



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

MINUTES

Joint REGULAR Meeting
Wednesday, May 27, 2020 *4:00 p.m.

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California

This meeting was conducted in accordance with Governor Newsom's Executive Order N-29-20 and N-33-20 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

Jewel Edson, **Mayor**

Judy Hegenauer, **Deputy Mayor**

Kristi Becker, **Councilmember**

Kelly Harless, **Councilmember**

David A. Zito, **Councilmember**

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Edson called the meeting to order at 4:24 p.m.

Present: Jewel Edson, Judy Hegenauer, Kristi Becker, Kelly Harless, David A. Zito

Absent: None

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Dan King, Assistant City Manager
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: No reportable action.

FLAG SALUTE:

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS:

[Public Submittals \(Upd. 5-27 at 1:20pm\)](#)

Joshua Graff Zivin spoke about a plan and precautions to manage the City's beaches due to

the pandemic and limiting the spread of COVID-19, how the City would be enforcing the resident's-only parking signs at the north end of the City, and proposed issuing permits for residents to park in front of their homes to limit visitor parking along the beaches.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

Mayor Edson reported community announcements, events and commentary.

A. CONSENT CALENDAR: (Action Items) (A.1. A.2. A.4 - A.8.)

A.1. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for April 25, 2020 – May 8, 2020.

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

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

A.2. General Fund Budget Adjustments for Fiscal Year 2019/20 as a Result of COVID-19. (File 0330-30)

Recommendation: That the City Council

1. Adopt **Resolution 2020-076** revising appropriations in the Fiscal Year 2019/20 General Fund Budget.

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

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

A.4. Solana Beach Coastal Rail Trail Maintenance District Engineer's Report, Annual Levy and Collection of Assessments. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2020-049**, initiating the proceedings for the annual levy of assessments within the Coastal Rail Trail Maintenance District for Fiscal Year 2020/21.
2. Adopt **Resolution 2020-050**, approving the Engineer's Report for proceedings of the annual levy of assessments within Coastal Rail Trail Maintenance District.
3. Adopt **Resolution 2020-051**, declaring intention to provide for the annual levy and collection of assessments in Coastal Rail Trail Maintenance District and setting a time and date for a public hearing for June 24, 2020.

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

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

A.5. Solana Beach Lighting Maintenance District Engineer's Report, Annual Levy, and Collection of Assessments. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2020-052** approving the Solana Beach Lighting Maintenance District Engineer's Report for Fiscal Year 2020/21 for proceedings of the annual levy of assessments within a special maintenance district.
2. Adopt **Resolution 2020-053** declaring intention to provide for an annual levy and collection of assessment in a special maintenance district and setting a time and date for a public hearing, and scheduling the public hearing for June 24, 2020.

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

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

A.6. State-Mandated Annual Fire Inspections Report in Compliance with Solana Beach 1205. (File 0600-80)

Recommendation: That the City Council

1. Adopt **Resolution 2020-058:**
 - a. Accepting a report on the status of all state-mandated annual fire inspections in the City of Solana Beach in conjunction with SB 1205 and California Health and Safety Code Section 13146.4.

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

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

A.7. Community Development Block Grant (CDBG) and Home Investment Partnerships – 3-Year Coop. Agmt. Extension (File 0390-32)

Recommendation: That the City Council

1. Adopt **Resolution 2020-064** authorizing the automatic renewal of the Community Development Block Grant Cooperation Agreement (Attachment 2) for the qualification periods of July 1, 2021 to June 30, 2022; July 1, 2022 to June 30, 2023; and July 1, 2023 to June 30, 2024.

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

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

A.8. Stormwater Program Management Services. (File 0850-40)

Recommendation: That the City Council

1. Adopt **Resolution 2020-048:**

- a. Authorizing the City Manager to execute a professional services agreement, in an amount not to exceed \$115,000 with Mikhail Ogawa Engineering for Stormwater Program Management Services.
- b. Authorizing the City Manager to extend the agreement for up to four additional years, at the City's option.

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

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

B. PUBLIC HEARINGS: (B.1. – B.3.)

B.1. Housing Element Annual Progress Report and Housing Successor Annual Report for Fiscal Year 2018/19 and Directing Submittal to the California Department of Housing and Community Development and the Governor's Office of Planning and Research. (File 0630-12)

The 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. Find this item not a project and thereby exempt from the California Environmental Quality Act (CEQA) Review; and
3. Adopt **Resolution 2020-030** approving the 2019 Housing Element Annual Progress Report and the 2018/19 Housing Successor Annual Report as submitted and directing 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 B.1. Report \(click here\)](#)

[Item B.1. Supplemental Docs \(Upd. 5-27 at 12:45pm\)](#)

Mayor Edson opened the public hearing, and Council disclosures were provided.

Greg Wade, City Manager, introduced the item.

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

Barbara Gordon, youth group leader for Changers, requested the City Council consider requiring affordable housing to be smoke-free.

Johanna Canlas, City Attorney, said a smoke-free provision may be included in conditions of approval if the City sponsored an affordable housing project and the developer agreed, and that Council may consider this for other project approvals as well.

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

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

B.2. Public Hearing: 838 Academy Drive, Applicant: Santa Fe Christian School, Case MOD 19-001/DRP 19-006/SDP 19-007. (File 0600-40)

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 Council can make the findings, adopt **Resolution 2020-065** approving the MOD for the new SFCS Campus Master Plan, and allow the continued use of the temporary Eagle Dome tent structure, with conditions.
3. If the Council can make the findings, adopt **Resolution 2020-066** approving a DRP/SDP for Phase 1b and 1c of the SFCS Master Plan, including Buildings E and F, with conditions.

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

[Item B.2. Supplemental Docs \(upd. 5-27 at 2:50pm\)](#)

Mayor Edson opened the public hearing. Council reported disclosures.

Greg Wade, City Manager, introduced the item.

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

Councilmembers asked questions of Staff regarding parking and energy savings.

Rod Gilbert, CEO, Santa Fe Christian Schools, and Taal Safdie, Safdie Rabines Architects, presented a PowerPoint (on file).

Council, Staff, and Applicant discussed landscape, fill, energy, shade trees, drop-off loop and locations, mitigation during construction, projected enrollment, construction timeline, and clarification that parking spaces on site were increasing from 218 to 291 upon completion.

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

Motion: Moved by Councilmember Zito and second by Councilmember Harless to approve and encouraged the continuation of an off-site parking agreement. **Approved 5/0.** Ayes: Edson, Hegenauer, Becker, Harless, and Zito. Noes: None. Motion carried unanimously.

B.3. Public Hearing: 318 S. Nardo Avenue, Applicant: Richard and Rachel McHale, Case 17-17-40. (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 VAR. 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 2020-034** conditionally approving a DRP, VAR and SDP to construct a detached Accessory Dwelling Unit (ADU) and a deck attached to the Principal Residence as well as perform associated site improvements including a hammerhead turnaround in the driveway for required fire access at 318 South Nardo Avenue, Solana Beach.

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

[Item B.3. Supplemental Docs \(Upd. 5-27 at 1:10pm\)](#)

Mayor Edson opened the public hearing. Council reported disclosures.

Greg Wade, City Manager, introduced the item.

Katie Benson, Senior Planner, presented a PowerPoint (on file) reviewing the project.

Applicant Richard McHale presented a PowerPoint (on file).

Council, Staff, and Applicant discussion.

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

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

C. STAFF REPORTS: (C.1. – C.3.)

C.1. Statewide Organic Collection Mandates and Council Consideration of Automated Green Waste Collection Citywide. (File 0150-78)

The Staff recommends that the City Council

1. Receive the report on solid waste and recycling state legislation and consider the implementation of automated green waste collection services citywide.

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

[Item C.1. Supplemental Docs \(Upd. 5-27 at 2:00pm\)](#)

Greg Wade, City Manager, introduced the report.

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

Elmer Heap, General Manager North County EDCO, presented a PowerPoint (on file).

Charlie Nelson spoke in support of the addition of a container for green waste collection.

Council, Staff, and Consultant discussed concerns about the lack of public feedback on the proposal, the benefits of the program, and the need for more community education prior to

implementation.

Motion: Moved by Councilmember Becker and second by Deputy Mayor Hegenauer to approve. **Approved 3/2.** Ayes: Hegenauer, Becker, Harless. Noes: Edson, Zito. Motion carried.

C.2. Allocation of CARES Act Community Development Block Grant (CDBG-CV) Funding. (File 0390-32)

The Staff recommends that the City Council

1. Consider adoption of **Resolution 2020-075** approving the use of CDBG-CV for the North County Food Bank.

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

Greg Wade, City Manager, presented a PowerPoint (on file).

Dan King, Assistant City Manager, introduced Shirley Parks, San Diego Food Bank.

Council and Staff discussion.

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

C.3. SEA (Solana Energy Alliance) COVID-19 Impacts. (File 1010-45)

Staff recommends the City Council:

1. Consider options to improve the long-term financial viability of SEA and to provide direction to Staff to implement changes to the program.

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

Greg Wade, City Manager, presented a PowerPoint (on file).

Jeff Fuller, Consultant, continued with the PowerPoint presentation.

Council and Staff discussed options and provided direction regarding maintaining 50% renewable and 75% carbon free premium product, rate discount or parity, premium rate for 100% renewable energy choice, considering a bridge loan from the City to SEA at the June rate hearing, and consideration of selling bucket 2 (PCC2) energy credits (RECs) and procuring bucket 3 (PCC3) RECS.

This item was pulled from Consent by Councilmember Zito.

A.3. Construction Bids for 2020 Pavement Management Street list. (File 0820-35)

Recommendation: That the City Council

1. Adopt **Resolution 2020-074:**
 - a. Approving the list of streets scheduled for maintenance and repairs as part of the 2020 Street Maintenance and Repairs Project.

- b. Authorizing the City Engineer to advertise for construction bids for the 2020 Street Maintenance and Repairs Project.

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

[Staff Report Update 1](#)

[Staff Report Update 2 \(Upd. 5-27 at 2:50pm\)](#)

[Item A.3. Supplemental Docs \(Upd. 5-27 at 12:45pm\)](#)

Greg Wade, City Manager, presented the item.

Council and Staff discussed potential uses for the increased funding.

Motion: Moved by Councilmember Zito and second by Mayor Edson to approve and increase the estimated expenditures to \$425,000 for street maintenance and repairs with \$50,000 of the \$100,000 additional funds towards potholes and striping and the remaining \$50,000 allocated where Staff determines it would best be used. **Approved 5/0.** Ayes: Edson, Hegenauer, Becker, Harless, and Zito. Noes: None. Motion carried unanimously.

WORK PLAN COMMENTS: None.

COMPENSATION & REIMBURSEMENT DISCLOSURE: None.

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

REGIONAL COMMITTEES: (outside agencies, appointed by this Council)

STANDING COMMITTEES: (All Primary Members) (*Permanent Committees*)

Councilmembers reported Committee activities.

ADJOURN:

Mayor Edson adjourned the meeting at 9:23 p.m.

Angela Ivey, City Clerk

Approved: September 9, 2020