



# 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, January 26, 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 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**

**Kelly Harless**  
Deputy Mayor

**David A. Zito**  
Councilmember  
District 1

**Jewel Edson**  
Councilmember  
District 3

**Kristi Becker**  
Councilmember

Gregory Wade  
**City Manager**

Johanna Canlas  
**City Attorney**

Angela Ivey  
**City Clerk**

#### **SPEAKERS:**

See Public Participation on the first page of the Agenda for publication participation options.

#### **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 6:02 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.

#### **FLAG SALUTE:**

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

**San Elijo Joint Powers Authority (SEJPA)**

Mike Thornton, General Manager, presented a PowerPoint (on file) and presented a \$600,000 check to the City from a Proposition 84 IRWM (Integrated Regional Water Management program) Grant administered by the California Department of Water Resources for construction of the Via de la Valle reclaimed water line project.

Al Lau, Santa Fe Irrigation District, said that they had and would continue to be a supporter of big regional recycled water endeavors like this project.

Council and Mr. Thornton discussed that all Recycled Water Projects are joint projects with Santa Fe Irrigation District, potable reuse and desalination for water, and various projects coming through the Federal Infrastructure Bill in the near future.

**APPROVAL OF AGENDA:**

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

**ORAL COMMUNICATIONS:** None

*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 joining the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. No written correspondence may be submitted in lieu of public speaking. 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).

**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.)**

*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 joining 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 December 15, 2021 City Council meeting.

Approved Minutes [http://www.ci.solana-beach.ca.us/index.asp?SEC=F0F1200D-21C6-4A88-8AE1-0BC07C1A81A7&Type=B\\_BASIC](http://www.ci.solana-beach.ca.us/index.asp?SEC=F0F1200D-21C6-4A88-8AE1-0BC07C1A81A7&Type=B_BASIC)

**Motion:** Moved by Councilmember Edson and second by Deputy Mayor Harless to

approve. **Approved 5/0.** Ayes: Heebner, Harless, Zito, Edson, Becker. 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 December 18, 2021 – January 07, 2022.

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

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

**A.3. General Fund Budget Adjustments for Fiscal Year 2021/2022.** (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 Deputy Mayor Harless to approve. **Approved 5/0.** Ayes: Heebner, Harless, Zito, Edson, Becker. Noes: None. Motion carried unanimously.

**A.4. CalRecycle Grant Authorization.** (File 0390-34)

Recommendation: That the City Council

1. Approve **Resolution 2022-11** authorizing the submittal of application(s) for all CalRecycle Grant and Payment Programs for which the City is eligible and authorizing the City Manager to execute all documents necessary to secure funds and implement the approved grant or payment project.

[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 Deputy Mayor Harless to approve. **Approved 5/0.** Ayes: Heebner, Harless, Zito, Edson, Becker. 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: 1036 Solana Dr., Applicant: Unitarian Universalist Fellowship of San Dieguito, Case: MOD 21-003.** (File 0600-40)

The proposed phasing of the project meets the minimum objective requirements under the SBMC, could be found to be consistent with the General Plan, LCP/LUP and Zoning as conditioned. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing.
2. If the City Council makes the requisite findings and approve the project phasing, adopt **Resolution 2022-009** conditionally approving MOD 21-003 to construct phased improvements to an existing religious facility/campus located at 1036 Solana Drive, Solana Beach.

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

[Item B.1. Updated Report #1 \(added 1-26 at 1pm\)](#)

[Item B.1. Supplemental Docs \(updated 1-26 at 3pm\)](#)

*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.

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

Mayor Heebner opened the public hearing.

Council disclosures.

Jon Luft, applicant representative, explained the project and the modifications to the CUP from May 2020, scope improvements to several areas of campus, a parking lot expansion and fire truck turnaround, a more permanent shade structure over the existing outdoor amphitheater, an audio-visual kiosk serving the amphitheater, a small outdoor canopy, and various improvements around the site directed mainly towards accessibility. He said that when this modification application was originally made several years ago and subsequently leading up to approval by Council, these various improvements were not proposed, and that the phasing proposal of the work was necessary to prioritize different aspects of the project.

Chris Faller, applicant representative, said that the project site has multiple challenges to meet requirements and manage the terrain and environment as well as being a good neighbor to the surrounding area.

**Motion:** Moved by Councilmember Zito and second by Councilmember Becker to close

the public hearing. **Approved 5/0.** Ayes: Heebner, Harless, Zito, Edson, Becker. Noes: None. Motion carried unanimously.

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

### **C. STAFF REPORTS: (C.1. – C.3.)**

**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).

#### **C.1. 2022 Annual Citizen Commission Appointments.** (File 0120-06)

Recommendation: That the City Council

1. Appoint two (2) members to the **Budget and Finance** Commission nominated/appointed by individual Councilmembers (Deputy Mayor Harless and Councilmember Becker) for two-year terms.

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

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

2. Appoint four (4) members to the **Climate Action** Commission nominated/appointed by *Council-at-large for the following positions:*
  - a. Three (3) *Resident* appointments for two-year terms.
  - b. One (1) *Professional* appointment for member of the environmental and/or scientific community (*resident or non-resident*) for a two-year term.

Mayor Heebner and Councilmember Edson recommended Lane Sharman and Heidi Dewar.

Jonathon Goodmacher said that he was reapplying and would ask that he and the other two current members be reappointed.

**Motion:** Moved by Councilmember Zito to appoint Jonathon Goodmacher. Lack of a second. Motion failed.

Councilmember Harless recommended Heather Rock.

**Motion:** Moved by Mayor Heebner and seconded by Councilmember Edson to appoint Lane Sharman, Heather Rock, and Heidi Dewar. Ayes: Heebner, Harless, Edson, Becker. Noes: Zito. Motion carried.

**Motion:** Moved by Mayor Heebner and seconded by Councilmember Edson to appoint Paul Basore. **Approved 5/0.** Ayes: Heebner, Harless, Zito, Edson, Becker. Noes: None. Motion carried unanimously.

3. Appoint three (3) members to the **Parks and Recreation** Commission nominated/appointed by *Council-at-large* for two-year terms.

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

4. Appoint three (3) members to the **Public Arts** Commission nominated/appointed by *Council-at-large* for two-year terms.

**Motion:** Moved by Mayor Heebner and second by Councilmember Becker to appoint Shawn Hethcock, Mark Mennie, Sharon Klein. **Approved 5/0.** Ayes: Heebner, Harless, Zito, Edson, Becker. Noes: None. Motion carried unanimously.

5. Appoint four (4) members to the **View Assessment** Commission: two (2) positions for two-year terms by individual members (Deputy Mayor Harless and Councilmember Zito), and two (2) positions for two-year terms (*Council-at-large*).

Motion: Moved by Mayor Heebner and seconded by Councilmember Edson to appoint Linda Najjar (Zito), Robert Zajak (Harless), Pat Coad, and Frank Stribling. **Approved 5/0.** Ayes: Heebner, Harless, Zito, Edson, Becker. Noes: None. Motion carried unanimously.

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

[Item C.1. Updated Report #1 \(added 1-20-22\)](#)

[Item C.1. Updated Report #2 \(added 1-25-22\)](#)

[Item C.1. Supplemental Docs \(updated 1-26-22 at 415pm\)](#)

*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.*

## **C.2. Clean Energy Alliance Update.** (File 1010-46)

Recommendation: That the City Council

1. Receive the report on the CEA (Clean Energy Alliance).

[Item C.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.

Barbara Boswell, Clean Energy Alliance, presented a PowerPoint (on file).

Council, Staff, and Ms. Boswell discussed a decrease in the PCIA charge for 2022 which created a 6% savings, that CEA was managing costs well within extreme weather conditions, that CEA has helped expand the use of renewable energy now that SDG&E has



stopped their eco choice program, Solana Beach had increased participants in the the 100% renewable energy, that an outreach campaign would generate more enrollments, and that the City of Del Mar had enrolled in the 100% renewable for their municipal accounts and that the City of Carlsbad was currently offering the 75% carbon-free for their municipal accounts.

Council's and Ms. Boswell's discussion continued regarding meeting resource adequacy requirements, the successful negotiated contracts for the current year, CEA in a position to not encounter issues and if additional cities were added, the assessment report for impact of the City of San Marcos and City of Escondido joining, negotiating with SDG&E for excess or surplus RA was successful for the current year, the PCIA having variable costs since SDG&E sets that rate annually, analysts having been hired to obtain contracts and more data from SDG&E who identified errors that were corrected to benefit customers, and that if there were no exit fees there would be greater savings to customers.

Council, Staff, and Ms. Boswell discussed that the PCIA charge was based upon a 10 yr. contract horizon, SDG&E contracts were made up of long or short-term contracts, the long being 10+ years, the 8-10 yr. mark the rates that would begin to drop and expire without renewals, and that the exit fees should theoretically zero out, over time, and to show more clearly the difference between generation savings versus the total bill.

### **C.3. Glenmont Drive Pocket Park Project Update.** (File 0740-20)

Recommendation: That the City Council

1. Receive this report and provide input and direction on the Glenmont Drive Pocket Park.

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

[Item C.3. Supplemental Docs \(updated 1-26-22 at 415pm\)](#)

*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.*

Mayor Heebner recused herself because she has property within 500 ft. of the project site.

Greg Wade, City Manager, introduced the item and presented a PowerPoint (on file).

Council and Staff discussed Ms. Morton's letter submitted regarding the concrete drainage structure on the southwest corner of the site that was being considered and more details would occur once the project moved into the final engineering detail and design element, the large buffer of approximately 25 ft. between adjacent properties and the proposed development, getting community engagement, a pollinator garden, the least intense use of the space and maintaining the existing typography, including walking surfaces, landscaped areas, elevations, overlook, street parking along Glenmont Dr. and incorporate low water maintenance plants and vegetation.

Discussion continued regarding asking Santa Fe Irrigation District to paint the west side of the Larrick reservoir or allow an art installation, community outreach and public engagements, a license agreement and a Final Park Plan would be required with Santa

Fe Irrigation District, and the current budget of \$10,000 with other costs that may accumulate with the design.

Al Lau, Santa Fe Irrigation District, said that they want to help with making this project a community resource, a vital water facility is located next to the park, that they would prefer the more passive activity in the area to reduce risks to the facility, and that they would engage in more detailed discussion with the City as the concept of the project develops and the license agreement is discussed.

Council and Staff discussed possible opening some of the north side of the property for a fenced-in dog run, that this area was a lease held by Santa Fe Irrigation and that they would be supportive of beautifying the area but would discuss other potential uses, and the efforts of the Seaweeders in this area,

**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 8:03 p.m.

Angela Ivey, City Clerk

Council Approved: March 23, 2022