

CITY OF SOLANA BEACH

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



MINUTES

Joint SPECIAL Meeting

Wednesday, May 30, 2018 * 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

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Peter Zahn, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Deputy Mayor Zito called the meeting to order at 6:00 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Lesa Heebner

Absent: Peter Zahn

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: (when applicable)

Johanna Canlas, City Attorney, stated that there was no reportable action.

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Heebner and second by Councilmember Edson to approve. **Approved 4/1** (Absent: Zahn). Motion carried.

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 designees 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. Please be aware of the timer light on the Council Dais.

B.1. Public Hearing: Transition to District Based Elections – Review and Consideration of Draft Maps. (File 0430-60)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing; Disclosures; Receive Public Testimony; Close the Public Hearing.
2. Review and provide direction.

B.1. Supplemental Docs (Updated 5-30-18 at 3:15pm)

Draft Maps Available for Review

https://www.ci.solana-beach.ca.us/index.asp?SEC={4ECF7C34-9E8E-4AB5-8375-C07DED8E4260}&Type=B_BASIC&persistdesign=none

Transition to District-Based Elections Information

https://www.ci.solana-beach.ca.us/index.asp?SEC=56737889-4955-493D-8FBF-D9F2F8A9BC7A&DE=AC0A0B28-4797-4B86-A194-1DED681A8DAD&Type=B_BASIC

Johanna Canlas, City Attorney, introduced the item

Doug Johnson, National Demographics Corporation, presented a PowerPoint (on file) reviewing various maps explaining balanced and contiguous districts, the overall results of the 39 maps submitted, that some were balanced, some could be fixed to balance, and some could not be fixed to balance, and that all were then grouped accordingly.

Public Speakers

Manny Aguilar spoke about his support for map 506 on behalf of La Colonia Eden de Gardens, that it was based on a public meeting among the residents with input on the maps, that they supported this map of five districts, and making the best decision for the majority.

Lisa Montes spoke about her lifetime residency of Eden Gardens, that she was not aware of or invited to an open meeting in her neighborhood, that she was not in favor of districting but it was being forced on the City, that she was in favor of 411 quadrant map since it had the most balance so that all were represented, that if 4 districts and one Mayor were chosen then all residents would have two votes instead of just one, that she did not think there was a lack of representation, that two Latinos had served on City Council, that

Council had listened to the issues in Eden Gardens addressing the morning church bell ringing, funding camps, the skatepark, support for the Dia de los Muertos event, and restricting a new project in their area to two stories that initially wanted to build up to three stories.

Denise Rahmani said she spoke on behalf of COOSSA (Condominium Organization of South Sierra Avenue) who had collaborated with BBC (Beach & Bluff Conservancy), Solana Eastside Group, and La Colonia de Eden Gardens, by holding meetings to discuss the options, that COOSSA represented nine of the HOAs on S. Sierra totaling approximately 858 units, that it would not make sense to split up COOSSA since it was a contiguous group, that they favored map 506c on the City's website, and urged Council to consider the north south approach to keep contiguous and homogeneous, and that it met all of the required criteria.

Isiah Titus said that they were here because a lawyer named Shenkman sued the City claiming to protect Hispanics, but that few Hispanics supported the districting of Solana Beach, that if it was done poorly it could be disastrous, wondered why he never challenged San Diego Unified School District which was an at large district in the November election, or the San Diego County Board of Supervisors which was clearly gerrymandered to suppress minority votes, that he heard someone say that Shenkman's own town of Malibu was an at-large district, that there were motives that did not protect Hispanics, and that he understood that it came down to considering spending a \$100,000 rather than hundreds of thousands of dollars to defend a law suit.

Roger Boyd spoke about the opportunity to participate in this change, it was unfortunate that they were being guided in this direction by the California Voting Rights Act but it seemed to be the right thing to do at this time, that he supported the north south orientation and a rotating Mayor in the modified 506 alternative map, this design would maintain the cohesive neighborhoods intended by the developer years ago, including 16 HOAs that were contiguous and cohesive, today the Solana Eastside Community Group (SCCG) represents 2,000 residential units and approximately 5,000 citizens on the eastside of I-5, that rotating Mayor had always worked well and should not be changed.

Louise Abbott said she liked the quadrant idea, supported an elected mayor, would like to have 4 districts giving every citizen the opportunity to vote for 2 people, but if 5 districts were preferred then she would choose map 506 with a rotational Mayor, was not aware of the COOSSA situation and there would be ways to modify map 411 for the COOSSA problem, did not support other maps 415 and 417 that looks like they were gerrymandered in advance, that districting was probably a good thing for the City.

Vicki Driver said she represented Santa Fe Hills HOA on the east side of I-5 also known as the Santa Streets, that they should be able to vote for one of their neighbors that knew the needs of the direct neighborhood as well as the whole City, many maps carve out their HOA into two or three parts which was not acceptable to their HOA, that individual districts would bring to the table their own knowledge of that neighborhood, supported map 506 alternate with north south districts, and asked about how the streets were divided as they would often split Santa Helena off from their neighborhood and place it with the south

district, that Tracy Richmond's alternate maps used an overlay map to be specific about where each house laid on the street, and would encourage Council to consider that detail.

Al Evans spoke about speaking to many people in support of districting, everyone wanted more representation on the east side, support of map 506 alternate that came most closely to satisfying most of what had been talked about, and that most people supported a rotating Mayor.

John Boat spoke about the difficulty of creating the maps, supported map 506, that he was new to the community, that he made it as it would be if one was walking their dog they could run into a councilmember, grouped external issues like ocean, 101, lagoon, race track, I-5, and the golf course which made sense to him.

Susan McEachern spoke about her research of other cities that went through this, that they were divided by compact, visible boundaries, contiguous, population equality, and communities of interest, that the neighborhoods needed to be kept together and not broken up, supported the north south configurations, that she was concerned that she heard that some Councilmembers expressed a preference at public meetings, and that the public depended on Council to listen to everyone to come to a fair conclusion.

Deputy Mayor Zito said that there was no perfect map for everyone, that it was impressive that there were so many submittals that doubled the amount submitted by Encinitas that was four times the size of Solana Beach in less amount of time, that this exercise was very difficult for such a small City with a small population since it must be divided by population equally, and asked Council to provide their preference of map and explain why 4 or 5 districts.

Councilmember Heebner said that it was not an ideal exercise for a City of this size, that Solana Beach was the size of one district in Encinitas which was still a small City, that she had lived on the east and west side of I-5, on the east and west side of Highway 101, and on the north and the south side of Lomas Santa Fe, that what was important to her wherever she lived was getting to the beach, the freeway, open space, golf course, viewing the vistas, and getting to commercial zones on the east side. She said the Fairground issues bothered her regardless of where she lived, that it was a difficult scenario to break up streets but it would happen, that the assets of the City should be equally divided among the various districts, that currently residents voted for 5 positions so the four district would allow each person to vote for at least 2 people in two different positions, that she supported the variation of map 410 alternative balanced, that most everyone's interests were the same including mobility, pot holes, public safety, access to schools, fire stations, and the Sheriff serves equally around town, and that her concern was anyone feeling that a map was pitting neighborhood against neighborhood,

Councilmember Edson said that she had talked to many people around town, that she was concerned about the unintended consequences, there were many issues to consider when establishing the districts, that districts tended to cause a competitive and divisive environment in the way of funding projects and improvements, that the 4 districts with 1 elected Mayor was the best choice giving everyone 2 votes, that she spent all of her time on the 4 district maps and grouped them according to similarity.

Councilmember Hegenauer said that she did not want to go to districts, that most cities were forced to do it did not want to do it, that she felt the whole City was her community, had friends in every area of town, that she thought about how the population and density may change in the future over 5-10 years, that the issues of the community seem to affect everyone including access to the ocean, access to commercial, freeways, parks and open space, and that is how she drew her map, that she had narrowed it down to maps 404, 416, that are close to the ballpark of how they touch the whole community, and supported 4 districts and a citywide elected mayor.

Deputy Mayor Zito said that he could see the appeal of either 4 of 5 districts, that in the past the person who listened to him was not in his district, which was Tom Campbell, that was why the current system had worked well, that 4 districts at least give everyone two votes, that the rotating Mayor had worked well but the elected Mayor allows all people to have a vote on who that is, that there was no perfect solution, that the purpose would be to make sure all important areas of City were represented or influenced by multiple Councilmembers, that he favored the compact map 410, that was more quadrant but an extended view of Eden Gardens,

Councilmember Heebner said that Councilmember Zahn's letter shared his preference for map 404 with some variations and map 410.

Councilmember Edson said she liked 410 but would like it revised to not break up feather acres farms neighborhood, revised 417, and revised 404.

Deputy Mayor Zito said that among the comments that 410 and 404 and citywide Mayor mentioned as the most majority as starting points.

Doug Johnson, National Demographics Corporation, showed map 410 split (recent alternate/revised) and 410 beforehand.

Council discussed changing some boundaries and considering some HOAs.

Motion: Moved by Councilmember Heebner and second by Deputy Mayor Zito to close the public hearing. **Approved 4/1** (Absent: Zahn). Motion carried.

Motion: Moved by Councilmember Heebner and second by Councilmember Hegenauer to move forward with considerations of alternative map 404 and modified multiple options for 410 as discussed. **Approved 4/1** (Absent: Zahn). Motion carried.

ADJOURN:

Deputy Mayor Zito adjourned the meeting at 7:56 p.m.

Angela Ivey, City Clerk

Approved: November 28, 2018