



CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, February 10, 2021 ♦ 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 Governor Newsom’s Executive Order N-29-20 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

Lesa Heebner, Mayor

Kristi Becker
Deputy Mayor

Kelly Harless
Councilmember

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

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, Kristi Becker, Kelly Harless, David A. Zito, Jewel Edson

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Ryan Smith, Finance Dir.

Mo Sammak, City Engineer/Public Works Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

Black History Month

Mayor Heebner read the proclamation honoring Black History Month.

Shawn McClondon acknowledged the benefit and effort of the proclamation and

encouraged taking steps on this complicated issue that requires consistent, and committed long-term actions.

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS:

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

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 having submitted written comments for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda.

Comments relating to items on this evening's agenda are taken at the time the items are heard. 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 speaker is THREE MINUTES (SBMC 2.04.190).

Becky Rapp spoke about Supervisor Desmond's efforts with the 'Let Them Play' initiative, this difficult time of isolation for youth due to COVID, the increase of marijuana use among teens, the lack of physical activity, that all teens cannot afford to travel with the club teams to play sports, and acknowledged Solana Beach's forward thinking on clean air tobacco policies.

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.5.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

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 written correspondence for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

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 discussed immediately after approval of the Consent Calendar.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the January 13, 2021 City Council meetings.

Approved Minutes

http://www.ci.solana-beach.ca.us/index.asp?SEC=F0F1200D-21C6-4A88-8AE1-0BC07C1A81A7&Type=B_BASIC

Motion: Moved by Councilmember Harless and second by Deputy Mayor 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 January 9, 2021 – January 22, 2021.

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

A.3. General Fund Budget Adjustments for Fiscal Year 2020/21. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2020/21 General Fund Adopted Budget.

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

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

A.4. Coronavirus Emergency Paid Sick Leave Extension. (File 0520-00)

Recommendation: That the City Council

1. Approve **Resolution 2021-014** adopting the side letter agreements with Solana Beach Firefighters' Association (SBFA), Marine Safety Employee Group and the Public Works employees.

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

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

A.5. Emergency Services' Order 2021-002 Lifting the Suspension of Temporary Use Permits (TUPs) during the State Regional Stay at Home Order or County Public Health Order and Conditioning All Issued TUPs to Comply with Applicable Public Health Orders. (File 0230-10)

Recommendation: That the City Council

1. Adopt **Resolution 2021-023**, ratifying and confirming Emergency Order 2021-002.

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

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

B. PUBLIC HEARINGS: (B.1.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

Any member of the public may address the City Council on an item of concern by submitting written correspondence for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

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 have three minutes each.

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.

B.1. Public Hearing: 840 Avocado Place, Applicant: Morrison, Case DRP20-004/SDP20-008. (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 2021-017** conditionally approving a DRP and an administrative SDP to construct a new two-story, single-family residence with an attached three-car garage and perform associated site improvements on a vacant lot at 840 Avocado Place, Solana Beach.

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

[Item B.1. Supplemental Docs \(updated 2-9-21\)](#)

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

Mayor Heebner opened the public hearing.

Council disclosures.

Will Morrison, applicant, spoke about the progress with Staff and that they would be moving to Solana Beach from Del Mar.

Mark Gross, architect, appreciated the time working with the City.

Council and Mark Gross, architect, discussed that they sent plans to neighbors early before erecting story poles and were successful in working with the neighbors to preserve views.

Council and Joe Dodd, landscape architect, discussed considering vegetation with lower heights than may have been noted on the landscape plans and the type of trees flanking the front driveway.

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

C. STAFF REPORTS: (C.1. – C.2.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

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C.1. This Item # intentionally left blank.

C.2. Community Grant Program Fiscal Year 2021/22 and Extension of the Community Grant Program FY 2020/21. (File 0330-25)

Recommendation: That the City Council

1. Approve **Resolution 2021-015** authorizing the FY 2021/22 Community Grant Program.
2. Consider approval of **Resolution 2021-016** authorizing an extension of the FY 2020/21 Community Grant Program.

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

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Dan King, Assistant City Manager, presented the PowerPoint (on file).

Council and Staff discussed that 5 of the 10 awarded applicants who responded to Staff had not been able to use their funds due to COVID and would desire an extension, whether an additional extension would be needed in December or a repurposing of

funds would be allowed, applicants could request extensions on a case-by-case basis, overall support for possible extensions, and concerns about a second extension due to the many past applicants and current needs for programs.

Motion: Moved by Mayor Heebner and second by Councilmember Harless to approve Staff recommendation. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. 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*)

CITIZEN COMMISSION(S)

ADJOURN:

Mayor Heebner adjourned the meeting at 6:53 p.m.

Angela Ivey, City Clerk

Council Approved: March 10, 2021