

CITY OF SOLANA BEACH

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



MINUTES

Joint REGULAR Meeting

Wednesday, June 8, 2022 * 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 California Government Code sections 54953(e) and 54954.3 and other applicable law.

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

SPEAKERS:

Please submit your speaker slip to the City Clerk prior to the meeting or the announcement of the Item. Allotted times for speaking are outlined on the speaker's slip for Oral Communications, Consent, Public Hearings and Staff Reports.

READING OF ORDINANCES AND RESOLUTIONS:

Pursuant to [Solana Beach Municipal Code](#) Section 2.04.460, at the time of introduction or adoption of an ordinance or adoption of a resolution, the same shall not be read in full unless after the reading of the title, further reading is requested by a member of the Council. If any Councilmember so requests, the ordinance or resolution shall be read in full. In the absence of such a request, this section shall constitute a waiver by the council of such reading.

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:15 p.m.

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

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.

Ryan Smith, Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

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

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

Pride Month

Mayor Heebner read the proclamation and presented it to Allan Acevedo.

Allan Acevedo accepted the proclamation on behalf of the North County LGBTQ Resource Center and announced their 15th Annual Pride Celebration and thanked Council for this symbol that helps the community know that Solana Beach is open and affirming to all of its residents and neighbors.

Juneteenth

Mayor Heebner read the proclamation.

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.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.9.)

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 March 09, 2022.

Approved Minutes posted next to the meeting video.

<https://www.cityofsolanabeach.org/en/government/public-meetings/agendas-minutes-videos>

Motion: Moved by Councilmember Edson and second by Councilmember Becker 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 May 14, 2022 – May 27, 2022.

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

A.3. General Fund Adopted Budget for Fiscal Year 2021/2022 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2021-2022 General Fund Adopted Budget.

[Item A.3. 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 Edson and second by Councilmember Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.4. Local Streets and Roads Funding Program (SB 1) Project List - Fiscal Year (FY) 2022/23. (File 0850-35)

Recommendation: That the City Council

1. Adopt **Resolution 2022-051:**
 - a. Authorizing the City Engineer to establish a project list for the FY 2022/23 Local Streets and Roads Funding Program using funds in part from the Road Maintenance and Rehabilitation Account and designating the 2022 Annual Street Maintenance and Repair Project, as identified in the City's FY 2022/23 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 several residential streets including San Mario from Santa Sabina to Santa Petra, Glencrest Drive from Dell Street to Glencrest Place and Marview Drive from Ford Avenue to the end of the cul-de-sac. It is also anticipated that the designated project is estimated to be completed by May 2023 and will have an estimated useful life of approximately 15 years.
 - b. Authorizing the City Engineer to submit the project list to the California Transportation Commission for the 2022/23 Local Streets and Roads Funding Program using funds from the Road Maintenance and Rehabilitation Account.

[Item A.4. 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 Edson and second by Councilmember Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.5. Annual Investment Policy. (File 0350-30)

Recommendation: That the City Council

1. Adopt **Resolution 2022-068** approving the City's Investment Policy for Fiscal Year (FY) 2022/23.

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

[Item A.5. Supplemental Docs \(Updated 6-8-22, 5:10pm\)](#)

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

A.6. Facilities Maintenance and Repair Services. (File 0700-25)

Recommendation: That the City Council

1. Adopt **Resolution 2022-041**:
 - a. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Lalley Construction to increase the not to exceed amount by \$11,000 per year to provide for total on-call, as-needed maintenance and repair services not to exceed \$25,000 per year for Fiscal Year (FY) 2022/23 and Fiscal Year (FY) 2023/24, if further extended in the City Manager's discretion.
 - b. Awarding a one-year Professional Services Agreement (PSA) to ROI Construction and Remodeling in an amount not to exceed \$25,000 per year for on-call, as-needed maintenance and repair services for FY 2022/23.
 - c. Authorizing the City Manager to execute the Professional Services Agreement with ROI Construction and Remodeling and authorizing the City Manager to extend the PSA on a yearly basis, for up to four additional one-year terms at the City's option.
 - d. Appropriating \$30,000 in General Funds to the Public Facilities Maintenance/Professional Services account.
 - e. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

[Item A.6. 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 Edson and second by Councilmember Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.7. Citywide Janitorial Services. (File 0700-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-065**:
 - a. Extending the Professional Services Agreement with California Office Cleaning, Inc. for an additional one-year term with a new contract expiration date of June 30, 2023.
 - b. Authorizing the City Manager to execute Amendment No. 3 to the Professional Services Agreement with California Office Cleaning, Inc., increasing the scope of work and maximum compensation by \$20,000 for a not to exceed contract amount of \$127,880 for Citywide janitorial services for Fiscal Year (FY) 2022/23.
 - c. Appropriating \$20,000 in General Funds to the FY 2022/23 Public Facilities Maintenance Budget Unit.
 - d. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

[Item A.7. 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 Edson and second by Councilmember Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.8. Citywide Landscape Maintenance Services. (File 0750-25)

Recommendation: That the City Council

1. Adopt **Resolution 2022-067**:
 - a. Authorizing the City Manager to exercise the fourth option to extend the Professional Services Agreement with Nissho of California, Inc. for an additional year, effective July 1, 2022 through June 30, 2023.
 - b. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Nissho of California, Inc. increasing the scope of work to include new locations, continuation of the additional part-time laborer, and City-wide tree/plant replacement services for City-wide landscape maintenance services effective July 1, 2022.

[Item A.8. 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 Edson and second by Councilmember Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.9. Local Improvement District Administration Services. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-069** authorizing the City Manager to execute a Professional Services Agreement with Willdan Financial Services for three (3) years with two (2) additional one (1) year optional extensions at the City Manager's discretion.

[Item A.9. 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 Edson and second by Councilmember Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, 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: 1457 Highland Dr., Applicant: Christopher and Trisha Stone, Application: DRP21-006. (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 Development Review Permit (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 2022-059** conditionally approving a DRP and an SDP waiver to remodel an existing two-story single-family residence, construct a 1,227 square foot first floor addition (which includes 167 square feet of proposed outdoor area that is covered and enclosed on three sides, the conversion of 126 square feet of garage area to living area and enclosing an existing covered entry), construct a 242 square foot addition to the garage, and perform associated site improvements at 1457 Highland Drive, Solana Beach.

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

[Item B.1. Updated Report \(added 6-8-22 at 1:45pm\)](#)

[Item B.1. Supplemental Docs \(updated 6-6-22 at 3:00pm\)](#)

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.

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

Mayor Heebner opened the public hearing.

Council disclosures.

Trisha Stone, Applicant, presented a PowerPoint (on file) and said that the property was their dream property, it needed a major renovation, the only negative feedback was regarding the slope in the backyard for drainage and the retaining wall, the only visible area from the street would be plants and trees on the slope, that they originally had an ADU designed and reconsidered it after talking to neighbors, and requested approval of their project.

Council and Staff discussed a modified condition of grading to 2% along Highland Drive be planned but adding an encroachment permit so that, upon notification by the City, they would make improvements within 60 days for an identified pedestrian path at a later date, providing there was sufficient parking along the street.

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

Motion: Moved by Mayor Heebner and second by Deputy Mayor Harless to approve with the condition of adding an encroachment permit requirement that says that the applicant shall make necessary improvements for an identified pedestrian path within 60 days of notification by the City. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

B.2. Public Hearing: Solana Beach Lighting Maintenance District Annual Assessments. (File 0495-20)

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 2022-063** confirming the diagram and assessment and approving the City of Solana Beach Lighting Maintenance District Engineer's Report.
3. Adopt **Resolution 2022-064** ordering the levy and collection of annual assessments for Fiscal Year (FY) 2022/23 and ordering the transmission of charges to the County Auditor for collection.

[Item B.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.

Greg Wade, City Manager, introduced the item.

Mayor Heebner opened the public hearing.

Council disclosures.

Angela Ivey, City Clerk, reported that no protests were received.

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

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

B.3. Public Hearing: Solana Beach Coastal Rail Trail (CRT) Maintenance District Annual Assessments. (File 0495-20)

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 2022-061**, approving the Engineer's Report regarding the Coastal Rail Trail Maintenance District.
3. Adopt **Resolution 2022-062**, ordering the levy and collection of the annual assessments regarding the Coastal Rail Trail Maintenance District for FY 2022/23.

[Item B.3. 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.

Greg Wade, City Manager, introduced the item.

Mayor Heebner opened the public hearing.

Council disclosures.

Angela Ivey, City Clerk, reported that no protests were received.

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

Motion: Moved by Councilmember Zito and second by Deputy Mayor Harless to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. 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. Community Grant Program Requests - Fiscal Year (FY) 2022/23. (File 0330-25)

Recommendation: That the City Council

1. Receive the Staff Report, Community Grant applications and consider the presentations from the grant applicants. This item will come back to the City Council at the June 22, 2022 City Council Meeting for Council's grant allocations.

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

[Item C.1. Supplemental Docs \(updated 6-8-22 at 11:30am\)](#)

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 and said that the City's budget is \$25,000 of which \$15,000 is contributed by EDCO, that each year Council had authorized the use of \$5,000 from the public arts fund, and that Santa Fe Christian had partnered to provide for grants in the La Colonia de Eden Gardens community at \$25,000. He said that Bike Walk Solana submitted a late grant application for consideration by Council.

Council and Staff discussed considering the late application by Bike Walk Solana.

Presentations were made by the following applicants:

- Assistance League of Rancho San Dieguito – Kathy O'Leary
- CASA De Amistad – Corey Ford
- Community Resource Center – Richard Radosh
- Disconnect Collective – Monica Stapleton
- La Colonia Community Foundation – Lisa Montes
- North Coast Repertory Theater – Ben Cole
- Pathways to Citizenship – Julia Fox
- Rancho Santa Fe Youth Soccer – Marilee Pacelli
- Solana Beach Civic and Historical Society – Kathleen Drummond
- San Diego Organizing Project – Selma Hassane
- Bike Walk Solana – Jill Cooper

Jill Cooper spoke about requesting funds of \$2,000 for Bike Walk Solana to conduct its local tour event and scavenger hunt.

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*)

CITIZEN COMMISSION(S)

ADJOURN:

Mayor Heebner adjourned the meeting at 8:05 p.m.

Angela Ivey, City Clerk

Council Approved: August 24, 2022