



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 13, 2020 * 4:00 p.m.

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

This meeting was conducted in accordance with Governor Newsom's

Executive Order N-29-20 and N-33-20 related to the COVID-19 virus.

Minutes contain a summary of significant discussions and 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

Jewel Edson, **Mayor**

Judy Hegenauer, **Deputy Mayor**

Kristi Becker, **Councilmember**

Kelly Harless, **Councilmember**

David A. Zito, **Councilmember**

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Edson called the meeting to order at 4:04 p.m.

Present: Jewel Edson, Judy Hegenauer, Kristi Becker, Kelly Harless, David A. Zito

Absent: None

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Dan King, Assistant City Manager
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE: Alex Hassanein, Boy Scout Troop 782 led the flag salute.

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS:

Angela Ivey, City Clerk, announced there was one public comment, which was submitted and posted. [Public Submittals \(upd. 5-13 at 1:20pm\)](#)

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

Council reported community announcements.

A. CONSENT CALENDAR: (Action Items) (A.1. – A.4 and A.6. – A.7.)

A.1. 2019 Street Maintenance and Repair Project. (File 0820-35)

Recommendation: That the City Council

1. Adopt **Resolution 2020-045** authorizing the City Council to accept, as complete, the 2019 Street Maintenance & Repair Project, Bid No. 2019-04, performed by PAL General Engineering.
2. Authorizing the City Clerk to file a Notice of Completion.

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

Motion: Moved by Councilmember Zito and seconded by Councilmember Becker to approve.

Approved 5/0: Ayes: Edson, Hegenauer, Becker, Harless, and 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 April 4, 2020 – April 24, 2020.

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

Motion: Moved by Councilmember Zito and seconded by Councilmember Becker to approve.

Approved 5/0: Ayes: Edson, Hegenauer, Becker, Harless, and Zito. Noes: None. Motion carried unanimously.

A.3. General Fund Adopted Budget for Fiscal Year 2019-2020 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2019-2020 General Fund Adopted Budget.

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

Motion: Moved by Councilmember Zito and seconded by Councilmember Becker to approve.

Approved 5/0: Ayes: Edson, Hegenauer, Becker, Harless, and Zito. Noes: None. Motion carried unanimously.

A.4. Heating, Ventilation and Air Conditioning (HVAC) Services. (File 0710-35)

Recommendation: That the City Council

1. Adopt **Resolution 2020-033** authorizing the City Manager to execute an amendment to the Professional Services Agreement with Seaside Heating and Air and in an amount not to exceed \$25,000, for HVAC preventative maintenance services and as-needed repairs for Fiscal Year 2019/20.
2. Authorizing the City Manager to execute amendments to the Professional Services Agreement with Seaside Heating and Air, in an amount not to exceed \$17,500, for HVAC preventative maintenance services and as-needed repairs for Fiscal Years 2020/21 and 2021/22.

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

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

A.6. Senate Bill Funding for Road Maintenance Rehabilitation. (File 0390-22)

Recommendation: That the City Council

1. Adopt **Resolution 2020-042** authorizing the City Engineer to establish a project list for the FY 2020/21 Local Streets and Roads Funding Program using funds in part from the Road Maintenance and Rehabilitation Account designating the 2020 Street Maintenance and Repairs Project, as identified in the City's FY 2020/21 Capital Improvement Program list, to receive the SB 1 funding. It is anticipated that the designated project will rehabilitate the pavement on portions of Lomas Santa Fe Drive and other residential streets including portions of Nardo Avenue and Highland Drive. It is also anticipated that the designated project will be constructed in fall of 2020 and will have an estimated useful life of approximately 15 years.
2. Authorizing the City Engineer to submit the project list to the California Transportation Commission for the 2020/21 Local Streets and Roads Funding Program using funds from the Road Maintenance and Rehabilitation Account.

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

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

A.7. Community Grant Program Fiscal Year 2020-21. (File 0330-25)

Recommendation: That the City Council

1. Adopt **Resolution 2020-057** authorizing the FY 2020/21 Community Grant Program.

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

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

B. PUBLIC HEARINGS: (B.1. – B.3.)

B.1. Public Hearing: 970 Avocado Place, Applicant: Pruett, Case: DRP 19-004. (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 administratively issue a 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 2020-035** conditionally approving a DRP and an administrative SDP to

construct a new two-story, single-family residence with an attached two-car garage and perform associated site improvements on a vacant lot at 970 Avocado Place, Solana Beach.

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

[Staff Report Update #1 \(upd. 5-12-20\)](#)

Mayor Edson opened the public hearing and Council made disclosures.

Greg Wade, City Manager, introduced the item.

Katie Benson, Sr. Planner, presented a PowerPoint (on file).

Steve Dalton, architect, and George Mercer, landscape architect, spoke about the fencing around the trash enclosure.

Council, Staff, and Applicant discussion.

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

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

B.2. Public Hearing: 424 Pacific Ave, Applicant: Piscitelli, Case: MOD 20-001. (File 0600-40)

In accordance with the Council's direction on the original application, Staff recommends that the existing site wall be removed from the public right-of-way and any replacement perimeter fencing be located on private property and in compliance with applicable zoning regulations. 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. Adopt **Resolution 2020-054** denying the request for a Modification to a Development Review Permit to allow for the location of the existing site wall to be maintained and the overall height and construction of the site wall to be modified at 424 Pacific Avenue.

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

[Item B.2. Supplemental Docs \(upd. 5-13 at 3:10pm\)](#)

Mayor Edson opened the public hearing.

Council made disclosures. Councilmember Zito and Deputy Mayor Hegenauer stated that they met with the architect and the applicant's representative approximately three months ago.

Greg Wade, City Manager, introduced the item.

Katie Benson, Sr. Planner, presented a PowerPoint (on file).

Council and Staff discussed the sidewalk ramp width and the right-of-way inside of the wall.

Jennifer Bolyn, EOS Architecture, presented a PowerPoint (on file) addressing wall and landscape changes to the project and reviewed conditions.

Lee Andelin, Attorney for Applicant, displayed a slide showing a house across the street with a similar wall, and stated there was no intent to take public property for private use.

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

Council discussed the location of the site wall on public right-of-way, other existing encroachments of fences rather than walls, the compromised public access for pedestrians, site line improvement, necessary compliance upon reconstruction, and uniformity needed for compliance in neighborhoods.

Motion: Moved by Mayor Edson and seconded by Councilmember Harless to approve and to remove the site wall from the public right-of-way and move any replacement of perimeter fencing to private property. **Approved 4/1:** Ayes: Edson, Hegenauer, Becker, and Harless. Noes: Zito. Motion carried.

B.3. Solana Energy Alliance (SEA) Rate Schedule Amendment. (File 1010-45)

Recommendation: 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. Adopt **Resolution 2020-060** amending the rate schedule for Solana Energy Alliance.

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

Mayor Edson opened the public hearing.

Council disclosures. Councilmember Zito disclosed an e-mail exchange with resident Al Evans relative to rate comparisons between SEA and SDG&E.

Greg Wade, City Manager, introduced the item.

Barbara Boswell, Clean Energy Alliance (SEA) Consultant, presented a PowerPoint (on file).

Council, Staff, and Consultant discussion.

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

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

C. STAFF REPORTS: (C.1. – C.2.)

C.1. Financial Software Agreement – Tyler Munis. (File 0190-60)

Recommendation: That the City Council

1. Consider adoption of **Resolution 2020-061** to authorize the City Manager to execute a Professional Services Agreement with Tyler Munis for the implementation of a financial software system.

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

[Staff Report Update #1 \(upd. 5-12-20\)](#)

[Staff Report Update #2 \(upd. 5-13-20 at 4:00 pm\)](#)

Greg Wade, City Manager, introduced the item.

Marie Berkuti, Finance Manager, presented a Power Point (on file).

Council and Staff discussed logistics and timelines.

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

C.2. Supplemental CARES Act Community Development Block Grant (CDBG-CV) Funding. (File 0390-32)

Recommendation: That the City Council

1. Receive this report, discuss and provide direction to Staff regarding the use of available CDBG-CV funding.

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

Greg Wade, City Manager, presented a PowerPoint (on file).

Council and Staff discussed emphasizing priority for a local organization that serves a targeted local population, focusing on assistance due to the COVID-19 crisis, including criteria for eligibility, and the difficulty in dividing funds among requests.

Mayor Edson and Deputy Mayor Hegenauer volunteered to serve on a sub-committee with Staff to prepare a recommendation for the May 27, 2020 City Council meeting.

Councilmember Zito requested Item A.5 be removed from the consent calendar to be heard.

A.5. Solid Waste Rate Review - Proposition 218. (File 1030-15)

Recommendation: That the City Council

1. Adopt **Resolution 2020-047** setting the Solid Waste Rate Review Public Hearing protest vote for July 8, 2020.

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

Greg Wade, City Manager, summarized the proposed rate increases, noting Council action is to schedule the public hearing for the protest vote.

Council and Staff discussed that the proposed rate increase did not include the other approved rate increase that would become effective when the anaerobic digester came online around January 2021, rate adjustments as they related to COVID-19 impacts, and the green waste item coming to the May 27th Council meeting with EDCO attending.

Motion: Moved by Councilmember Zito and seconded by Mayor Edson to approve and to include information about the future rate increase in the public hearing notice, if possible.

Approved 5/0: Ayes: Edson, Hegenauer, Becker, Harless and Zito. Noes: None. Motion carried unanimously.

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

REGIONAL COMMITTEES: (outside agencies, appointed by this Council)

STANDING COMMITTEES: (All Primary Members) (*Permanent Committees*)

Councilmembers reported Committee activities.

ADJOURN:

Mayor Edson adjourned the meeting at 7:04 p.m.

Angela Ivey, City Clerk

Approved: September 9, 2020