



CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, November 19, 2025 * 6:00 p.m.

City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California

Action Minutes contain 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 / 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 6:03 p.m.

Present: Lesa Heebner, Kristi Becker, Jill MacDonald, David A. Zito, Jewel Edson

Absent: None

Also Alyssa Muto, City Manager

Present: Elizabeth Mitchell, Assistant City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Orelia DeBaal, Public Works Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: No reportable action.

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Deputy Mayor Becker and second by Councilmember Zito to approve the agenda. **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.

Michael Schnepf – safety and code recommendations

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.4.)

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.

All speakers should refer to the public comment section at the beginning of the agenda for details. Please be aware of the timer light on the Council Dais.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held on October 22, 2025.

Motion: Moved by Councilmember Edson and second by Deputy Mayor Becker to approve the recommendation. **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 October 18, 2025 – October 31, 2025.

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

A.3. 2025 Sewer and Storm Drain Project – Notice of Completion. (File 1040-26)

Recommendation: That the City Council

1. Adopt **Resolution 2025-118:**
 - a. Authorizing the City Council to accept, as complete, the 2025 Sewer and Storm Drain Project, Bid No. 2025-02, performed by Bert W. Salas.
 - b. Authorizing the City Clerk to file a Notice of Completion for the project.

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

A.4. Trailer Mounted Water Pump. (0850-40)

Recommendation: That the City Council

1. Adopt **Resolution 2025-121** authorizing the City Manager to purchase a new trailer mounted water pump in the amount of \$71,387.61.

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

B. PUBLIC HEARINGS: (B.1. – B.2.)

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: 121 West Plaza St., Applicant: Urich, Application: DRP25-001, SDP25-001, DUP25-002, APN: 298-010-44. (File 0600-40)

The proposed project meets the minimum objective requirements under the SBMC, could be found to be consistent with the General Plan and could be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP, a DUP and administratively issue an 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 2025-120** conditionally approving a DRP,SDP, and DUP to construct a 704 square-foot second-story Live/Work Unit located above a single-story commercial building currently occupied by a dental office at 121 West Plaza Street, Solana Beach.

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

[Item B.1. Supplemental Docs \(updated 11-18-25\)](#)

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.

Staff presentation.

Mayor Heebner opened the public hearing. Council disclosures.

Dr. Urich, Applicant, and Marco Gonzales, Legal representative, presentation.

Public Speakers:

John Neidernhofer (time donated by Michael Mahoney) – safety disruption, existing shared easement usage, dumpster and generator location during construction, contractor's access, and request for a delay of the project approval.

Grant Fletcher – referenced an earlier blue folder submittal of concerns including rear easement use, view impacts, inconsistency with the live/work codes and Highway 101 Specific Plan, construction impacts on businesses, and request to deny the project.

Kris Boehmer – conducts brokerage and leasing for Grant Fletcher's property, their property would have a loss of revenue, and view impacts.

Stephanie Karnavas (time donated by Mike Garcia) – referenced her earlier opposition submittal to the record regarding external stairwell access, view impact, moving the proposed building back 3 ft., removing the pergola, and relocation of the HVAC compressor.

Motion: Moved by Councilmember Zito and second by Councilmember Edson to continue the public hearing to a date certain of January 14, 2026. **Approved 5/0.** Ayes: Heebner, Becker, MacDonald, Zito, Edson. Noes: None. Motion carried unanimously.

B.2. Public Hearing: 453 Canyon Dr., Applicant: Baker, Application: DRP25-003, APN: 263-194-01. (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. 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 2025-123** conditionally approving a DRP to construct an interior remodel and 789 square footage living area addition and a new 481 square foot attached garage to an existing one-story single-family residence and perform associated site improvements at 453 Canyon Drive, Solana Beach.

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

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Mayor Heebner reported having property interest within the 1,000 ft. of the project site, conducted the FPPC regulatory analysis, and determined that she does not have a conflict.

Staff presentation

Mayor Heebner opened the public hearing. Council disclosures.

Andrew Crocker, applicant representative, and Liz Baker, Applicant, were present.

Michael Schnepf (time donated by Joyce Hogan).

Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker 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 MacDonald to approve the recommendation with additional condition construction fencing will be located on the property and use a dirt screening. **Approved 5/0.** Ayes: Heebner, Becker, MacDonald, Zito, Edson. Noes: None. Motion carried unanimously.

C. STAFF REPORTS:

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. Public Safety End of Year Status Report. (File 0250-00, 0260-00, 0270-00)

Recommendation: That the City Council

1. Receive presentation and file report.

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

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Presentations by Law Enforcement, Captain Shane Watts, San Diego County Sheriff's Department; Josh Gordon, Fire Chief, Encinitas/Solana Beach/Del Mar Fire Coop; and Captain Greg Uruburu, Marine Safety Department.

C.2. State Legislative Update. (File 0480-05)

Recommendation: That the City Council

1. Discuss and provide policy direction to Staff.

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

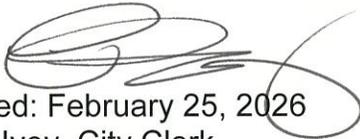
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Staff presentation.

Kyra Ross, lobbyist with Emanuel, Stones, & Associate, presentation.

ADJOURN:

Mayor Heebner adjourned the meeting at 9:57pm



Approved: February 25, 2026
Angela Ivey, City Clerk