencies for new two-year terms.
2. Review Council Standing Committees and make appointments for new two-year terms.

[Item C.3. Report \(click here\)](#)

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Council discussion.

Motion: Moved by Deputy Mayor Becker and second by Mayor Heebner to approve appointments for two-year terms. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

Regional Board/Committee/Commission	Primary Member(s)	Alternate(s)
City Selection Committee	Heebner	Edson
Clean Energy Alliance (CEA)	Becker	Zito
CSA 17 - County Service Area	Harless	Edson
Escondido Creek Watershed Alliance (ECWA)	Becker / Staff	no alternate
League Ca. Cities Exec. Committee (SD County division)	Becker	Harless
League Ca. Cities Legislative Subcommittee	Harless	Becker
League of Ca. Cities Coastal Cities Group	Becker	Harless
North County Dispatch JPA	Harless	Becker
North County Transit District	Edson	Harless
Regional Solid Waste Assoc. (RSWA)	Harless	Zito
SANDAG Board of Directors	Heebner	Zito (1st alternate) Edson (2nd alternate)
SANDAG - Shoreline Preservation Working Group	Becker	Zito
San Dieguito River Valley JPA	Harless	Becker
San Elijo JPA	Zito / Becker	City Manager
22nd District Agricultural Association Community Relations	Heebner / Edson	n/a

Council Standing Committees	Primary Members
Business Liaison	Zito / Edson
Fire Department Management Governance & Organizational Evaluation	Edson / Harless
Highway 101/Cedros Avenue Development Committee	Heebner / Edson
Parks and Recreation	Zito / Harless
Public Arts	Edson / Heebner
School Relations	Becker / Harless
Solana Beach - Del Mar Relations	Heebner / Edson

Council Serving on Citizen Commission	Primary Members
Climate Action Commission	Becker / Zito

A.4. 2021 City Council Meeting Schedule Planning. (File 0410-05)

Recommendation: That the City Council

1. Review, edit, and/or approve a 2021 anticipated Council Meeting schedule with proposed cancellations and/or additional meetings.

[Item A.4. Report \(click here\)](#)

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Council discussed whether to change the current summer break period but decided to keep it as is.

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

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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)

ADJOURN:

Mayor Heebner adjourned the meeting at 9:14 p.m.

Angela Ivey, City Clerk

Council Approved February 10, 2021