



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 27, 2024 * 6:00 p.m.

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

- 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

Jewel Edson
Deputy Mayor / Councilmember District 3

Kristi Becker
Councilmember District 2

Jill MacDonald
Councilmember District 4

David A. Zito
Councilmember District 1

Dan King
Interim City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:07 p.m.

- Present: Lesa Heebner, Jewel Edson, Kristi Becker, Jill MacDonald, David A. Zito
 Absent: None
 Also Dan King, Interim City Manager
 Present: Johanna Canlas, City Attorney
 Angela Ivey, City Clerk
 Mo Sammak, City Engineer/Public Works Dir.
 Rachel Jacobs, Finance Dir.
 Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT:

Mayor Heebner reported that the City Council has selected Alyssa Muto as the City's next City Manager and provided an overview of her background and experience, highlighting her extensive expertise in sustainability, land use planning, mobility design, and community engagement.

FLAG SALUTE:

C. STAFF REPORTS: (C.3.)

C.3. Appointing New City Manager, Adopting the Corresponding Salary Schedule for the City Manager, and Authorizing the Mayor to Execute the City Manager Employment. (File 0500-00) – added 3-24-24

Recommendation: That the City Council

1. Adopt **Resolution 2024-038** appointing the new City Manager and authorizing the Mayor to execute an employment agreement with an annual salary of \$250,000.00, monthly automobile allowance of \$500.00, in addition to the employee benefit programs and plans for which the Executive Management Group is eligible and adopt the corresponding salary schedule.

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

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Johanna Canlas, City Attorney, presented the terms of the employment agreement, including salary, benefits, and other compensation details.

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

Alyssa Muto expressed her gratitude and excitement for the opportunity to serve as City Manager and shared her commitment to working collaboratively with the Council, Staff, and the community to progress the City's goals and address its challenges.

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Zito and second by Councilmember Becker to approve. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. 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 agendaized 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. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for February 24, 2024 – March 08, 2024.

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

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

A.2. General Fund Adopted Budget for Fiscal Year 2023/2024 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2023-2024 General Fund Adopted Budget.

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

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

A.3. Solana Beach Employees' Association – Marine Safety Unit (SBEA-MSU) Side Letter Agreement (Out of Class Assignment). (File 0530-30)

Recommendation: That the City Council

1. Approve **Resolution 2024-034** ratifying the Side Letter Agreement with SBEA-MSU employees.

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

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

A.4. 2023 Housing Element Annual Progress Report & Housing Successor Annual Report – Fiscal Year (FY) 2022-23. (File 0630-10)

Recommendation: That the City Council

1. Adopt **Resolution 2023-039** approving the 2023 Housing Element Annual Progress Report and the 2022/23 Housing Successor Annual Report as submitted

and direct City Staff to file the report with the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

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

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

B. PUBLIC HEARINGS: (B.1.)

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: 840 Hernandez St., Applicant: Noylan Dunn Pulaski, Case: TE23-003, APN: 298-134-14. (File 0600-40)

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. If the City Council can make the required findings, adopt **Resolution 2024-028**, approving the request for a Time Extension for approvals and entitlements in Case No. 17-18-13 DRP/SDP and setting the expiration date on January 13, 2025.

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

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Dan King, Interim City Manager, introduced the item.

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

Mayor Heebner opened the public hearing.

Council disclosures.

Ms. Pulaski, Applicant, stated that the extension was due to family issues and dynamics but that they were ready to move forward.

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

Motion: Moved by Deputy Mayor Edson and second by Councilmember Becker to approve Staff recommendation. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. 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. Fiscal Year 2023 Annual Comprehensive Financial Report (ACFR). (File 0310-22)

Recommendation: That the City Council

1. Accept and file the City of Solana Beach Annual Comprehensive Financial Report (ACFR) for the fiscal year July 1, 2022 – June 30, 2023.
2. Accept and file The Auditor’s Communication with Those Charged with Governance letter.

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

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Dan King, Interim City Manager, introduced the item.

Shannon Ayala, Davis Farr, presented a PowerPoint (on file) reviewing the audit findings.

Rachel Jacobs, Finance Director, presented a PowerPoint (on file) reviewing the ACFR.

Council and Staff discussed pension liability and market returns.

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

C.2. La Colonia Master Plan. (File 0720-10)

Recommendation: That the City Council

1. Receive the La Colonia Master Plan update and provide direction as may be needed.
2. Adopt **Resolution 2024-015** authorizing the City Manager to execute an amendment to the Professional Services Agreement with Van Dyke Landscape Architects extending the Agreement for two additional years and increasing the compensation, in an amount not to exceed \$70,000, for the update the La Colonia Master Plan, which would incorporate the vacant City-owned lot north of the park.
3. Authorize an appropriation of \$70,000 from the General Fund – Undesignated Reserves into the project account for the La Colonia Master Plan Update.

4. Authorize the City Treasurer to amend the FY 2023/24 Adopted Budget accordingly.

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

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Dan King, Interim City Manager, introduced the item.

Dan Goldberg, Principal Civil Engineer, presented a PowerPoint (on file).

Denise Armijo and Irina Koopman, VDLA Consultants, presented a PowerPoint (on file).

Marineke Vandervort, CEO of the Boys Girls Club of San Dieguito, spoke about the interest in having the Boys & Girls Club activities located in the Community Center, that they needed approximately 1,500 – 2,500 sq. ft.

Gloria Castellanos, Clubhouse Manager, said that most families were within walking distance of La Colonia but it was difficult for them to go to the Boys & Girls Club main location on Lomas Santa Fe and that they were in need of their own space for La Colonia services to meet the Boys and Girls Club's regulations and guidelines on safety of the children.

Council and Staff discussed expanding the picnic area, the community garden, moving the museum to an ideal place where it will still attract visitors, potential affordable housing above the new building, restroom rules with children, club atmosphere, age friendly, multigenerational tutoring or programming, street safety with seniors and children away from the main traffic artery, pickleball courts location, that moving the museum would likely be safe and keep the building in intact, that Site Study 2 loses space to a useful driveway, that Study 1 contains the best land use and the potential for more shade, to explore the possibility of moving the museum to the existing pickleball area, potable water availability for the splash zone and whether recycled water would be used for the splash zone and community garden, implementing diagonal parking on Stevens Avenue to maximize parking space, that an additional community garden may increase the load on the Seaweeder's who have limited volunteers, proceeding with grading and sodding the new property to make it usable for the Boys & Girls Club until the permanent implementation of the project, the importance of stakeholder Mira Costa and its need for classrooms for citizenship classes and parenting classes, seeking partnership with the Boys & Girls Club and the community for funding, and the San Diego Senior Community Foundation's Master Plan for senior centers and potential grant opportunities for La Colonia.

Joe Mansfield, R & T Architects representative, spoke about examples of amenities and features such as the Cottonwood Creek Park in Encinitas and the use of in-person caretaker unit at the park, emphasizing the importance of having staff on-site for maintenance and oversight, and La Costa Canyon High School's incorporation of intergeneration sports such as cornhole, outdoor ping pong tables, and a bocce ball court, which are activities that appeal to a wide range of ages, and consider creating a "pocket park" dedicated to these activities to provide a space for community members to engage in recreational activities together.

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

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 8:00 p.m.

Angela Ivey, City Clerk

Approved: April 24, 2024