

Candidate: Kelly Harless

Background: Program Manager at University of Southern California Alzheimer's Therapeutic Research Institute. Formerly served on Solana Beach's Parks & Recreation Commission, currently serves on the city's View Assessment Commission.

Website: <https://www.kellyforcitycouncil.com/>

On the issues:

Local Development:

I will ensure that pending development – including the large apartment complex on South Nardo and the planned Assisted Living Facility on Marine View Avenue -- fits our community and any negative impacts on traffic, parking, noise and view impairment are mitigated. The Lomas Santa Fe Executive Golf course is for sale. Residents living near the LSF Country Club and executive golf course deserve a Councilmember who is thoughtful about development. As a Solana Beach View Assessment Commissioner, I believe property rights go both ways – the developer has rights and the neighborhood homeowners have rights. I have demonstrated success balancing the rights of developers and the neighborhood.

Affordable Housing:

Affordable housing is mandated in the state of California and Solana Beach with its approved Housing Element is currently in compliance. The Housing Element is due to be updated in the very near future and Solana Beach will then know how many units of affordable housing must be added in the coming years. The City has offered several City properties for affordable housing. Attracting developers to this endeavor has been challenging, but zoning in Solana Beach provides the opportunity for affordable housing in certain areas. In addition, there has been recent case law that would allow the City to consider eliminating the in-lieu fee option for developers and I would support evaluating that possibility.

Short-term Rentals:

I do not want to completely eliminate Short Term Vacation Rentals in Solana Beach, but individuals residents and neighborhoods have voiced concerns about noise and impact on neighborhood character. The first step is for the City to enforce ordinances related to Short Term Vacation Rentals. Residents need to know that (1) they can and should file a confidential complaint with the City when property owners are not adhering to minimum stay, noise and other requirements; and (2) that the City's Compliance Officer will act on these complaints and escalate to the City Manager as necessary for extreme or repeated offenses.

The Del Mar Resort:

I do not support re-zoning the property to develop the current proposed project due to negative impacts on the surrounding region, including Solana Beach.

Eden Gardens, La Colonia Park and gentrification:

The future development of Eden Gardens poses some real challenges that need to be addressed. There are already parking problems that will only get worse with more development. It is also apparent that height and density issues should be addressed before any further damage to the community character of Eden Gardens occurs. There are also street

improvements needed to make the neighborhoods more pedestrian-friendly such as the addition of or widening of sidewalks.

The homes in La Colonia de Eden Gardens and the lots upon which they built are private property and owners have the right to sell their property. It is important that neighbors maintain the right to weigh in about remodels and other projects that will impact community character, views, traffic and parking. The View Ordinance and the Council's discretion on development are especially important in this neighborhood. In addition, this neighborhood is zoned for affordable housing and, if challenges such as parking, density and scale can be addressed, would benefit the area.

I support the construction of the Skate Park. This has been part of the General Plan for many years. The job of the City Council is to allocate funds for the betterment of the City and the community has voiced strong support for this project. The other improvements to La Colonia Park and the recent purchase of the adjacent parcel will enhance La Colonia de Eden Gardens and be an asset for the entire City.

Lomas Santa Fe Corridor Updates:

Once residents in the surrounding neighborhood became aware of the roundabouts option, the opposition was immediate, overwhelming and fierce. I believe strongly in a "Neighborhoods First" policy that gives significant weight to those impacted the most by proposed projects and developments. Because the neighborhood opposed the project and other options to improve safety were available, I did not support the roundabouts at the beginning, nor do I support them now.

Solana Energy Alliance (SEA):

The CCA has been studied for many years and is a proven business model in many cities. It promotes competition and allows consumer choice. Under SEA, the rate per kilowatt hour is reduced by 1% to 3%. Any net revenue goes to the City of Solana Beach, rather than to the SDG&E shareholders. This net revenue will potentially build our reserves and can be used to benefit Solana Beach residents. The most important consideration now that SEA has been implemented is to manage it properly. I have many years of experience evaluating feasibility, developing policy and managing large projects.

The Budget:

I have a strong background developing, evaluating and managing large budgets. I currently oversee multiple projects in parallel, each with budgets of tens of millions of dollars. I am fiscally conservative and understand the importance of remaining financially sound by maximizing revenue and ensuring that expenditures undergo a careful cost-benefit analysis.