

# CITY OF SOLANA BEACH

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



## MINUTES

Joint REGULAR Meeting  
Wednesday, March 08, 2023 \* 6:00 p.m.

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

**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

**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 6:00 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  
Angela Ivey, City Clerk  
Dan King, Assistant City Manager  
Mo Sammak, City Engineer/Public Works Dir.  
Rod Greek, Interim Finance Dir.  
Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

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

**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.8.)

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 on February 08, 2023.

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

**Motion:** Moved by Councilmember Edson and second by Deputy Mayor Zito 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 February 11, 2023 – February 24, 2023.

**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 Deputy Mayor Zito 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 Deputy Mayor Zito to approve.  
**Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

**A.5. Sales, Transaction, and Use Tax Audit Services.** (File 0390-05)

Recommendation: That the City Council

1. Adopt **Resolution 2023-027:**
  - a. Authorizing the City Manager to execute an amendment to the Professional services Agreement with Hinderliter de Llamas and Associates, in an amount not to exceed \$45,000, for Sales, Transaction and Use Tax Audit Services for Fiscal Year 2022/23 which increases the total authorized contract from \$100,000 to \$125,000.
  - b. Appropriating \$25,000 from the General Fund – Undesignated Reserves to the Professional Services Agreement with Sales, Transaction and Use Tax Audit Services for Fiscal Year 2022/23.
  - c. Authorizing the City Treasurer to amend the Fiscal Year 2022/23 Adopted Budget accordingly.

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

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

**A.6. U.S. Army Corps of Engineers (USACE) 50-Year Project.** (File 0740-80)

Recommendation: That the City Council

1. Adopt **Resolution 2023-028:**
  - a. The City Manager, or his designee, to request and accept payment of all grant funding successfully obtained from the State of California Department of Parks for ultimate pass-through to the USACE as part of the local cost share match.
  - b. The City Manager, or his designee, to pay the invoice from the USACE dated January 26, 2023 for the incremental non-Federal cash contribution from the City of Solana Beach for Federal Fiscal Year (FY) 2023 for the amount of \$1,359,706.00, no later than March 10, 2023, to support initial construction of the Project.
  - c. The use of Sand Replenishment/Coastal Access Funds (Capital Project Fund450) in the amount of \$300,000.00 and \$313,556.00 of General Fund Reserves for payment of the \$1,359,706.00 to support initial construction of the Project.

- d. The use of Sand Mitigation and Public Recreation Impact Mitigation funds or newly secured Grant Funds to reimburse \$313,556.00 to the General Fund when such funding is available.
- e. The City Manager, or his designee, to pay the invoice from the USACE dated January 26, 2023 for the incremental non-Federal cash contribution from the City of Solana Beach for Federal Fiscal Year (FY) 2023 for the amount of \$7,705,000 via California State Parks, Division of Boating and Waterways, to support initial construction of the Project.
- f. The City Manager to act on behalf of the City of Solana Beach, in consultation with the City Attorney, to negotiate and execute all agreements and amendments and to pay any anticipated local cost share requirements related to the USACE Project on behalf of the City.

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

[Item A.6. Updated Report #1 \(added 3-8-23 at 11am\)](#)

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

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

#### **A.7. City's Housing and Safety Element Update.** (File 0610-10)

Recommendation: That the City Council

1. Adopt **Resolution 2023-030** authorizing the City Manager to execute Amendment #4 to the Professional Services Agreement with Kimley-Horn and Associates Inc. increasing the contract amount by \$15,000 for an amount not to exceed \$171,200.

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

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

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

#### **A.8. Terminating the Proclamation of the Existence of a Local Emergency.**

(File 0240-25)

Recommendation: That the City Council

1. Adopt **Resolution 2023-029** terminating the Proclamation of the Existence of a Local Emergency due to COVID-19.

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

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**Motion:** Moved by Councilmember Edson and second by Deputy Mayor Zito 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. Santa Fe Christian Schools Alternative Story Pole Plan - Field Lighting.**

(File 0400-40)

Recommendation: That the City Council

1. Consider approving the Santa Fe Christian Schools alternative story pole plan and if the City Council approves the requested alternative, adopt **Resolution 2023-032**.

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

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Joe Lim, Community Development Director, presented a PowerPoint (on file).

Council, Staff, and Applicant representatives, Keith Francis and Kurt de Pfyffer, discussed that the lighting chosen was the best lighting without light spillage with the fewest number of poles, the balloon height option due to the height, they will have to be refilled over time with helium, the City's helium balloon ban, increasing the noticing radius due to the height, they took drone footage of the campus to produce a rendering to scale with various viewpoints, providing the elevations that reflect the heights in relation to the campus buildings.

**Motion:** Moved by Mayor Heebner and second by Deputy Mayor Zito to approve and adding a 1,000 sq. ft. noticing radius, 30 full days of balloon height, noticed on the website for inquiries, returning to Council providing views from various vantage points and site elevations in relation to other buildings on campus, and that Staff provide a wind gust number that would require the balloons to be lowered. **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

**C.2. Re-adopt (2<sup>nd</sup> Reading) Ordinance 529 – Buildings Standards Code Amendments.** (File 0600-05)

Recommendation: That the City Council

1. Re-adopt **Ordinance 529** (2<sup>nd</sup> Reading) amending Title 15 of the Solana Beach Municipal Code.

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

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Elizabeth Mitchell, Assistant City Attorney, read the title of the ordinance.

**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. Community Grant Program - Fiscal Year 2023-24.** (File 0330-25)

Recommendation: That the City Council

1. Approve **Resolution 2023-031** authorizing the Fiscal Year (FY) 2023-24 Community Grant Program.

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

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**Motion:** Moved Deputy Mayor Zito and second by Councilmember Edson to approve and increase the City's portion of the grant allocation contribution to \$20,000. **Approved 5/0.**  
**Ayes:** Heebner, Zito, Edson, Becker, MacDonald. **Noes:** None. Motion carried unanimously.

**WORK PLAN COMMENTS:** None

*Adopted June 22, 2022*

**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 6:45 p.m. in memory of Gordon Johns having recently passed away.

Angela Ivey, City Clerk

Council Approved: April 12, 2023