

# CITY OF SOLANA BEACH

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



## MINUTES

Joint REGULAR Meeting  
Wednesday, February 08, 2023 \* 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 Government Code  
sections 54953(e) and 54954.3 and other applicable law.

- 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

**David A. Zito**  
Councilmember District 1  
**Kristi Becker**  
Councilmember District 2

**Jewel Edson**  
Councilmember District 3  
**Jill MacDonald**  
Councilmember District 4

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 6:02 p.m.

Present: Lesa Heebner, David A. Zito, Jewel Edson, Kristi Becker, Jill MacDonald

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney  
Megan Bavin, Deputy City Clerk  
Dan King, Assistant City Manager  
Mo Sammak, City Engineer/Public Works Dir.  
Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

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

Santa Fe Irrigation District – Lake Hodges Dam / Pipeline Replacement Project Update

Al Lau, General Manager, and Seth Gates, CFO of Santa Fe Irrigation District presented a PowerPoint (on file). They discussed drought conditions, the Glenmont Drive/Government Road Pipeline Project, Lake Hodges, rate impacts, current rates and rate structures, cost of service, and cost savings.

Council and speakers discussed that there is no guarantee of a future return of a local water source (Lake Hodges), that they are actively working to mitigate the impacts, that they believe there will still be a local discount, that the San Dieguito Dam is a source of local water but it is a very small reservoir, and that it's projected to be about twelve years before the Lake Hodges Dam is repaired.

### **APPROVAL OF AGENDA:**

**Motion:** Moved by Councilmember Becker and second by Councilmember Edson to approve. **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. 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.

### **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.4.)

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. TRAKiT Software Support Services.** (File 0190-60)

Recommendation: That the City Council

1. Adopt **Resolution 2023-018** authorizing the City Manager to execute an amendment with Central Square, in an amount not to exceed \$25,972.88, for TRAKiT software and maintenance support services for Fiscal Year 2022-23.

### **Item A.1. 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, Zito, Edson, Becker, MacDonald. 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 January 07, 2023 – January 20, 2023.

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

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

**A.3. General Fund Adopted Budget for Fiscal Year 2022/2023 Changes.** (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2022-2023 General Fund Adopted Budget.

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

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

**A.4. Fletcher Cove Tot Lot Construction Project.** (File 0720-30, 0730-40)

Recommendation: That the City Council

1. Consider adoption of **Resolution 2023-020** awarding a Construction Contract for the Fletcher Cove Tot Lot Construction Project.

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

[Item A.4. Updated Report #1 \(added 2-7-23\)](#)

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

**C. STAFF REPORTS:** (C.1. – C.2.)

*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. Potential Residential View Impacts at the Marine Safety Center.** (File 0730-30)

Recommendation: That the City Council

1. Receive the report and provide input and direction on how to address the potential residential view impacts at the Marine Safety Center.

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

[Item C.1. Supplemental Doc \(Updated 2-8-23 at 3:46pm\)](#)

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Gregory Wade, City Manager, introduced the item.

Gregory Wade, City Manager, presented a powerpoint (on file).

Council, Staff, and Jon Dominy, Consultant, discussed the view impacts, moving the lifeguard observation tower, glass and tint, ventilation and the addition of operable windows, setting the proposed building back no further than the existing building, ensuring the erosion rate remains at or near the fifty year retreat line, that the proposed structure is moved farther south than the existing facility, how far the proposed design was to be buried into the hillside, the slope of the roof needed to minimize view impacts, the second story observation point, the balcony on the west side, shade from the balcony on lower spaces, the necessity of the walkway around the observation tower, scaling back the area to the east with the pole, the second story roof and overhang providing shade to the first floor, the possibility of using cameras for lesser views, utilization of the two areas on the south wall totaling 1,450 square feet not included in the overall square footage, the mezzanine storage space, moving some of the functions from the first floor to the second floor, that moving some functions would require the addition of an elevator, the lifeguard observation points and importance of a set-up that allows for a secondary set of eyes on the beach, grouping functions together on the west edge, the purposefulness of the design of the observation tower, the sheriff's duties at the center and if a separate office area was necessary, and the addition of solar panels on the northern run of the roof which would add little to no height to the roof.

Ron Blumberg, resident, stated that he was representing his neighbor Ron Kassen, Pacific Ave, that not a single inch of sky or ocean they currently see should be obstructed, that Mr. Kassen was willing to pay for whatever it would cost for architectural rethinking design, and that they would like to give the lifeguards what they deserve without jeopardizing current views.

Jason Walker, stated that he was representing the Finley Family who lived in the Las Brisas Condos, that his clients met with someone from the City and pictures were taken from their balcony, that depending on tides they could lose almost the entirety of their beach view, that if built as currently proposed they won't be able to see people on the beach or if the beach is busy or vacant, that they support an improvement but ask for a second look at the design such as pulling the north wing back a little south which would help with their beach view.

Astrid Vaccaro, Las Brisas Condos, said that she supported the renovation and giving the lifeguards what they needed, that the proposed design would have an even more dramatic

consequence on her view than her neighbors, and that it would block her entire beach and whitewater view depending on the tides.

Vip Patel stated that his observation regarding the lifeguard tower was that from the location of the office it doesn't really provide views of beach, that the beach needs to be viewed north and south, that it's set so far back already that the lifeguard offices don't function to provide safety viewing, that the lifeguards on the beach and being further up are necessary to get views of the beach to provide greater safety, and that he's not sure why observation from these offices is an issue.

Council discussed the private and public views impairments, that there are feasible alternatives for a design that would accomplish a well-functioning marine safety center that is scaled down to fit the area and that would alleviate the private and public view impairments, the historically preferred approach of building into the hillside, to build a second story tucked into and along the southern hillside and move the main building as much as possible to the east and south, create a separate lifeguard observation building in the location of the existing observation hut, eliminate excess space including the lobby, the hallway, the workstation, kitchen island and reducing the kitchen size, locker room size and workbench area, consider removing the sheriff's office, moving the lifeguard observation to the first floor in a separate building so that it would be the only building west of the 75 year retreat line, specify uses for the mezzanine area, a low slope shed roof could work in place of the proposed butterfly roof which would minimize roof mass.

Council discussed the benefits of the overall design, that view impacts needs to be reduced with the needs of marine safety also considered, reduce the northward projection of the second story, no extension or crowding of the public boardwalk area, smaller shed roofs or a combo of shed and flat roof, windows for more natural light, reevaluating the open space above the kitchen and possibly remove the catwalk, reduce the size of the second deck, rethink the second story roof over the first story patio and maybe add a first story roof in that area, and rethink the placement of the observation tower.

Council discussed making amenable changes to reduce the structure size, that the building is close to 80 years old representing 13,000 residents, notable view impacts, that if the tower was pulled further south that some of the loss of the southerly beach view could be compensated for if a permanent structure is built at the base of the ramp, to explore video monitoring of the ramp or some other strategy for public safety, building a functional center that will last the next 50 years and accommodate growth including sand replenishment project, and possibly reducing a few parking spaces, to consider private and public views, being conservative in space to the greatest extent possible, and ensuring marine safety needs are met with the least of amount of space, and conservative in terms of space.

Council directed Staff and consultants to come back with a couple of new design options showing space planning.

## **C.2. Public Art Donation: *Rio*.** (File 0910-45)

Recommendation: That the City Council

1. Adopt **Resolution 2023-021**:

- a. Approving the donation of *Rio* as a permanent art piece in the City's art collection.
- b. Authorizing the City Manager to execute an agreement with the donor, in a form approved by the City Attorney, to facilitate the donation of the *Rio* sculpture.

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

[Item C.2. Supplemental Docs \(Updated 2-8-23 at 12:20pm\)](#)

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Greg Wade, City Manager, introduced the item.

Dan King, Assistant City Manager, presented a powerpoint (on file).

Council and Staff discussed having the Public Arts Commission identify other temporary art locations in the City.

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

**WORK PLAN COMMENTS:** *Adopted June 22, 2022*

Mayor Heebner said that she heard there was interest in putting office tenants in the buildings along Highway 101 and South Cedros, that we would really like to see retail or restaurants there, and that we consider adding something to the Work Plan that would ensure it remain for retail or restaurants.

**COMPENSATION & REIMBURSEMENT DISCLOSURE:**

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 8:27 p.m.

Megan Bavin, Deputy City Clerk

Council Approved: March 8, 2023