



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

MINUTES

Joint REGULAR Meeting

January 14, 2026 * 06:00 PM

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.
- Online posting of Reports & Supplemental Documents consist of items received up to the cut off time prior to meetings for processing new submittals (2 hrs prior to meeting start). Complete records containing meeting handouts, PowerPoints, etc. can be obtained from the [records archive center](#).
- The City Council shall not begin a new agenda item after 10:30 p.m. unless approved by a majority vote of all members present. [SBMC 2.04.070](#)

CITY COUNCIL

Mayor Lesa Heebner

Deputy Mayor Jill MacDonald - Council District 4

David A. Zito - Council District 1

Jewel Edson - Council District 3

Kristi Becker - Council District 2

Johanna Canlas, City Attorney

Alyssa Muto, City Manager

Angela Ivey, City Clerk

NOTICE: READING OF ORDINANCES AND RESOLUTIONS

Per Solana Beach Municipal Code [§2.04.460](#), ordinances or resolutions are not read in full at introduction or adoption unless Council makes a request. Without a request to do so, the Council waives the full reading.

A. CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:07 p.m.

Present: Lesa Heebner, Jill MacDonald, David A. Zito, Jewel Edson, Kristi Becker
 Absent: None
 Also: Alyssa Muto, City Manager
 Present: Johanna Canlas, City Attorney
 Angela Ivey, City Clerk
 Dan King, Assistant City Manager
 Rachel Jacobs, Finance Dir.
 Orelia DeBaal, Public Works Dir.
 Joseph Lim, Community Development Dir.

B. CLOSED SESSION REPORT: No reportable action.

C. FLAG SALUTE:

D. PROCLAMATIONS / CERTIFICATES / ACKNOWLEDGEMENTS: *Ceremonial.*

- Jim Greenstein, Sr. Civil Engineer, Retirement

E. PRESENTATIONS: None

F. APPROVAL OF AGENDA:

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

G. 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.

Diana Kutlow, Senator Blakespear's office – activity report.

H. CONSENT

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.

H.1 Minutes of the City Council

Staff recommends that the City Council:

1. Approve the Minutes of the City Council meetings held on December 10, 2025.

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

H.2 Register of Demands

Staff recommends that the City Council:

1. Ratify the register of demands for November 15 - December 12, 2025.

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

H.4 Position Reclassification and Updating Salary Schedule for 2026 California Minimum Wage.

Staff recommends that the City Council:

1. Adopt **Resolution 2026-003** approving the following:
 - a. Approval for reclassifying the current part-time Senior Civil Engineer to a full-time Senior Civil Engineer.
 - b. Approve the updated FY 2025/206 Seasonal/Temporary Salary Schedule 6 to account for the increase in minimum wage requirements, and to authorize the City Manager to make any future necessary changes to the City's salary schedules to remain in compliance with applicable State and/or Federal laws.
2. Authorize the City Treasurer to amend the Fiscal Year 2026/2027 Adopted Budget accordingly.

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

H.5 Vehicle Purchase Amendment.

Staff recommends that the City Council

1. Adopt Resolution 2026-005 approving the purchase of a Chevrolet Silverado EV as a substitute for the previously approved Ford F-150 Lightning:
 - a. One (1) model year 2026 Chevrolet Silverado EV, utilizing the Sourcwell Contract 091521 NAF, for \$56,984.22.
 - b. Purchase and install One (1) Level 2 Charging Station and vehicle upfits for \$8,000.

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve the

recommendation. **Approved 5/0.** Ayes: Heebner, MacDonald, Zito, Edson, Becker. Noes: None. Motion carried unanimously.

H.3 Coastal Rail Trail Extension Grant Acceptance

Staff recommends that the City Council:

1. Approve **Resolution 2026-004** to accept funds from the State of California.
2. Authorizing the City Treasurer to amend the Fiscal Year 2025/26 Adopted Budget accordingly.

This item was pulled by the public.

Staff presentation.

Speaker: Diana Kutlow, Senator Blakespear's office.

I. MEETING LENGTH NOTE:

The City Council shall not begin a new agenda item after 10:30 p.m. unless approved by a unanimous vote of all members present. (SBMC 2.04.070)

J. PUBLIC HEARINGS:

This portion of the agenda provides an opportunity for the public to comment on a specific item, as required by law and following proper notice. Individuals wishing to speak must submit a speaker slip to the City Clerk (available at the back table). After considering all evidence presented, including written materials and oral testimony, the City Council will render a decision supported by written findings based on substantial evidence in the record. An applicant or the applicant's designee(s) for a private development or business project subject to a public hearing is allotted a total of fifteen (15) minutes to speak, in accordance with SBMC 2.04.210. A portion of this time may be reserved to respond to comments made in opposition. All other speakers should refer to the public comment section at the beginning of the agenda for applicable time limits. Speakers are asked to observe the timer light on the Council Dais.

J.4 Public Hearing: 508 Glenmont Drive; Development Review Permit DRP24-018 / Structure Development Permit SDP24-011; Applicant: Hall; APN: 263-142-08.

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 2026-002** conditionally approving a DRP/SDP to construct a new two-story residence with a main floor living area of 2,922 square feet, a partially subterranean garage of 875 square feet and a 1,066 square foot basement and perform associated site improvements at 508 Glenmont Drive, Solana Beach.

Mayor Heebner recused herself due to property interests within 500 ft. of the project site.

Staff presentation.

Deputy Mayor McDonald opened the public hearing. Council disclosures.

Rodrigo Villalon, project architect, and Applicants present.

Motion: Moved by Councilmember Zito and second by Councilmember Edson to close the public hearing. **Approved 4/0/1 (Recused: Heebner)**. Ayes: MacDonald, Zito, Edson, Becker. Noes: None. Motion carried unanimously.

Motion: Moved by Councilmember Zito and second by Councilmember Becker to approve the recommendation. **Approved 4/0/1 (Recused: Heebner)**. Ayes: MacDonald, Zito, Edson, Becker. Noes: None. Motion carried unanimously.

J.5 Public Hearing: Continued Public Hearing 121 W. Plaza St., Applicant: Ulrich, Development Review Permit (DRP), Structure Development Permit (SDP), Director Use Permit (DUP); APN 298-010-44.

Staff recommends the City Council:

1. Continue the Public Hearing, date-certain, to January 28, 2026, to allow additional time for the project plans to be revised and submitted by the Applicant and reviewed by Staff.

Motion: Moved by Councilmember Zito and second by Councilmember Edson to continue the public hearing to January 28, 2026. **Approved 5/0**. Ayes: Heebner, MacDonald, Zito, Edson, Becker. Noes: None. Motion carried unanimously.

K. 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.

K.4 Adopt (2nd Reading) Ordinance 533 - Outdoor Dining and Other Zoning Code Updates

Staff recommends that the City Council:

1. Adopt **Ordinance 533** (2nd Reading) amending Titles 16 and 17 of the Solana Beach Municipal Code.

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

L. LEGISLATIVE POLICY AND CORRESPONDENCE:

City Correspondence on proposed and existing state and federal laws.

Local Gov SB 677 Opposition – Housing

M. WORK PLAN COMMENTS: None

Council comments on Work Plan status, needs, edits, etc. that were not discussed on prior items. The Work Plan was last adopted June 18, 2025.

N. 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.

O. COUNCIL COMMITTEE REPORTS:

[Regional](#) Appointed Committees / [Standing](#) Committees / [Citizen](#) Commissions

P. ADJOURN:

Mayor Heebner adjourned the meeting at 6:58 p.m.



Approved: February 25, 2026
Angela Ivey, City Clerk