CITY OF SOLANA BEACH

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

MINUTES

Joint Meeting - Closed Session
Wednesday, September 10, 2025 5:00 p.m.
City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California
Minutes contain formal actions taken at a City Council meeting.

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 5:00 p.m.

Present:	Lesa Heebner, Kristi Becker, Jill MacDonald, David A. Zito, Jewel Edson
Absent:	None
Also Present:	Alyssa Muto, City Manager
	Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS *(ONLY)*:

Report to Council Chambers and submit speaker slips to the City Clerk before the meeting recesses to closed session.

CLOSED SESSION:

1. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
   Pursuant to Government Code Section 54956.9(d)(2)
   Two (2) Potential case(s).

2. **CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION**
   Pursuant to Government Code Section 54956.9(d)(4)
   One (1) Potential case.

ACTION: No reportable action.

ADJOURN:

Mayor Heebner adjourned the meeting at 6:05 p.m.

Approved:_____ Angela Ivey, City Clerk

CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, September 10, 2025 * 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

Kristi Becker
Deputy Mayor / Councilmember District 2

Jill MacDonald
Councilmember District 4

David A. Zito
Councilmember District 1

Jewel Edson
Councilmember District 3

Alyssa Muto
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, Jill MacDonald, David A. Zito, Jewel Edson
Absent:	None
Also Present:	Alyssa Muto, City Manager Johanna Canlas, City Attorney Angela Ivey, City Clerk Orelia DeBraal, Public Works Dir. Rachel Jacobs, Finance Dir. Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: No reportable action.

FLAG SALUTE:

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

- Del Mar Fairgrounds Master Plan

Carlene Moore, CEO, and Tristan Hallman, presented a PowerPoint.

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS:

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.

Lane Sharman – Public power
Doug Alden - 20 is Plenty for Us program

CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:

An opportunity for City Council to make brief announcements or report on various activities. These items are not agendized for official City business with no action or substantive discussion.

CITY MANAGER / CITY ATTORNEY REPORTS:

An opportunity for the City Manager and City Attorney to make brief announcements or report on various activities. These items are not agendized for official City business with no action or substantive discussion.

A. CONSENT CALENDAR: (Action Items) (A.1. - A.3.)

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.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held on June 18, 2025, July 2, 2025 and July 16, 2025.

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve. **Approved 5/0.** Ayes: Heebner, Becker, MacDonald, 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 June 28, 2025 – August 22, 2025.

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

A.3. Internal Compliance and Government Affairs Manager Position. (File 0510-05)

Recommendation: That the City Council

1. Adopt **Resolution 2025-106** approving the updates listed below to the FY 2025/2026 Salary and Compensation Plan:
   a. Reclassify the Senior Management Analyst FTE position previously approved on June 18, 2025, to an Internal Compliance and Government Affairs Manager.
   b. Approve the addition of the Internal Compliance and Government Affairs Manager to the FY 2025/2026 Management Salary Schedule 1 (pay grade M-4).
2. Authorize the City Treasurer to amend the FY 2025/2026 Adopted Budget accordingly.

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve. **Approved 5/0.** Ayes: Heebner, Becker, MacDonald, Zito, Edson. 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: 838 Academy Dr., Applicant: Santa Fe Christian School, Case: MOD24-003, APN: 298-112-29 & 30 (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 MOD. 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 that the project modification is consistent with the Final EIR adopted in 2001 and the Final Supplemental EIR that was certified on June 30, 2016, and no further environmental analysis is required; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-104** conditionally approving a MOD to demolish approximately 20,858 square feet of existing structures and construction of

approximately 82,058 square feet of new K-5 classroom facilities, an underground parking structure, and a new athletics building.

Staff presentation.

Applicant presentation.

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

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve recommendation. **Approved 5/0.** Ayes: Heebner, Becker, MacDonald, Zito, Edson. 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. My Community Application & Building Permit Tracking Update. (File 0190-60)

Recommendation: That the City Council

1. Receive Staff Report and presentation.

Staff presentation and Council discussion.

C.2. Automated Red-Light Camera Enforcement. (File 0860-50)

Recommendation: That the City Council

1. Adopt **Resolution 2025-103** authorizing the City Manager to execute a Professional Services Agreement, for a term of five years with Redflex Traffic Systems, Inc. dba Vera Mobility for automated red-light camera enforcement. The City may, at its sole discretion, extend the Agreement for up to three additional one-year terms, for a total possible term not to exceed eight years.

Staff presentation and Council discussion.

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

LEGISLATIVE POLICY AND CORRESPONDENCE:

Support for the following bills went out on behalf of the City Council:
- SB 805 – "No Vigilantes Act"
- SB 627 - Limiting law enforcement use of facial coverings
- SB 81 - Health care entity patient privacy & limits on disclosure of immigration status

- SB 48 - Educational equity / discrimination prevention

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 8:18 p.m.

Approved: _____