



CITY OF SOLANA BEACH

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

AGENDA

Joint REGULAR Meeting

Wednesday, August 24, 2022 * 6:00 p.m.

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California

This meeting will be conducted in accordance with California Government Code sections 54953(e) and 54954.3 and other applicable law.

MEETING LOCATION WILL NOT BE OPEN TO THE PUBLIC

Be advised that due to the COVID-19 pandemic in-person participation will not be allowed, there will be no members of the public in attendance at Council Meetings. Alternatives to in-person attendance for viewing and participating in City Council meetings are being provided under provided below.

AGENDA MATERIALS

A full City Council agenda packet including relative supporting documentation is posted online www.cityofsolanabeach.org Closed Session Agendas are posted at least 72 hours prior to regular meetings and at least 24 hours prior to special meetings.

WATCH THE MEETING

- Live web-streaming: Meetings web-stream live on the City's website on the City's [Public Meetings](#) webpage. Find the large Live Meeting button.
- Live Broadcast on Local Govt. Channel: Meetings are broadcast live on Cox Communications - Channel 19 / Spectrum (Time Warner)-Channel 24 / AT&T U-verse Channel 99.
- Archived videos online: The video taping of meetings are maintained as a permanent record and contain a detailed account of the proceedings. Council meeting tapings are archived and available for viewing on the City's [Public Meetings](#) webpage.

PUBLIC COMMENTS

- Written correspondence (supplemental items) regarding an agenda item at an open session meeting should be submitted to the City Clerk's Office at clerkoffice@cosb.org with a) Subject line to include the meeting date b) Include the Agenda Item # as listed on the Agenda.
- Correspondence received after the official posting of the agenda, but before 3:00 p.m. (or 3 hrs. prior to the meeting start time) on the meeting day, will be distributed to Council and made available online along with the agenda posting. All submittals received before the start of the meeting will be made part of the record.
- Written submittals will be added to the record and not read out loud.
- The designated location for viewing supplemental documents is on the City's website www.cityofsolanabeach.org on the posted Agenda under the relative Agenda Item.

OR

Verbal Comment Participation: If you wish to provide a live verbal comment during the meeting, attend the virtual meeting via your computer or call in.

Before Meeting

- Alert Clerk's Office. We ask that you alert us that you will joining the meeting to speak. Please email us at clerkoffice@cosb.org to let us know which item you will speak on. This allows our Staff to manage speakers more efficiently.
- Watch the Meeting and Make a Public Comment
You can watch the meeting on the Live Meeting button on the Public Meetings page OR on TV at the stations provided above OR on the zoom event:
Zoom Link: <https://cosb-org.zoom.us/j/88011102706>
Webinar ID: 880 1110 2706

If you cannot log on or need to use a phone for audio quality, use one of these call-in numbers:

888 475 4499 (Toll Free) or 833 548 0276 (Toll Free), +1 669 444 9171 or +1 669 900 9128 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592

- Join/Log-In to the meeting at least 15 minutes prior to the start time so that the City Clerk can verify that you are ready to speak before the meeting begins.
- Audio Accessibility: If your computer does not have a microphone or you have sound issues, you can call-in from a landline or cell phone and use it as your audio (phone # is provided once

you log-in to Zoom, see above). If you call in for better audio, mute your computer's speakers to eliminate feedback so that you do not have two audios when you are speaking.

During Meeting:

- During each Agenda Item and Oral Communications, attendees will be asked if they would like to speak. Speakers are taken during each agenda item.
- Speakers will be asked to raise their hand (zoom icon under participants can be clicked or on the phone you can dial *9) if they would like to be called on to speak during each item. We will call on you by your log in name or the last 4 digits of your phone #. When called on by the meeting organizer, we will unmute so you may provide comments for the allotted time. Allotted speaker times are listed under each [Agenda](#) section.
- Choose Gallery View to see the presentations, when applicable.

SPECIAL ASSISTANCE NEEDED - AMERICAN DISABILITIES ACT TITLE 2

In compliance with the Americans with Disabilities Act of 1990, persons with a disability may request an agenda in appropriate alternative formats as required by Section 202. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's office (858) 720-2400 clerkoffice@cosb.org at least 72 hours prior to the meeting.

CITY COUNCILMEMBERS			
Lesa Heebner, Mayor			
Kelly Harless Deputy Mayor	David A. Zito Councilmember District 1	Jewel Edson Councilmember District 3	Kristi Becker Councilmember
Gregory Wade City Manager	Johanna Canlas City Attorney	Angela Ivey City Clerk	

SPEAKERS:

See Public Participation on the first page of the Agenda for publication participation options.

READING OF ORDINANCES AND RESOLUTIONS:

Pursuant to [Solana Beach Municipal Code](#) Section 2.04.460, at the time of introduction or adoption of an ordinance or adoption of a resolution, the same shall not be read in full unless after the reading of the title, further reading is requested by a member of the Council. If any Councilmember so requests, the ordinance or resolution shall be read in full. In the absence of such a request, this section shall constitute a waiver by the council of such reading.

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

None at the posting of this agenda

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

None at the posting of this agenda

APPROVAL OF AGENDA:

ORAL COMMUNICATIONS:

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

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 joining the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. No written correspondence may be submitted in lieu of public speaking. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.13.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

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 written correspondence for the record to be filed with the record or by joining the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

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 discussed immediately after approval of the Consent Calendar.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the following City Council meetings held May 4, 2022, May 11, 2022, May 23, 2022, June 7, 2022, and June 8, 2022.

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

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.

A.2. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for July 1, 2022 – August 05, 2022.

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

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A.3. General Fund Budget Adjustments for Fiscal Year 2022/2023. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2022/2023 General Fund Adopted Budget.

[Item A.3. Report \(click here\)](#)

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A.4. League of California Cities' 2022 Annual Business Meeting Voting Delegates Designees. (File 0140-10)

Recommendation: That the City Council

1. Appoint Councilmember Becker, primary voting delegate, Deputy Mayor Harless, 1st alternate, and City Manager Gregory Wade, 2nd alternate, as the voting delegates for the 2022 Annual Business Meeting of the League of California Cities Annual Conference.
2. Authorize the City Clerk to attest to the appointments and submit the Official Voting Form to the League of California Cities.

[Item A.4. Report \(click here\)](#)

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A.5. Planning, Communications, and Engagement Services. (File 0600-90)

Recommendation: That the City Council

1. Adopt **Resolution 2022-106** authorizing the City Manager to execute an amendment to the Professional Services Agreement with The Lew Edwards Group, extending the contract through November 2022.
2. Authorize an appropriation of \$36,000 from the Legal Professional Services account.
3. Authorize the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

[Item A.5. Report \(click here\)](#)

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A.6. City's Housing and Safety Element Update. (File 0610-10)

Recommendation: That the City Council

1. Adopt **Resolution 2022-98** authorizing the City Manager to execute Amendment #3 to the Professional Services Agreement with Kimley-Horn and Associates Inc. extending the contract through September 30, 2023.

[Item A.6. Report \(click here\)](#)

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A.7. This Item has been left blank.

A.8. Special Counsel Services for Municipal Election. (File 0400-08)

Recommendation: That the City Council

1. Adopt **Resolution 2022-103** approving and ratifying the City Manager's execution of a Professional Services Agreement for Special Counsel Services for Municipal Elections between the City of Solana Beach and Best Best & Krieger LLP.

[Item A.8. Report \(click here\)](#)

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A.9. Fire Apparatus Maintenance and As-Needed Repair Agreement. (File 0370-26)

Recommendation: That the City Council

1. Adopt **Resolution 2022-107**:
 - a. Authorizing the City Manager to execute an amendment to the FY 2021/22 Agreement with North County Emergency Vehicle Services (NCEVS) to increase the not to exceed amount by \$15,000 to provide for total on-call, as-needed maintenance and repair services not to exceed \$75,000 for Fiscal Year 2021/22.
 - b. Awarding a new on-call, as-needed maintenance and repair services agreement to NCEVS not to exceed \$60,000 per fiscal year for FY 2022/23, with four additional one-year extensions exercisable at the City's option.
 - c. Authorizing the City Manager to execute such an agreement and extend the agreement for up to four additional one-year terms, at the City's option and to be exercised in the City Manager's discretion.

[Item A.9. Report \(click here\)](#)

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A.10. Grand Jury Response. (File 0480-75)

Recommendation: That the City Council

1. Adopt **Resolution 2022-104**, approving the response to the Grand Jury report and authorize the Mayor and the City Manager to sign the response.

[Item A.10. Report \(click here\)](#)

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A.11. SANDAG Beach Sand Mitigation Fund Request. (File 0740-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-108** authorizing submittal of the Resolution to SANDAG to request a full allocation of the Beach Sand Mitigation Funds held in trust for the City and authorize the City Manager to act on behalf of the City of Solana Beach, in consultation with the City Attorney, to negotiate and execute all agreements and amendments necessary to obtain the requested funds from SANDAG as soon as possible and prior to the end of the 2022 calendar year.

[Item A.11. Report \(click here\)](#)

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A.12. Continued Emergency Teleconferencing. (File 0240-28)

Recommendation: That the City Council

1. Adopt **Resolution 2022-110** authorizing remote teleconference meetings of the legislative bodies of the City for the period of August 25, 2022 through September 24, 2022 pursuant to the provisions of the Brown Act.

[Item A.12. Report \(click here\)](#)

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A.13. Clean Energy Alliance (CEA) Joint Powers Agreement Amendment.

(File 1010-40)

Recommendation: That the City Council

1. Adopt **Resolution 2022-109** approving and ratifying the City Manager's execution of the Amendment.

[Item A.13. Report \(click here\)](#)

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B. PUBLIC HEARINGS: (B.1. – B.3.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

Any member of the public may address the City Council on an item of concern by submitting written correspondence for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

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 have three minutes each.

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.

B.1. Public Hearing: 418 Glencrest Dr., Applicant: Jeanna & John Peterson, Case: DRP21-014. (File 0600-40)

The proposed project could be found to be consistent with the General Plan and the SBMC and could 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 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-097** conditionally approving a DRP for a first-story addition and to conduct grading in excess of 100 cubic yards on a lot with an existing single-family residence with an attached garage at 418 Glencrest Drive, Solana Beach.

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

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B.2. Public Hearing: 506 Pacific Ave., Applicant: Jim and Kathleen Boyd, Case: DRP20-014/SDP20-020. (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, should the City Council be able to make the findings to approve the SDP, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the public hearing, Report Council Disclosures, Receive Public Testimony, 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 2022-049** conditionally approving a DRP, SDP, and SDP Waiver to demolish a single-family residence, construct a replacement 3,021 square-foot, two-story single-family residence built above a 1,179 square-foot basement with an attached 377 square-foot two-car garage, and perform associated site improvements at 506 Pacific Avenue, Solana Beach.

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

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.

B.3. Public Hearing: 237 N. Acacia Ave., Applicant: Shirly Hart Chwalowski, Case: DRP21-022/SDP21-022. (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 2022-099** conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement multi-level single-family residence with a subterranean basement, an attached main floor garage, an attached ADU, and perform associated site improvements at 237 N. Acacia Avenue, Solana Beach.

[Item B.3. Report \(click here\)](#)

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.

C. STAFF REPORTS: (C.1.)

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C.1. Public Arts Commission Appointment. (File 0120-06)

Recommendation: That the City Council

1. Appoint one (1) member to the Public Arts Commission nominated/appointed by Council-at-large for a term ending January 2023.

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

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WORK PLAN COMMENTS:

Adopted June 22, 2022

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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.

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

REGIONAL COMMITTEES: (outside agencies, appointed by this Council)

- a. City Selection Committee (meets twice a year) Primary-Heebner, Alternate-Edson
- b. Clean Energy Alliance (CEA) JPA: Primary-Becker, Alternate-Zito
- c. County Service Area 17: Primary- Harless, Alternate-Edson
- d. Escondido Creek Watershed Authority: Becker /Staff (no alternate).
- e. League of Ca. Cities' San Diego County Executive Committee: Primary-Becker, Alternate-Harless. Subcommittees determined by its members.
- f. League of Ca. Cities' Local Legislative Committee: Primary-Harless, Alternate-Becker
- g. League of Ca. Cities' Coastal Cities Issues Group (CCIG): Primary-Becker, Alternate-Harless
- h. North County Dispatch JPA: Primary-Harless, Alternate-Becker
- i. North County Transit District: Primary-Edson, Alternate-Harless
- j. Regional Solid Waste Association (RSWA): Primary-Harless, Alternate-Zito
- k. SANDAG: Primary-Heebner, 1st Alternate-Zito, 2nd Alternate-Edson. Subcommittees determined by its members.
- l. SANDAG Shoreline Preservation Committee: Primary-Becker, Alternate-Zito
- m. San Dieguito River Valley JPA: Primary-Harless, Alternate-Becker
- n. San Elijo JPA: Primary-Zito, Primary-Becker, Alternate-City Manager
- o. 22nd Agricultural District Association Community Relations Committee: Primary-Edson, Primary-Heebner

STANDING COMMITTEES: (All Primary Members) (Permanent Committees)

- a. Business Liaison Committee – Zito, Edson.
- b. Fire Dept. Management Governance & Organizational Evaluation – Harless, Edson
- c. Highway 101 / Cedros Ave. Development Committee – Edson, Heebner
- d. Parks and Recreation Committee – Zito, Harless
- e. Public Arts Committee – Edson, Heebner
- f. School Relations Committee – Becker, Harless
- g. Solana Beach-Del Mar Relations Committee – Heebner, Edson

CITIZEN COMMISSION(S)

- a. Climate Action Commission: Primary-Zito, Alternate-Becker

ADJOURN:

Next Regularly Scheduled Meeting is September 14, 2022

Always refer to the City's website Event Calendar for Special Meetings or an updated schedule.

Or Contact City Hall at 858-720-2400

www.cityofsolanabeach.org

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA
 COUNTY OF SAN DIEGO
 CITY OF SOLANA BEACH } §

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the August 24, 2022 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on August 17, 2022 at 4:00 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., August 24, 2022, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk * City of Solana Beach, CA

CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

Regularly Scheduled, or Special Meetings that have been announced, are posted on each Citizen Commission's Agenda webpage. See the [Citizen Commission's Agenda webpages](#) or the City's Events [Calendar](#) for updates.

- **Budget & Finance Commission**
- **Climate Action Commission**
- **Parks & Recreation Commission**
- **Public Arts Commission**
- **View Assessment Commission**

MINUTES OF THE CITY COUNCIL

May 4, 2022 Special Mtg

May 11, 2022 Closed Session
Regular Mtg

May 24, 2022 Closed Session
Special Mtg

June 7, 2022 Special Mtg

June 8, 2022 Closed Session
Regular Mtg

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 4, 2022 * 5:30 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.
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CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kelly Harless
Deputy Mayor

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Kristi Becker
Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 5:31 p.m.

Present: Lesa Heebner, Kelly Harless, Jewel Edson, Kristi Becker

Absent: David A. Zito

Also Greg Wade, City Manager

Present: Megan Bavin, City Clerk

Mo Sammak, City Engineer/Public Works Dir.

Ryan Smith, Finance Dir. .

CLOSED SESSION REPORT: None

FLAG SALUTE:

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

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Harless and second by Councilmember Becker to approve. **Approved 4/0/1** Ayes: Heebner, Harless, Edson, Becker. Noes: None. Absent: Zito. Motion carried.

ORAL COMMUNICATIONS:

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

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Manager for placement on a future agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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C. STAFF REPORTS: (C.1.)

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. Review Conceptual Design Options for the Tot Lots at La Colonia Park and Fletcher Cove Park; Consideration of Resolution 2022-038 Authorizing the City Manager to Amend a Professional Services Agreement with Van Dyke Landscape Architects to Prepare Construction Documents for Fletcher Cove Tot Lot; and Consideration of Resolution 2022-039 Authorizing the City Manager to Submit a Grant Application to the County of San Diego for the Neighborhood Reinvestment Program. (File 0870-40)

Recommendation: That the City Council

1. Receive this report, review the conceptual designs and provide direction on design of new tot lots at La Colonia Park and Fletcher Cove Park.
2. Adopt **Resolution 2022-038** authorizing the City Manager to amend the Professional Services Agreement with Van Dyke Landscape Architects, for a new total amount not to exceed \$158,250, for preparation of construction level plans, specifications and cost estimates for the design of new tot lots at La Colonia Park and Fletcher Cove Park.
3. Adopt **Resolution 2022-039**:
 - a. Confirming that the City of Solana Beach is a public agency under the laws of the State of California.
 - b. Approving the filing of an application, in the amount of \$100,000, with the County of San Diego for Neighborhood Reinvestment Program funding during the County's current fiscal year.
 - c. Authorizing the City Manager to sign a grant agreement with the County of San Diego for Neighborhood Reinvestment Program funds for the current fiscal year.

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

[Item C.1. Supplemental Docs \(Upd. 5-4-22 at 12:00pm\)](#)

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Greg Wade, City Manager, introduced the item.

Denise Armijo and Kaitlyn Porter, Van Dyke Landscape Architects, presented a Powerpoint (on file).

Council and Consultants discussed shade at both parks, sound play, that the public survey results showed shade as an important factor, the amount and location of picnic tables and trees, a seat wall or boundary creating a barrier to the street at the Fletcher Cove tot lot, the

height of the climbing rock, and that the rubberized floor cushion would provide protection from falls off the equipment.

Greg Wade, City Manager, said the two facilities had different footprints, that the Fletcher Cove footprint was less than half the size of the La Colonia Park tot lot, and that the City was trying to work within the existing footprint of the tot lot so it was a bit constrained.

Kristin Brinner spoke about her daughter helping her fill out the online survey, that this was an opportunity to engage children and teens in the process, that the Fletcher Cove tot lot seemed like it was geared for older kids and didn't have places for toddlers to independently play, and that gathering areas could be cool for older kids.

Lisa Montes stated that she was a leader in La Colonia, that she had spoken with kids and parents at the park, that kids were excited about the boulders, that she wondered about the size of the boulders, that a lot of kids asked for swings, that swings with bucket seats for little kids should be included, that equipment should be inclusive of older kids, that families said shade was very important, that the current pergola at La Colonia was rotting and needed to be removed, that she liked the disc swing because several kids can use it at one time, and there should be a traditional swing set with a bucket seat for the tots as well as a youth swing.

Paul McNeil, and daughter Elle McNeil, said that Elle liked the zipline as they were able to try it at a park in Costa Mesa, that they liked the circular platform with a rope and swing that they used at another park, that the older kids use the zip lines, and they like higher structures and climbing walls which also offer technical skill building for older kids.

Council and Elle discussed that she attends Skyline, that she liked the disc swing, that she liked the boulders because they are challenging, and that she has never tried the boogie board feature but thinks that it would be fun.

Shawna McGarry said that her kids would have better input, that the City should meet with more kids for their comments, that the climbing feature was attractive to her, that she's fine with playground equipment looking a little dangerous because she wants those challenges and opportunities for her kids, that in those areas there should be softer things to fall on, that there should be balance of features for younger kids and older kids.

Emily said that it's unfortunate that the spaces were small and that each park was regulated to two swings, that the spinner swing could accommodate four or five kids at once and it's important to maximize the number of children playing on the equipment, and that she would like to see a theme of the playground at Fletcher Cove tied to the ocean.

Gregory Wade, City Manager, explained that there were two different swings, bucket swings and youth swings, that the playgrounds only have room for two swings, that currently there are two youth swings at Fletcher Cove, that an option was a T-set swing which would be one youth swing and one toddler swing, another option would be a traditional swing which had four swings and has two bucket swings and two youth swings which would fit at La Colonia, and that if they want a spinner swing then they could only have that plus one youth swing and a bucket swing.

Consultants and Council discussed the different swing types, different swings options for each park, design alternatives for adding additional swings and a zip line, having equipment for each age group, having an instrument other than percussion for the music feature to minimize the impact on neighbors, looking at shade sail options and pricing, and having separate play areas for the older and younger kids.

Council discussed the importance of community input, that having the Consultants redo the design would increase the cost and delay the project, that they were against the Native American theme proposed for La Colonia Park, favored equipment that was brighter colors which appeal to children, that the climbing rocks should be bigger and more challenging, that there was a good variety of equipment, that it may be best to lose a tree and do the more traditional swing set and disc swing and look at adding shade sails, and that the zip line sounded fun but that it was probably expensive.

Consultants, Council, and Staff discussed that the item would come back at a meeting in June or July with new designs to include two swings, a disc swing, a separate toddler play structure, and shade.

Motion: Moved by Councilmember Edson and second by Deputy Mayor Harless to approve staff recommendation. **Approved 4/0/1** Ayes: Heebner, Harless, Edson, Becker. Noes: None. Absent: Zito. Motion carried.

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.

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 7:28 p.m.

Megan Bavin, Deputy City Clerk

Council Approved:



CITY OF SOLANA BEACH

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

MINUTES

Joint – Closed Session

Wednesday, May 11, 2022 ♦ 5:00 p.m.

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

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kelly Harless
Deputy Mayor

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Kristi Becker
Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

Present: Lesa Heebner, Kelly Harless, David A. Zito, Jewel Edson, Kristi Becker

Absent: None

Also Greg Wade, City Manager

Present: 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 – EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1)

- Coronado, Imperial Beach, Lemon Grove & Solana Beach v. SANDAG, et al
(Case No. 37-2020-00033974-CU-MC-CTL)

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9(d)(2)

Two (2) Potential case(s)

3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1)

- Pease v. City of Solana Beach
(Case No. 37-2022-00006023-CU-PO-NC)

ADJOURN:

Mayor Heebner adjourned the meeting at 5:45 p.m.

Angela Ivey, City Clerk

Council Approved:

CITY OF SOLANA BEACH

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



MINUTES

Joint REGULAR Meeting
Wednesday, May 11, 2022 * 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

Kelly Harless, Deputy Mayor

David A. Zito, Councilmember

Jewel Edson, Councilmember

Kristi Becker, Councilmember

Gregory Wade
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, Kelly Harless, David A. Zito, Jewel Edson, Kristi Becker,

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Mo Sammak, City Engineer/Public Works Dir.

Ryan Smith, Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Deputy Mayor Harless and second by Councilmember Edson to approve.

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

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

Mental Health Awareness Month

Mayor Heebner read the proclamation.

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

“One Safe Place” North County Family Justice Center

Chief Deputy District Attorney Tracy Prior presented a PowerPoint reviewing the opening of a north county family justice Center called One Safe Place. She said that it was a collective place for residents of north county victims and survivors of abuse and trauma. She said that the purpose was to centralize the needs of the victim in one place including court visits, obtaining restraining orders, therapy, and other services.

Council and Ms. Prior discussed that the project was being funded by Prop 172 public safety funding, and that one of their partners was CRC

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.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

An opportunity for City Council to make brief announcements or report on their 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 February 23, 2022.

Approved Minutes http://www.ci.solana-beach.ca.us/index.asp?SEC=F0F1200D-21C6-4A88-8AE1-0BC07C1A81A7&Type=B_BASIC

Motion: Moved by Councilmember Edson and second by Deputy Mayor Harless to approve.
Approved 5/0: Ayes: Heebner, Becker, Harless, 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 April 16, 2022 – April 29, 2022.

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

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.

Motion: Moved by Councilmember Edson and second by Deputy Mayor Harless to approve.

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

A.3. General Fund Adopted Budget for Fiscal Year 2021/2022 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2021-2022 General Fund Adopted Budget.

[Item A.3. Report \(click here\)](#)

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.

Motion: Moved by Councilmember Edson and second by Deputy Mayor Harless to approve.

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

A.4. Sewer and Storm Drain Maintenance and Video Inspection. (File 1040-48)

Recommendation: That the City Council

1. Adopt **Resolution 2022-040:**
 - a. Waiving the formal construction bid process because the Request for Proposals (RFP) process provides a more efficient, effective, and convenient method for hiring a sewer maintenance contractor that would provide the higher level of service required pursuant to Solana Beach Municipal Code section 3.08.140.
 - b. Approving a Professional Services Agreement with Affordable Pipeline Service, Inc. in an amount not to exceed \$501,710, in Fiscal Year (FY) 2022/2023, for the Sewer and Storm Drain Maintenance and Video Inspection services.
 - c. Authorizing the City Manager to execute the Professional Services Agreement on behalf of the City.
 - d. Authorizing the City Manager to extend the Agreement for up to four additional one-year terms, at the City's option, at an amount not to exceed the amount identified and budgeted for in each subsequent year.

[Item A.4. Report \(click here\)](#)

[Item A.4. Updated Report #1 \(added 5-11-22 at 2:45pm\)](#)

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.

Motion: Moved by Councilmember Edson and second by Deputy Mayor Harless to approve.

Approved 5/0: Ayes: Heebner, Becker, Harless, 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: 506 Pacific Ave., Applicant: Boyd, Application: DRP20-014/SDP20-020. (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, should the City Council be able to make the findings to approve the SDP, 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 2022-049** conditionally approving a DRP, SDP, and SDP Waiver to demolish a single-family residence, construct a replacement 2,986 square-foot, two-story single-family residence built above a 1,274 square-foot basement with an attached 448 square-foot two-car garage, and perform associated site improvements at 506 Pacific Avenue, Solana Beach.

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

[Item B.1. Updated Report #1 \(added 5-10-22 at 4:30pm\)](#)

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.

Greg Wade, City Manager, introduced the item.

Katie Benson, Senior Planner, presented a PowerPoint (on file) reviewing the proposed project.

Mayor Heebner opened the public hearing.

Council disclosures.

Council and Staff discussed the considering the use of privacy glass on the south side of the deck of the primary bedroom and it being greater than 42 inches in height which, combined with the roof, would create an enclosure patio on the third side, that the code stated that any patio enclosed on three sides is counted as floor area which would make it over the maximum allowable floor area for the lot, that if the patio was not enclosed by privacy glass it would not count as floor area, that the roof over the patio extends to about

six feet over a seven-foot deck, adding a condition that the garage must be used for parking two cars, steps or gradual slopes using vegetation, soils, or stones incorporated into the bioretention plans so that little animals could get out and not get stuck in them.

Jim Boyd, applicant, spoke about wanting to turn the 70-year-old bungalow into a nice two-story home, presented a PowerPoint (on file), and said that everyone was using their footprint as best they could for the value of the properties, that houses were going to be close together and everyone understands the rules of privacy including putting up window coverings and opening or closing windows at certain times of the day, that the neighbor's second story was 35 feet away from their second story with plenty of room for rooftop decks, that in response to the claimant they have offered to remove the tower, move the deck to the north side, reduce the roof slope and living room ceiling by one foot, frost the windows, and put up a trellis as well as chop off part of the master bathroom. He said that they had gone to the View Assessment Commission (VAC) twice but were told they still hadn't done enough to minimize private view impairment, that they would be replacing a large tree with a palm tree which would open the claimant's view to the northeast, that he was requesting acceptance of plans as submitted with changes to remove the large shade tree to replace it with a palm, and return to the initial design of the rooftop deck layout and master bedroom plan except for moving the southern wall one foot to the north.

Council and Mr. Boyd discussed the height of the ceiling with the deck that would be dropped to 9 feet, the applicant agreeing to remove the front box structure that encloses the stairs going up to the rooftop deck, and that other homeowners have voluntarily frosted their own glass windows for privacy from their neighbors.

Kathleen de Paolo, Claimant, presented a PowerPoint (on file), and said that VAC findings two and three could not be made, that the second story height, bulk, daylight planes and other adverse impacts needed to be addressed before the project was approved, that she lived south of the subject property, that finding three could not be made since it was blocking most of the view, that the VAC proposed restoring 50% of the view corridor by reducing the height of the third-level deck, that finding two could not be made because it did not follow Solana Beach code guidelines regarding daylight planes and privacy, that her main living space, kitchen, and master bedroom would be adversely affected, that the second story was too massive because it utilized nearly the entire buildable area, and that the third level deck created massing and bulk at a maximum height of 25 ft.

Rich Waters, neighbor, said they lived right below the property and thought it was a beautiful project and hoped it would pass, that he was concerned with the retaining wall in the back since the applicant was removing trees and putting in a basement, and that he would like an assurance from the applicant or contractor in case there was damage to the retaining wall so it would be repaired or replaced to its original condition.

Council and Staff discussed concerns about the mass and bulk of the project and privacy issues, eliminating the third-level roof deck, reducing the west facing master bedroom deck, moving the south wall of the second story and west-facing master bedroom deck so they are 11 ft. to the north and south setback line, removing the master bedroom deck on the east side, considering obscure glass up to 6 ft. on the south side of the west-facing master bedroom deck and on the south-facing walls, that the rooftop gave an impression of not

being in scale with the rest of the homes, reducing the roof eaves, removing the back balcony off the bathroom, reducing the covered front patio to a 2 ft. overhang as opposed to a fully covered patio, removal of the large tree without a replacement tree, that the story poles be revised to provide a clear impact of the changes, and requiring that the garage be used for parking cars.

Council and Mr. Boyd discussed either approving the plan with modifications discussed by Council or if preferred redesigning some of the plans, and that the applicant preferred to come back to Council with redesigned plans.

Motion: Moved by Councilmember Edson and second by Councilmember Zito to continue this item to a Council Meeting date certain of June 22, 2022. **Approved 5/0.** Ayes: Heebner, Harless, Zito, Edson, Becker. Noes: None. Motion carried unanimously.

B.2. Public Hearing: 325 & 327 Pacific Ave., Applicant: Laughlin and Greenberg, Case: CUP/DRP 17-18-28. (File 0600-40)

Recommendation: 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. If Council can make the required findings, adopt **Resolution 2022-048**, approving the request for an 18 month Time Extension for approvals and entitlements in Case No. 17-18-28 and setting the expiration date on October 22, 2023.

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

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.

Greg Wade, City Manager, introduced the item.

Corey Andrews, Principal Planner, presented a PowerPoint (on file).

Council opened the public hearing

Council disclosures

Applicant had no presentation.

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

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

C. STAFF REPORTS: (C.1. – C.3.)

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. Santa Helena Neighborhood Trail Update. (File 0820-46)

Recommendation: That the City Council

1. Receive the report and provide input and direction on the Santa Helena Neighborhood Trail Project.

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

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.

Greg Wade, City Manager, introduced the item and stated it was in the City's Work Plan.

Mo Sammak, Engineering/Public Works Dir., presented a PowerPoint (on file).

Michael Pells, Landscape architect, provided input on landscaping.

Lawrence Alessio said that he disapproved of the project due to unnecessary bike lanes because there are no bicycles in that area because it was too steep, not an appropriate area for benches and meeting tables, that the cons outweigh the pros, that cars would fill the area, and that the lot was being donated by the Homeowner's Association with the criteria of the City considering the adjacent residents for any plans for the area.

Carolyn Davis said that she had concerns about the project, that many people party at the end of the street at night across from where they live, drunk drivers blow through the barricades, that they were never notified that this plan was in place, that the street was extremely steep so the use of bike lanes did not seem to be necessary, that this project would bring traffic and encourage congregation and promote certain behavior late at night and disturb the neighborhood.

Council, Consultants, and Staff acknowledged the speaker's concerns and discussed the impacts of creating the trail, that the area was meant to be a moving area with a bench to rest and not meant for congregation, narrowing of the street would calm traffic, the possibility of a dog park in the vacant lot, how noticing was conducted about this project for workshops through Council meeting announcements, e-blasts, and outreach to those parties who have spoken to the City about this area, and Homeowners Associations, that the project was intended for beautification of the area and access to trails.

C.2. Adopt (2nd Reading) Ordinance 523 - Regulating the Use, Sale and Distribution of Balloons filled with Gas Lighter than Air. (File 0220-70)

Recommendation: That the City Council

1. Adopt **Ordinance 523** amending Title 5 and adding Chapter 5.07 to the Solana Beach Municipal Code to address the Use, Sale and Distribution of Balloons Filled with Gas Lighter than Air.

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

[Item C.2. Supplemental Docs \(Updated 5-11-22 at 4:45pm\)](#)

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.

Johanna Canlas, City Attorney, read the title of the ordinance.

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

C.3. Adopt (2nd Reading) Ordinance 516 – Electronic Filing of Campaign Statements.
(File 0430-50)

Recommendation: That the City Council

1. Adopt **Ordinance 516** related to electronic campaign statements, adding Section 2.24.085 Electronic Filing of Campaign Statements to the Solana Beach Municipal Code.

[Item C.3. Report \(click here\)](#)

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.

Johanna Canlas, City Attorney, read the title of the ordinance.

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

WORK PLAN COMMENTS:

Adopted June 23, 2021

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.

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

REGIONAL COMMITTEES: (outside agencies, appointed by this Council)

STANDING COMMITTEES: (All Primary Members) (*Permanent Committees*)

CITIZEN COMMISSION(S)

ADJOURN:

Angela Ivey, City Clerk,

Council Approved: _____



CITY OF SOLANA BEACH

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

MINUTES

Joint – Closed Session

Tuesday, May 24, 2022 5:00 p.m.

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

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kelly Harless
Deputy Mayor

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Kristi Becker
Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 5:01 p.m.

Present: Lesa Heebner, Kelly Harless, David A. Zito, Jewel Edson, Kristi Becker

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9(d)(2)

Two (2) Potential case(s)

2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section

54957 City Manager and City Attorney

3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Government Code section 54956.8

Property: APN: 263-352-03,04,05,06 and 07 and 263-342-02

City Negotiators: City Manager Greg Wade and City Attorney Johanna Canlas

Negotiating Parties: Matt Tucker, North County Transit District

Under negotiation: Purchase Price and Terms

4. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1)

- City of Solana Beach, et al v. 22nd District Agricultural Association, et. al (Case No. 37-2022-00009209)

No Reportable Action.

ADJOURN:

Mayor Heebner adjourned the meeting at 6:03 p.m.

Angela Ivey, City Clerk

Council Approved:

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



MINUTES

Joint SPECIAL Meeting
Tuesday, May 24, 2022 * 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.
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CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kelly Harless, Deputy Mayor

David A. Zito, Councilmember

Jewel Edson, Councilmember

Kristi Becker, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:09 p.m.

Present: Lesa Heebner, Kelly Harless, David A. Zito, Jewel Edson, Kristi Becker,

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Mo Sammak, City Engineer/Public Works Dir.

Ryan Smith, Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Becker and second by Deputy Mayor Harless to approve.

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

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

Public Works Month

Mayor Heebner presented the proclamation to Luis Carrillo.

Luis Carrillo, Public Works Operations Manager, accepted the proclamation and thanked Council for the resources to do their job.

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

Regional Decarbonization Framework (RDF)

Murtaza Baxamusa, Land User environment Group Consultant, presented a PowerPoint (on file).

Council and Mr. Bazamusa discussed the analysis identified in the study, that SDG&E has stated the need for investment in large transmissions infrastructure, an alternative considering a decentralizing strategy of solar panels and local storage instead of building transmission lines to bring power into the region, that an energy siding study was conducted, and they received feedback and would address those comments in the next revisions. Discussion continued regarding the interest in collaboration with both elective and legislative offices for high-level involvement and that local electeds should participate in their regional convenings.

San Diego County Fair

Carlene Moore, San Diego County Fair, presented a PowerPoint (on file).

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.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.8.)

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. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for April 30, 2022 – May 13, 2022.

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

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.

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

A.2. General Fund Adopted Budget for Fiscal Year 2021/2022 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2021-2022 General Fund Adopted Budget.

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

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.

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

A.3. Citywide Tree Maintenance Services. (File 0820-25)

Recommendation: That the City Council

1. Adopt **Resolution 2022-050**:
 - a. Authorizing the City Manager to increase the Professional Services Agreement with West Coast Arborists, in the amount of \$25,000, for preventative treatment of South American Palm Weevil and pink rot.
 - b. Authorizing the City Manager to execute Amendment No. 2 to the Professional Services Agreement with West Coast Arborists extending the agreement for one year and increasing the agreement amount by \$25,000, to a total not to exceed amount of \$50,000, for on-call, as-needed City-wide tree maintenance services.

[Item A.3. Report \(click here\)](#)

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.

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

A.4. Fire Suppression Equipment Services. (File 0260-40)

Recommendation: That the City Council

1. Adopt **Resolution 2022-047**:
 - a. Authorizing the City Manager to execute a Maintenance Services Agreement with Symons Fire Protection Service, Inc., at an amount not to exceed \$16,500, for maintenance and testing of fire suppression equipment services and as-needed repair services at various City facilities for Fiscal Year 2022/23.
 - b. Authorizing the City Manager to extend the agreement for up to four additional one-year terms, at the City's option, at an amount not to exceed the amount budgeted in each subsequent year.

[Item A.4. Report \(click here\)](#)

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.

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

A.5. Municipal Improvement Districts Benefit (MID) Fees Fiscal Year (FY) 2022/23.

(File 0495-20)

Recommendation: That the City Council

1. Approve **Resolution 2022-043**, setting the Benefit Charges for MID No. 9C, Santa Fe Hills, at \$232.10 per unit for FY 2022/23.
2. Approve **Resolution 2022-044**, setting the Benefit Charges for MID No. 9E, Isla Verde, at \$68.74 per unit for FY 2022/23.
3. Approve **Resolution 2022-045**, setting the Benefit Charges for MID No. 9H, San Elijo Hills # 2, at \$289.58 per unit for FY 2022/23.
4. Approve **Resolution 2022-046**, setting the Benefit Charges for MID No. 33, Highway 101/Railroad Right-of-Way, at \$3.12 per unit for FY 2022/23.

[Item A.5. Report \(click here\)](#)

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.

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

A.6. Fire Benefit Fee - Fiscal Year (FY) 2022/23. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-042**:
 - a. Setting the FY 2022/23 Fire Benefit Fee at \$10.00 per unit, and
 - b. Approving the Fee for levying on the tax roll.

[Item A.6. Report \(click here\)](#)

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.

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

A.7. Solana Beach Lighting Maintenance District Engineer's Report, Annual Levy, and Collection of Assessments. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-056** approving the Solana Beach Lighting Maintenance District Engineer's Report for Fiscal Year 2022/23 for proceedings of the annual levy of assessments within a special maintenance district.
2. Adopt **Resolution 2022-057** declaring intention to provide for an annual levy and collection of assessment in a special maintenance district and setting a time and date for a public hearing; and scheduling the public hearing for June 08, 2022.

[Item A.7. Report \(click here\)](#)

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.

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

A.8. Solana Beach Coastal Rail Trail Maintenance District Engineer's Report, Annual Levy and Collection of Assessments. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-053**, initiating the proceedings for the annual levy of assessments within the Coastal Rail Trail Maintenance District for Fiscal Year 2022/23.
2. Adopt **Resolution 2022-054**, approving the Engineer's Report for proceedings of the annual levy of assessments within Coastal Rail Trail Maintenance District.
3. Adopt **Resolution 2022-055**, declaring intention to provide for the annual levy and collection of assessments in Coastal Rail Trail Maintenance District and setting a time and date for a public hearing for June 8, 2022.

[Item A.8. Report \(click here\)](#)

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.

Motion: Moved by Councilmember Edson and second by Councilmember Becker to approve.
Approved 5/0. Ayes: Heebner, Becker, Harless, 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: 721 E. Solana Circle., Applicant: Watson, Case #: DRP21-015.
(File 0600-40)

The proposed project meets the minimum objective requirements under the Park Del Mar Development regulations and the underlying 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. 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 2022-052** conditionally approving a DRP to demolish a single-family residence, construct a replacement one-story, single-family residence with an attached two-car garage and perform associated site improvements at 721 East Solana Circle.

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

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.

Greg Wade, City Manager, introduced the item.

Tiffany Wade, Assistant Planner, presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Erin McKinley, Architect, presented a PowerPoint (on file).

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

Motion: Moved by Councilmember Zito and second by Councilmember Becker to approve. **Approved 4/0/1.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None, Recused: Edson. Motion carried.

B.2. Public Hearing: Regional Transportation Improvement Program (RTIP) for Fiscal Years (FY) 2023 through 2027. (File 0840-30)

Recommendation: 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. Consider adoption of **Resolution 2022-058**, approving the 2023 Regional Transportation Improvement Program for FY 2022/23 through FY 2026/27.

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

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.

Greg Wade, City Manager, introduced the item and presented a PowerPoint (on file).

Council and Staff discussed the request for future presentations on this topic, to present a table that shows all Transnet revenues that the City receives as well as subtract the bond payments to show the revenues available to spend, and to show what funds are committed.

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

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

C. STAFF REPORTS: (C.1. – C.4.)

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. Budget & Finance Commission Appointment. (File 0120-06)

Recommendation: That the City Council

1. Appoint one (1) member to the Budget & Finance Commission nominated/selected by Mayor Heebner with a term ending January 2023.

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

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.

Motion: Moved by Mayor Heebner and second by Deputy Mayor Harless to appoint Christopher Maulick. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

C.2. Capital Improvement Program Project Fiscal Year 2021/22 Update. (File 0810-05)

Recommendation: That the City Council

1. Receive the Staff Report and provide direction to Staff as needed.

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

[Item C.2. Updated Report #1 \(added 5-24-22 at 1030am\)](#)

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.

Greg Wade, City Manager, introduced the item and presented a PowerPoint (on file).

Council and Staff discussed funding for the La Colonia and Fletcher Cove Tot Lots, the Glenmont Pocket Park, the Marine Safety Center roof repair, the pedestrian crossing at North Highway 101 study, traffic signal upgrades for better traffic flow, and obtaining cost estimates for material quality and durability for the longevity of the construction.

C.3. Revised Draft Work Plan Fiscal Year (FY) 2022/23. (File 0410-08)

Recommendation: That the City Council

1. Review and discuss the modifications to the draft FY 2022/23 Work Plan and direct Staff to return to Council with the final FY 2022/23 Work Plan for approval with the Budget Update in June 2022.

[Item C.3. Report \(click here\)](#)

[Item C.3. Supplemental Docs \(updated 5-24-22 at 5:00pm\)](#)

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.

Greg Wade, City Manager, introduced the item.

Dan King presented a PowerPoint (on file).

Nick Nicholas, Public Speaker, spoke in support of Solana Beach exploring affordable housing alternatives, the Pearl project continuing to be a viable direction as a compelling incentive for a qualified experienced builder, and that an ADU grant program would provide some forgivable loan benefits.

Melissa Fischel said she requested that the Work Plan include totals for dollar amounts of each project, that capital projects include an estimated ongoing maintenance for the life of the project, and to raise the priority for a dog park.

Council and Staff discussed that the budget and the work plan go together but are handled separately, there being an asset replacement account for project maintenance, that the dog park was a priority item, a study assessing outdoor dining establishment areas that utilize existing parking, surrounding neighborhoods, parking noise, the parking management of overflow parking in a residential area such as N. Rios Annie's Canyon traffic, a separate item for Ocean Dr. area, maintaining long term rental housing in the City since many were being converted to short-term vacation rentals, a beautification fix for the vacant parcel north of La Colonia Park, and adding diagonal parking on the east side of Stevens next to La Colonia Park.

Council and Staff discussion continued regarding the RFP on the Pearl Project, adding stop signs at the Nardo and Fresca intersections, keep clear striping on Valley Avenue at the Turfwood intersection, exploring the potential of installing operable windows in City Hall to help with energy usage, public safety, and health, implementation of the CATS (Comprehensive Act of Transportation Strategy), unprioritized community character issues including a development checklist with costs for prospective applicants, and considering the development of an applicant assistance program.

Peter Zahn spoke about the Environmental Sustainability section recommending that a reference to 'explore' be changed to 'advocate forcefully' to increase the baseline of RPS to 100% no later than 2035, that the plastic use restrictions key task should be changed from referencing a consultant to just implementing a code, and adding two new items to the

prioritized list 1) cease City business with banks that support fossil fuel projects and 2) consider a policy where the City would no longer accept grant funds from fossil fuel companies including SDG&E.

Council and Staff discussed that grant funds were accepted around 2017/2018 from SDG&E when many cities worked together on initial Climate Action Plans, that the City was reviewing some funds for EV charging infrastructure, and how to delineate between funds being accepted v. funds compensation for past harm. Discussion continued regarding implementing code enforcement for plastic use compliance for takeout services, moving to a 100% renewable energy baseline, public outreach from Surfrider and Climate Action Commission Junior members regarding plastic use, considering the use of SDG&E funds for EV charging stations, and that SDG&Es attempt to be the good guy with their new clean energy program when they had been so difficult in relation to the City’s Community Choice program.

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.

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 9:17 p.m.

Angela Ivey, City Clerk

Council Approved: _____

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



MINUTES

Joint SPECIAL Meeting
Tuesday, June 7, 2022 * 6:30 p.m.

Teleconference Location Only - City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California
This meeting will be conducted in accordance with California Government Code sections 54953(e) and 54954.3 and other applicable law.

CITY COUNCILMEMBERS			
Lesa Heebner, Mayor			
Kelly Harless Deputy Mayor	David A. Zito Councilmember District 1	Jewel Edson Councilmember District 3	Kristi Becker Councilmember
Gregory Wade City Manager	Johanna Canlas City Attorney	Angela Ivey City Clerk	

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:30 p.m.

- Present: Lesa Heebner, Kelly Harless, Jewel Edson, David Zito, Kristi Becker
- Absent: None
- Also Greg Wade, City Manager
- Present: Johanna Canlas, City Attorney
- Angela Ivey, City Clerk
- Dan King, Assistant City Manager
- Mo Sammak, City Engineer/Public Works Dir.
- Ryan Smith, Finance Dir.
- Joseph Lim, Community Development Dir.

FLAG SALUTE:

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS:

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.
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 joining the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. No written correspondence may be submitted in lieu of public speaking. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

C. STAFF REPORTS: (C.1.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

Any member of the public may address the City Council on an item of concern by submitting written correspondence for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

C.1. Resumed Emergency Teleconferencing. (File 0240-28)

Recommendation: That the City Council

1. Adopt **Resolution 2022-072**, authorizing remote teleconference meetings of the legislative bodies of the City for the period of June 7, 2022 through July 6, 2022 pursuant to the provisions of the Brown Act.

Item C.1. Report (click here)

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.

Gregory Wade, City Manager, introduced the item.

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

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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.

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 6:35 p.m.

Angela Ivey, City Clerk

Council Approved:



CITY OF SOLANA BEACH

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

MINUTES

Joint – Closed Session

Wednesday, June 8, 2022 at 5:00 p.m.

Teleconference Location Only - City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California

This meeting will be conducted in accordance with Government Code sections 54953(e) and 54954.3 and other applicable law.

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kelly Harless
Deputy Mayor

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Kristi Becker
Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

Present: Lesa Heebner, Kelly Harless, David A. Zito, Jewel Edson, Kristi Becker

Absent: None

Also Greg Wade, City Manager

Present: Elizabeth Mitchell, Assistant City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

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

CLOSED SESSION:

1. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code Section 54957.6

Agency designated representative: Gregory Wade

Employee organizations: Solana Beach Firefighter's Association

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Government Code section 54956.8

Property: APN: 263-352-03,04,05,06 and 07 and 263-342-02

City Negotiators: City Manager Greg Wade and City Attorney Johanna Canlas

Negotiating Parties: Matt Tucker, North County Transit District

Under negotiation: Purchase Price and Terms

3. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957

City Attorney, City Manager review.

4. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1)

- Coronado, Imperial Beach, Lemon Grove & Solana Beach v. SANDAG, et al (Case No. 37-2020-00033974-CU-MC-CTL)

No Reportable Action.

ADJOURN:

Mayor Heebner adjourned the meeting at 6:06 p.m.

Angela Ivey, City Clerk

Council Approved:

CITY OF SOLANA BEACH

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



MINUTES

Joint REGULAR Meeting
Wednesday, June 8, 2022 * 6:00 p.m.

Teleconference Location Only - City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California

This meeting will be conducted in accordance with California Government Code sections 54953(e) and 54954.3 and other applicable law.

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kelly Harless, Deputy Mayor

David A. Zito, Councilmember

Jewel Edson, Councilmember

Kristi Becker, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

Please submit your speaker slip to the City Clerk prior to the meeting or the announcement of the Item. Allotted times for speaking are outlined on the speaker's slip for Oral Communications, Consent, Public Hearings and Staff Reports.

READING OF ORDINANCES AND RESOLUTIONS:

Pursuant to [Solana Beach Municipal Code](#) Section 2.04.460, at the time of introduction or adoption of an ordinance or adoption of a resolution, the same shall not be read in full unless after the reading of the title, further reading is requested by a member of the Council. If any Councilmember so requests, the ordinance or resolution shall be read in full. In the absence of such a request, this section shall constitute a waiver by the council of such reading.

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:15 p.m.

Present: Lesa Heebner, Kelly Harless, David A. Zito, Jewel Edson, Kristi Becker,

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Mo Sammak, City Engineer/Public Works Dir.

Ryan Smith, Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

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

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

Pride Month

Mayor Heebner read the proclamation and presented it to Allan Acevedo.

Allan Acevedo accepted the proclamation on behalf of the North County LGBTQ Resource Center and announced their 15th Annual Pride Celebration and thanked Council for this symbol that helps the community know that Solana Beach is open and affirming to all of its residents and neighbors.

Juneteenth

Mayor Heebner read the proclamation.

ORAL COMMUNICATIONS: None

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.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.9.)

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 March 09, 2022.

Approved Minutes posted next to the meeting video.

<https://www.cityofsolanabeach.org/en/government/public-meetings/agendas-minutes-videos>

Motion: Moved by Councilmember Edson and second by Councilmember Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, 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 May 14, 2022 – May 27, 2022.

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

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.

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

A.3. General Fund Adopted Budget for Fiscal Year 2021/2022 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2021-2022 General Fund Adopted Budget.

[Item A.3. Report \(click here\)](#)

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.

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

A.4. Local Streets and Roads Funding Program (SB 1) Project List - Fiscal Year (FY) 2022/23. (File 0850-35)

Recommendation: That the City Council

1. Adopt **Resolution 2022-051:**
 - a. Authorizing the City Engineer to establish a project list for the FY 2022/23 Local Streets and Roads Funding Program using funds in part from the Road Maintenance and Rehabilitation Account and designating the 2022 Annual Street Maintenance and Repair Project, as identified in the City's FY 2022/23 Capital Improvement Program list, to receive the SB 1 funding. It is anticipated that the designated project will rehabilitate the pavement on portions of Lomas Santa Fe Drive and several residential streets including San Mario from Santa Sabina to Santa Petra, Glencrest Drive from Dell Street to Glencrest Place and Marview Drive from Ford Avenue to the end of the cul-de-sac. It is also anticipated that the designated project is estimated to be completed by May 2023 and will have an estimated useful life of approximately 15 years.
 - b. Authorizing the City Engineer to submit the project list to the California Transportation Commission for the 2022/23 Local Streets and Roads Funding Program using funds from the Road Maintenance and Rehabilitation Account.

[Item A.4. Report \(click here\)](#)

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.

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

A.5. Annual Investment Policy. (File 0350-30)

Recommendation: That the City Council

1. Adopt **Resolution 2022-068** approving the City's Investment Policy for Fiscal Year (FY) 2022/23.

[Item A.5. Report \(click here\)](#)

[Item A.5. Supplemental Docs \(Updated 6-8-22, 5:10pm\)](#)

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.

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

A.6. Facilities Maintenance and Repair Services. (File 0700-25)

Recommendation: That the City Council

1. Adopt **Resolution 2022-041**:
 - a. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Lalley Construction to increase the not to exceed amount by \$11,000 per year to provide for total on-call, as-needed maintenance and repair services not to exceed \$25,000 per year for Fiscal Year (FY) 2022/23 and Fiscal Year (FY) 2023/24, if further extended in the City Manager's discretion.
 - b. Awarding a one-year Professional Services Agreement (PSA) to ROI Construction and Remodeling in an amount not to exceed \$25,000 per year for on-call, as-needed maintenance and repair services for FY 2022/23.
 - c. Authorizing the City Manager to execute the Professional Services Agreement with ROI Construction and Remodeling and authorizing the City Manager to extend the PSA on a yearly basis, for up to four additional one-year terms at the City's option.
 - d. Appropriating \$30,000 in General Funds to the Public Facilities Maintenance/Professional Services account.
 - e. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

[Item A.6. Report \(click here\)](#)

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.

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

A.7. Citywide Janitorial Services. (File 0700-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-065**:
 - a. Extending the Professional Services Agreement with California Office Cleaning, Inc. for an additional one-year term with a new contract expiration date of June 30, 2023.
 - b. Authorizing the City Manager to execute Amendment No. 3 to the Professional Services Agreement with California Office Cleaning, Inc., increasing the scope of work and maximum compensation by \$20,000 for a not to exceed contract amount of \$127,880 for Citywide janitorial services for Fiscal Year (FY) 2022/23.
 - c. Appropriating \$20,000 in General Funds to the FY 2022/23 Public Facilities Maintenance Budget Unit.
 - d. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

[Item A.7. Report \(click here\)](#)

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.

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

A.8. Citywide Landscape Maintenance Services. (File 0750-25)

Recommendation: That the City Council

1. Adopt **Resolution 2022-067**:
 - a. Authorizing the City Manager to exercise the fourth option to extend the Professional Services Agreement with Nissho of California, Inc. for an additional year, effective July 1, 2022 through June 30, 2023.
 - b. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Nissho of California, Inc. increasing the scope of work to include new locations, continuation of the additional part-time laborer, and City-wide tree/plant replacement services for City-wide landscape maintenance services effective July 1, 2022.

[Item A.8. Report \(click here\)](#)

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.

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

A.9. Local Improvement District Administration Services. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-069** authorizing the City Manager to execute a Professional Services Agreement with Willdan Financial Services for three (3) years with two (2) additional one (1) year optional extensions at the City Manager's discretion.

[Item A.9. Report \(click here\)](#)

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.

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

B. PUBLIC HEARINGS: (B.1. – B.3.)

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: 1457 Highland Dr., Applicant: Christopher and Trisha Stone, Application: DRP21-006. (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 Development Review Permit (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 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-059** conditionally approving a DRP and an SDP waiver to remodel an existing two-story single-family residence, construct a 1,227 square foot first floor addition (which includes 167 square feet of proposed outdoor area that is covered and enclosed on three sides, the conversion of 126 square feet of garage area to living area and enclosing an existing covered entry), construct a 242 square foot addition to the garage, and perform associated site improvements at 1457 Highland Drive, Solana Beach.

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

[Item B.1. Updated Report \(added 6-8-22 at 1:45pm\)](#)

[Item B.1. Supplemental Docs \(updated 6-6-22 at 3:00pm\)](#)

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.

Greg Wade, City Manager, introduced the item.

Corey Andrews, Principal Planner, presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Trisha Stone, Applicant, presented a PowerPoint (on file) and said that the property was their dream property, it needed a major renovation, the only negative feedback was regarding the slope in the backyard for drainage and the retaining wall, the only visible area from the street would be plants and trees on the slope, that they originally had an ADU designed and reconsidered it after talking to neighbors, and requested approval of their project.

Council and Staff discussed a modified condition of grading to 2% along Highland Drive be planned but adding an encroachment permit so that, upon notification by the City, they would make improvements within 60 days for an identified pedestrian path at a later date, providing there was sufficient parking along the street.

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

Motion: Moved by Mayor Heebner and second by Deputy Mayor Harless to approve with the condition of adding an encroachment permit requirement that says that the applicant shall make necessary improvements for an identified pedestrian path within 60 days of notification by the City. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

B.2. Public Hearing: Solana Beach Lighting Maintenance District Annual Assessments. (File 0495-20)

Recommendation: 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. Adopt **Resolution 2022-063** confirming the diagram and assessment and approving the City of Solana Beach Lighting Maintenance District Engineer's Report.
3. Adopt **Resolution 2022-064** ordering the levy and collection of annual assessments for Fiscal Year (FY) 2022/23 and ordering the transmission of charges to the County Auditor for collection.

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

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.

Greg Wade, City Manager, introduced the item.

Mayor Heebner opened the public hearing.

Council disclosures.

Angela Ivey, City Clerk, reported that no protests were received.

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

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

B.3. Public Hearing: Solana Beach Coastal Rail Trail (CRT) Maintenance District Annual Assessments. (File 0495-20)

Recommendation: 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. Adopt **Resolution 2022-061**, approving the Engineer's Report regarding the Coastal Rail Trail Maintenance District.
3. Adopt **Resolution 2022-062**, ordering the levy and collection of the annual assessments regarding the Coastal Rail Trail Maintenance District for FY 2022/23.

[Item B.3. Report \(click here\)](#)

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.

Greg Wade, City Manager, introduced the item.

Mayor Heebner opened the public hearing.

Council disclosures.

Angela Ivey, City Clerk, reported that no protests were received.

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

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

C. STAFF REPORTS: (C.1.)

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. Community Grant Program Requests - Fiscal Year (FY) 2022/23. (File 0330-25)

Recommendation: That the City Council

1. Receive the Staff Report, Community Grant applications and consider the presentations from the grant applicants. This item will come back to the City Council at the June 22, 2022 City Council Meeting for Council's grant allocations.

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

[Item C.1. Supplemental Docs \(updated 6-8-22 at 11:30am\)](#)

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.

Greg Wade, City Manager, introduced the item and said that the City's budget is \$25,000 of which \$15,000 is contributed by EDCO, that each year Council had authorized the use of \$5,000 from the public arts fund, and that Santa Fe Christian had partnered to provide for grants in the La Colonia de Eden Gardens community at \$25,000. He said that Bike Walk Solana submitted a late grant application for consideration by Council.

Council and Staff discussed considering the late application by Bike Walk Solana.

Presentations were made by the following applicants:

- Assistance League of Rancho San Dieguito – Kathy O'Leary
- CASA De Amistad – Corey Ford
- Community Resource Center – Richard Radosh
- Disconnect Collective – Monica Stapleton
- La Colonia Community Foundation – Lisa Montes
- North Coast Repertory Theater – Ben Cole
- Pathways to Citizenship – Julia Fox
- Rancho Santa Fe Youth Soccer – Marilee Pacelli
- Solana Beach Civic and Historical Society – Kathleen Drummond
- San Diego Organizing Project – Selma Hassane
- Bike Walk Solana – Jill Cooper

Jill Cooper spoke about requesting funds of \$2,000 for Bike Walk Solana to conduct its local tour event and scavenger hunt.

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.

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 8:05 p.m.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: August 24, 2022
ORIGINATING DEPT: Finance
SUBJECT: Register of Demands

BACKGROUND:

Section 3.04.020 of the Solana Beach Municipal Code requires that the City Council ratify a register of demands which represents all financial demands made upon the City for the applicable period.

Register of Demands- 07/01/22 through 08/05/22

Check Register-Disbursement Fund (Attachment 1)		\$ 2,798,555.11
Net Payroll Retiree Health	July 6, 2022	4,051.00
Net Payroll Council	July 14, 2022	6,063.32
Net Payroll Staff N01	July 8, 2022	281,374.82
Net Payroll Staff N02/NM1	July 22, 2022	395,676.24
Net Payroll Staff N03	August 5, 2022	<u>289,345.50</u>

TOTAL		\$ <u><u>3,775,065.99</u></u>
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DISCUSSION:

Staff certifies that the register of demands has been reviewed for accuracy, that funds are available to pay the above demands, and that the demands comply with the adopted budget.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The register of demands for July 1, 2022 through August 5, 2022 reflects total expenditures of \$3,775,065.99 from various City sources.

CITY COUNCIL ACTION: _____ _____

WORK PLAN:

N/A

OPTIONS:

- Ratify the register of demands.
- Do not ratify and provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council ratify the above register of demands.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund



City of Solana Beach

Register of Demands

7/1/2022 - 8/5/2022

Department Vendor	Description	Date	Check/EFT Number	Amount
100 - GENERAL FUND				
ICMA PLAN 302817	N01 ICMA	07/12/2022	9000531	\$13,872.69
ICMA PLAN 302817	Payroll Run 2 - Warrant NC1	07/14/2022	9000538	\$5,344.82
ICMA PLAN 302817	PLAN NUMBER: 302817	07/21/2022	9000544	\$15,548.67
ICMA PLAN 302817	Payroll Run 1 - Warrant N03	08/04/2022	9000550	\$14,604.91
SOLANA BEACH FIREFIGHTERS ASSOC	N01 FIRE ASSOCIATION DUES	07/12/2022	9000535	\$850.00
SOLANA BEACH FIREFIGHTERS ASSOC	FD DUES PD 07/22/22	07/21/2022	9000546	\$850.00
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant N03	08/04/2022	9000552	\$850.00
PRE-PAID LEGAL SERVICES, INC	JAN 22-PPD LEGAL	07/21/2022	102287	\$38.85
PRE-PAID LEGAL SERVICES, INC	MAY 22-PPD LEGAL	07/21/2022	102287	\$38.85
PRE-PAID LEGAL SERVICES, INC	JUN 22-PPD LEGAL	07/21/2022	102287	\$38.85
ALLIANT INSURANCE SERVICES INC	FY22 SPECIAL EVENT INSURANCE	07/29/2022	102314	\$3,571.82
ALLIANT INSURANCE SERVICES INC	FY22 SPECIAL EVENT INSURANCE	07/29/2022	102314	\$9.52
AFLAC	JULY 22	07/29/2022	102302	\$870.16
SAN DIEGO COUNTY SHERIFF'S DEPT.	APR-TOW CREDIT/STAFF	07/07/2022	102199	(\$109.42)
SAN DIEGO COUNTY SHERIFF'S DEPT.	MAY-TOW FEE/STAFF	07/29/2022	102331	(\$273.55)
SAN DIEGO COUNTY SHERIFF'S DEPT.	MAY - OVERTIME- FIESTA DEL SOL	07/29/2022	102331	\$8,477.53
ICMA RHS 801939	N01 ICMA FIRE	07/12/2022	9000532	\$1,964.46
ICMA RHS 801939	PLAN NUMBER: 801939	07/21/2022	9000545	\$1,964.46
ICMA RHS 801939	Payroll Run 1 - Warrant N03	08/04/2022	9000551	\$2,102.02
JONATHAN MARK	RFND-SBGR-373/986 AVOCADO	07/29/2022	102319	\$24,372.00
ALL CITY MANAGEMENT SERVICES, INC	PO222-083/04/03/22-04/16/22 CROSSING GUARD SERVICE	07/12/2022	9000528	\$3,376.10
ALL CITY MANAGEMENT SERVICES, INC	PO222-083/05/29/22-06/11/22 CROSSING GUARD SERVICE	07/12/2022	9000528	\$2,700.88
AMARPAL S. AURORA	RFND-SBGR-349/360 N GRANADOS	07/29/2022	102304	\$20,874.00
STERLING HEALTH SERVICES, INC.	N01 FSA/DCA CONTRIBUTIONS	07/14/2022	9000541	\$1,343.75
STERLING HEALTH SERVICES, INC.	N01 FSA/DCA CONTRIBUTIONS	07/14/2022	9000541	\$439.77
STERLING HEALTH SERVICES, INC.	N02 FSA/DCA CONTRIBUTIONS	07/29/2022	9000549	\$1,343.75
STERLING HEALTH SERVICES, INC.	N02 FSA/DCA CONTRIBUTIONS	07/29/2022	9000549	\$439.77
STERLING HEALTH SERVICES, INC.	NC1 FSA CONTRIBUTIONS	07/29/2022	9000549	\$237.50
SELF INSURED SERVICES COMPANY	JUNE 22 DENTAL	07/12/2022	9000529	\$3,016.70
SELF INSURED SERVICES COMPANY	JUNE 22 DENTAL	07/12/2022	9000529	\$89.20
SELF INSURED SERVICES COMPANY	JUN 22-DENTAL	07/29/2022	9000547	\$3,130.50
SELF INSURED SERVICES COMPANY	JUN 22-COBRA	07/29/2022	9000547	\$89.20
FRANCHISE TAX BOARD	Order#633140172933902746 PD070822	07/07/2022	102187	\$100.00
FRANCHISE TAX BOARD	PD 042822-ORDR#633140172933902746	07/21/2022	102271	\$100.00
FRANCHISE TAX BOARD	Payroll Run 1 - Warrant N03	08/04/2022	102357	\$100.00
RITA ELENA GUZMAN	RFND-SB0643331	07/14/2022	102237	\$22.50
HEATHER SWORTWOOD	RFND- ENC20-0152/402 S RIOS	07/29/2022	102317	\$543.00
RENEE MILTON	RFND-FCCC-06/25/22	07/21/2022	102290	\$500.00

MIA BOARDMAN SMITH	RFND-FCCC 06/24/22	07/21/2022	102279	\$500.00
KATHRYN M KEENER	RFND-SB0641002	08/04/2022	102360	\$42.50
TOTAL GENERAL FUND				\$133,975.76
1005100 - CITY COUNCIL				
SAN DIEGUITO RIVER VALLEY	FY 23 MEMBER ASSESSMENT	08/04/2022	102368	\$82,236.00
US BANK	AU-05/25 COUNCIL DINNER	07/29/2022	102306	\$176.74
NORTH COAST REPERTORY THEATER	FY 23-COMMUNITY GRANT	07/21/2022	102284	\$5,000.00
CASA DE AMISTAD	FY 23-COMMUNITY GRANT	07/21/2022	102259	\$6,000.00
COMMUNITY RESOURCE CENTER	FY 23-COMMUNITY GRANT	07/21/2022	102261	\$5,000.00
BOYS & GIRLS CLUB	FY 23-COMMUNITY GRANT	07/21/2022	102257	\$6,000.00
BIKE WALK SOLANA	FY 23-COMMUNITY GRANT	07/21/2022	102255	\$2,000.00
ASSISTANCE LEAG RNCHO SAN DIEGITO	FY 23-COMMUNITY GRANT	07/21/2022	102254	\$4,000.00
SOLANA BEACH CIVIC & HISTORICAL SOC	FY 23-COMMUNITY GRANT	07/21/2022	102293	\$6,000.00
N. C. IMMIGRATION & CITIZENSHIP CTR	FY 23-COMMUNITY GRANT	07/21/2022	102282	\$5,000.00
DISCONNECT COLLECTIVE, INC.	FY 23-COMMUNITY GRANT	07/21/2022	102265	\$5,000.00
LA COLONIA COMMUNITY FOUNDATION	FY 23-COMMUNITY GRANT	07/21/2022	102277	\$6,000.00
SAN DIEGO ASSOC OF GOVERNMENTS	FY23-SANDAG MEMBER ASSESSMENT	08/04/2022	102369	\$4,606.00
SAN DIEGO ORGANIZING PROJECT	FY23 COMMUNITY GRANT	07/21/2022	102291	\$5,000.00
TOTAL CITY COUNCIL				\$142,018.74
1005150 - CITY CLERK				
PITNEY BOWES GLOBAL FINANCIAL SVC	04/30-07/29-POSTAGE	07/14/2022	102233	\$749.07
STAPLES CONTRACT & COMMERCIAL	HAND SANTR/PACKING TAPE	07/14/2022	102240	\$42.11
STAPLES CONTRACT & COMMERCIAL	ALCOHOL WIPES	07/14/2022	102240	\$6.81
STAPLES CONTRACT & COMMERCIAL	HAND SANTR/MASKS	07/14/2022	102240	\$57.27
STAPLES CONTRACT & COMMERCIAL	CHAIR	07/14/2022	102240	\$217.46
STAPLES CONTRACT & COMMERCIAL	CLEANING WIPES	08/04/2022	102372	\$18.41
STAPLES CONTRACT & COMMERCIAL	LABELS	08/04/2022	102372	\$15.40
STAPLES CONTRACT & COMMERCIAL	LAMINATOR CLEANER	08/04/2022	102372	\$16.15
US BANK	GA-TRANSCRIPT SVC	07/29/2022	102306	\$74.75
US BANK	GA-DVD TO HARD DRIVE	07/29/2022	102306	\$564.56
US BANK	GA-COLORED PAPER	07/29/2022	102306	\$159.62
US BANK	AI-CUSTOM FRAME	07/29/2022	102306	\$162.70
US BANK	AI-CCAC MEMBERSHIP IVEY	07/29/2022	102306	\$200.00
UT SAN DIEGO - NRTH COUNTY	NTC-ELECTION	08/04/2022	102375	\$424.86
UT SAN DIEGO - NRTH COUNTY	NTC-ELECTION-CHINESE	08/04/2022	102375	\$263.92
ROBERT HALF	05/10/22- CLERK TEMP	07/07/2022	102198	\$7,488.00
FEDEX	03/22/22-SHIPPING-HR	07/14/2022	102219	\$35.17
CORODATA RECORDS MANAGEMENT, INC	APR 22-RECORDS STORAGE	08/04/2022	102353	\$1,115.27
CORODATA RECORDS MANAGEMENT, INC	JUN 22-RECORDS STORAGE	08/04/2022	102353	\$521.35
CORODATA RECORDS MANAGEMENT, INC	JUN 22- RECORDS STORAGE	08/04/2022	102353	\$126.21
CAL EXPRESS	VHS TAPE CONVERSION	07/14/2022	102214	\$82.00
CODE PUBLISHING COMPANY INC	WEB UPDATE-ORD 522	08/04/2022	102352	\$174.75
TOTAL CITY CLERK				\$12,515.84
1005200 - CITY MANAGER				
US BANK	AU-LCCC REG-WADE/KING	07/29/2022	102306	\$1,200.00
US BANK	GW-SD UNION TRIB-SUB	07/29/2022	102306	\$125.00
COMMUNITY RESOURCE CENTER	FY 22-CDBG-CV FOOD AND NUTRITION PROGRAM	07/21/2022	102261	\$29,715.00

KEYSER MARSTON ASSOCIATES, INC	JUN-PROF SERVICE	07/29/2022	102320	\$5,193.75
DRO MANAGEMENT CONSULTANTS, LLC	PO222-55/PROF SVC 01/01/22-06/30/22	07/07/2022	102184	\$4,500.00
DIAMOND MMP, INC.	PO222-55 COMMUNITY SURVEY PRINTING	07/07/2022	102194	\$3,789.87
TOTAL CITY MANAGER				\$44,523.62
1005250 - LEGAL SERVICES				
US BANK	DK-CONSTANT CONTACT	07/29/2022	102306	\$55.00
US BANK	DK-MAILING ADDRESS	07/29/2022	102306	\$348.62
HOGAN LAW APC	MAY-GENERAL LEGAL	07/29/2022	102318	\$845.00
HOGAN LAW APC	JUN-GENERAL LEGAL	07/29/2022	102318	\$1,540.37
BURKE WILLIAMS & SORENSEN	MAY-96-0001	07/29/2022	102305	\$6,420.00
BURKE WILLIAMS & SORENSEN	MAY-96-0031	07/29/2022	102305	\$180.00
BURKE WILLIAMS & SORENSEN	MAY-96-0037.002	07/29/2022	102305	\$920.00
BURKE WILLIAMS & SORENSEN	MAY-96-0038	07/29/2022	102305	\$920.00
BURKE WILLIAMS & SORENSEN	MAY-RETAIN	07/29/2022	102305	\$11,250.00
BURKE WILLIAMS & SORENSEN	MAY-96-0006	07/29/2022	102305	\$851.00
BURKE WILLIAMS & SORENSEN	MAY-96-0007	07/29/2022	102305	\$60.00
BURKE WILLIAMS & SORENSEN	MAY-96-0014	07/29/2022	102305	\$809.00
BURKE WILLIAMS & SORENSEN	MAY-96-0019	07/29/2022	102305	\$80.00
BURKE WILLIAMS & SORENSEN	MAY-96-0021	07/29/2022	102305	\$120.00
BURKE WILLIAMS & SORENSEN	MAY-96-0023.001	07/29/2022	102305	\$207.00
THE LEW EDWARDS GROUP	JUN-PROF SERVICE/PO 222-183	07/29/2022	102336	\$6,000.00
TOTAL LEGAL SERVICES				\$30,605.99
1005300 - FINANCE				
KOPPEL & GRUBER PUBLIC FINANCE	APR-JUN ADMIN SRVC	07/21/2022	102276	\$554.98
BUSINESS PRINTING COMPANY INC	REMAINING BALANCE -INVOICE 149244	07/07/2022	102176	\$60.00
XEROX CORPORATION	JUN-XEROX-CLERK-BLK/CLR	07/21/2022	102300	\$187.11
PHASES ACCOUNTING & TAX SERVICE, INC	JUN-MONTHLY PAYROLL	07/07/2022	102196	\$75.00
TOTAL FINANCE				\$877.09
1005350 - SUPPORT SERVICES				
US BANK	AI-CHAMBERS CHAIRS	07/29/2022	102306	\$3,006.22
XEROX CORPORATION	JUN-FIERY-CLK	07/21/2022	102300	\$122.84
XEROX CORPORATION	JUN-FIERY-UPSTAIRS	07/21/2022	102300	\$132.61
XEROX CORPORATION	JUN-FIERY-PLAN/ENG	07/21/2022	102300	\$132.61
XEROX CORPORATION	JUN-XEROX-PLN/ENG-BLK/CLR	07/21/2022	102300	\$117.67
XEROX CORPORATION	JUN-XEROX-PLN/ENG-BLK/CLR	07/21/2022	102300	\$546.78
XEROX CORPORATION	JUN-XEROX-PLN/ENG-BLK/CLR	07/21/2022	102300	\$20.74
XEROX CORPORATION	JUN-XEROX-CLERK-BLK/CLR	07/21/2022	102300	\$271.68
XEROX CORPORATION	JUN-XEROX-UPSTAIRS-BLK/CLR	07/21/2022	102300	\$298.25
XEROX CORPORATION	JUN-XEROX-UPSTAIRS-BLK/CLR	07/21/2022	102300	\$87.69
TOTAL SUPPORT SERVICES				\$4,737.09
1005400 - HUMAN RESOURCES				
SHARP REES-STEALY MEDICAL CTRS INC	PRE-EMPLOYMENT SCREENING	07/29/2022	102333	\$2,515.50
SHARP REES-STEALY MEDICAL CTRS INC	PRE-EMPLOYMENT SCREENING	08/04/2022	102371	\$919.00
US BANK	PS-MASKS	07/29/2022	102306	\$51.68
POUNEH SAMMAK	REMB-COVID HOME TESTS	07/14/2022	102234	\$581.10
POUNEH SAMMAK	REMB-GIFT CARDS FOR PANEL MEMEBERS	07/14/2022	102234	\$60.00
EMBROIDERY IMAGE	JACKETS FOR CITY COUNCIL	07/07/2022	102185	\$222.07

REGIONAL TRAINING CENTER	FY23-SD EMPLOYMENT RELATIONS CONSORTIUM FEE	08/04/2022	102358	\$672.00
DEPARTMENT OF JUSTICE	MAY-FINGERPRINTS	07/07/2022	102182	\$480.00
DEPARTMENT OF JUSTICE	JUN-FINGERPRINT	07/29/2022	102313	\$352.00
PRISM	JUL-SEP 22-PEPM-67 EMPLOYEES	07/14/2022	102236	\$418.08
COASTAL LIVE SCAN AND INSURANCE	JUN-LIVESCAN FINGERPRINT	07/29/2022	102310	\$200.00
FIONA MCGRATH	F MCGRATH-LIVESCAN	07/07/2022	102186	\$28.00

TOTAL HUMAN RESOURCES**\$6,499.43****1005450 - INFORMATION SERVICES**

COX COMMUNICATIONS INC	06/19-07/18/22-0013410039730701-PO222-39	07/07/2022	102179	\$312.86
US BANK	MM-POWER SUPPLIES/CABLES	07/29/2022	102306	\$571.77
US BANK	MM-CLOUD SOFTWARE MANGMENT	07/29/2022	102306	\$351.12
US BANK	MM-CRD RDR/SEC CAM/PWR STRP	07/29/2022	102306	\$209.15
US BANK	MM-AT&T LC INTERNET PAYMENT	07/29/2022	102306	\$64.20
US BANK	DK-HOSTING DOMAINS	07/29/2022	102306	\$9.95
US BANK	MM-COX PAYMENT	07/29/2022	102306	\$626.35
SALIENT NETWORKS (FKA DIAL-PRO)	MERAKI ENTERPRISE LICENSE-3 YR	07/14/2022	102238	\$1,882.07
VERIZON WIRELESS-SD	04/24-05/23/22-670601022-00001-PO222-35	07/07/2022	102206	\$152.04
VERIZON WIRELESS-SD	670601022-00001-05/24-06/23	08/04/2022	102377	\$152.04
GOLDEN TELECOM, INC.	REPLACED CRASHED SYSTEM-MS	07/14/2022	102220	\$1,758.00
MISAC	FY23/23 MEMBERSHIP	07/14/2022	102228	\$130.00
WESTERN AUDIO VISUAL	PO222-092/JUN-CHAMBERS TECH	07/07/2022	102208	\$499.00
AT&T CALNET 3	04/24-05/23/22-9391062899-PO222-52	07/07/2022	102171	\$167.08
AT&T CALNET 3	02/24-03/23/22-9391062899-PO222-52	07/07/2022	102171	\$167.08
AT&T CALNET 3	03/24-04/23/22-9391062899-PO222-52	07/07/2022	102171	\$167.08
AT&T CALNET 3	MAR-APR-9391012278	08/04/2022	102342	\$3,194.98
AT&T CALNET 3	9391012278-APR/MAY	08/04/2022	102342	\$190.77
AT&T CALNET 3	9391012278-APR/MAY	08/04/2022	102342	\$3,004.85
AT&T CALNET 3	9391012278-MAY-JUN	08/04/2022	102342	\$3,206.31
AT&T CALNET 3	03/24-04/23/22-9391053641-PO222-52	07/07/2022	102171	\$167.08
AT&T CALNET 3	04/24-05/23/22-9391053641-PO222-52	07/07/2022	102171	\$167.08
AT&T CALNET 3	05/24-06/23/22-9391053641-PO222-52	07/07/2022	102171	\$167.08
AT&T CALNET 3	02/24-03/23/22-9391012278-PO222-52	07/07/2022	102171	\$3,176.94
AT&T CALNET 3	05/24-06/23/22-9391062899-PO222-52	07/07/2022	102171	\$167.08
AT&T CALNET 3	02/24-03/23/22-9391012282-PO222-52	07/07/2022	102171	\$21.32
AT&T CALNET 3	03/24-04/23/22-9391012282-PO222-52	07/07/2022	102171	\$21.15
AT&T CALNET 3	04/24-05/23/22-9391012282-PO222-52	07/07/2022	102171	\$21.19
AT&T CALNET 3	05/24-06/23/22-9391012282-PO222-52	07/07/2022	102171	\$21.19
AT&T CALNET 3	02/24-03/23/22-9391053641-PO222-52	07/07/2022	102171	\$167.08
MANAGED SOLUTION	PO222-056-MAY-OFFICE 365	07/07/2022	102192	\$1,761.30
MANAGED SOLUTION	PO222-056/APR-OFFICE 365	07/07/2022	102192	\$1,812.10
MANAGED SOLUTION	PO222-056/JUN SILVER SERVER	07/07/2022	102192	\$800.00
MANAGED SOLUTION	PO222-056/JUN OFFICE 365	07/07/2022	102192	\$1,952.85
MANAGED SOLUTION	PO222-056/MAY PROF SVC	07/07/2022	102192	\$138.75
MANAGED SOLUTION	FEB-PROF SRVC	08/04/2022	102364	\$185.00
MANAGED SOLUTION	MAR-PROF SRVC	08/04/2022	102364	\$850.00
MANAGED SOLUTION	MAY-PROF SVC	08/04/2022	102364	\$800.00
FISHER INTEGRATED, INC.	MAY 22-COUNCIL WEB STRM	08/04/2022	102356	\$500.00
FISHER INTEGRATED, INC.	MAY 22-COUNCIL WEB STRM	08/04/2022	102356	\$600.00

GOV OFFICE LLC	FY23-ANNUAL HOSTING/STORAGE FEE	07/14/2022	102221	\$2,100.00
TING FIBER INC.	PO222-065/JUN TING	07/12/2022	9000536	\$3,249.00
TING FIBER INC.	PO222-065/APR TING	07/12/2022	9000536	\$3,249.00
BONNIE FRIEDEN	IT OPERATIONS NETWORK CERT-FRIEDEN	08/04/2022	102346	\$449.00
TOTAL INFORMATION SERVICES				\$39,360.89
1005550 - PLANNING				
US BANK	CA-OFFICE SUPPLIES	07/29/2022	102306	\$109.25
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-DRP21-016	07/07/2022	102205	\$353.52
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-1718.03/DRP/SDP	07/07/2022	102205	\$421.54
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-INTRO ORD 525	07/07/2022	102205	\$289.64
TOTAL PLANNING				\$1,173.95
1005560 - BUILDING SERVICES				
ESGIL CORPORATION	JUNE 22-BUILDING	07/21/2022	102269	\$29,598.47
TOTAL BUILDING SERVICES				\$29,598.47
1005590 - PARKING ENFORCEMENT				
US BANK	JL-RFND CODES POLO	07/29/2022	102306	(\$107.75)
DATATICKET INC.	JUN 22-PARKING TICKET PROCESSING	07/21/2022	102264	\$765.18
EMBROIDERY IMAGE	BADGE LOGO-POLOS	07/07/2022	102185	\$87.01
VERIZON WIRELESS-SD	05/24-06/23-442224168-00001	07/14/2022	102243	\$141.25
WEX FLEET UNIVERSAL	06/08/22-07/07/22-AUTO FUEL	07/14/2022	102244	\$219.72
DANIEL WELTE	UNIFORM/PATCHES/EMBRDRY-06/25/22	07/21/2022	102263	\$239.18
DIAMOND MMP, INC.	PARKING CITATIONS	07/29/2022	102322	\$2,128.06
TOTAL PARKING ENFORCEMENT				\$3,472.65
1006110 - LAW ENFORCEMENT				
SAN DIEGO COUNTY SHERIFF'S DEPT.	APR-TOW CREDIT/STAFF	07/07/2022	102199	(\$20,757.76)
SAN DIEGO COUNTY SHERIFF'S DEPT.	PO222-101/APR LAW ENFORCEMENT	07/07/2022	102199	\$391,125.34
SAN DIEGO COUNTY SHERIFF'S DEPT.	MAY-TOW FEE/STAFF	07/29/2022	102331	(\$479.36)
SAN DIEGO COUNTY SHERIFF'S DEPT.	MAY-TOW FEE/STAFF	07/29/2022	102331	(\$2,205.03)
SAN DIEGO COUNTY SHERIFF'S DEPT.	MAY-LAW ENFORCEMENT	07/29/2022	102331	\$391,125.34
SAN DIEGO ASSOC OF GOVERNMENTS	FY23-SANDAG MEMBER ASSESSMENT	08/04/2022	102369	\$680.00
TOTAL LAW ENFORCEMENT				\$759,488.53
1006120 - FIRE DEPARTMENT				
SANTA FE IRRIGATION DISTRICT	005512-000-05/03/22-07/01/22	07/29/2022	102332	\$518.18
SANTA FE IRRIGATION DISTRICT	005512-000-05/03/22-07/01/22	07/29/2022	102332	\$142.11
NAPA AUTO PARTS INC	COOLANT	07/29/2022	102323	\$137.27
NAPA AUTO PARTS INC	WINDSHIELD REPAIR KIT	07/29/2022	102323	\$18.31
US BANK	MH-STORAGE BAGS	07/29/2022	102306	\$64.62
US BANK	MH-GARAGE CABINETS (3)	07/29/2022	102306	\$905.07
US BANK	JG-LUMBER	07/29/2022	102306	\$1,753.35
US BANK	MH-TONER	07/29/2022	102306	\$48.37
US BANK	MH-TONER	07/29/2022	102306	\$76.49
US BANK	JM-CLEANING SUPL/ICE BUCKET	07/29/2022	102306	\$447.94
US BANK	MH-RESCUE TAPE	07/29/2022	102306	\$85.39
US BANK	EP-GYM EQUIPMENT	07/29/2022	102306	\$76.41
ACE UNIFORMS & ACCESSORIES	BASIN-SHIRT	07/21/2022	102249	\$97.41
ACE UNIFORMS & ACCESSORIES	HANCOCK-HATS/EMB	08/04/2022	102340	\$499.74
VERIZON WIRELESS-SD	962428212-0001-05/29-06/28/22	07/21/2022	102298	\$546.50

VERIZON WIRELESS-SD	962428212-00001 - 05/29-06/28/22	07/21/2022	102298	\$14.46
CITY OF ENCINITAS	JAN-JUN 22-FIRE MANAGEMENT SERVICES	07/29/2022	102307	\$181,505.00
CITY OF ENCINITAS	REIMB-ENCINITAS-FF TRUJILLO-12/20/21	07/29/2022	102307	\$1,416.19
REGIONAL COMMS SYS, MS 056 - RCS	JUN-CAP CODE	07/21/2022	102289	\$32.50
FIRE STATS, LLC	APR-JUN-FIRE DATA	07/21/2022	102270	\$637.50
MUNICIPAL EMERGENCY SERVICES, INC	SCBA REPAIR-BATTERY BOARD/SENSOR	07/21/2022	102281	\$142.65
CITY OF ENCINITAS FIRE DEPARTMENT	FY22-FIRST WATCH SUPPT/MNT	07/29/2022	102308	\$283.67
CITY OF ENCINITAS FIRE DEPARTMENT	FY22-FIRST WATCH SUPPT/MNT	07/29/2022	102308	\$212.48
CITY OF ENCINITAS FIRE DEPARTMENT	FY22-FIRST WATCH SUPPT/MNT	07/29/2022	102308	\$164.39
CITY OF ENCINITAS FIRE DEPARTMENT	FY22-FIRST WATCH SUPPT/MNT	07/29/2022	102308	\$139.20
CITY OF ENCINITAS FIRE DEPARTMENT	FY22-FIRST WATCH SUPPT/MNT	07/29/2022	102308	\$8,432.00
AT&T CALNET 3	02/01-02/28/22-9391059865-PO222-72	07/07/2022	102171	\$392.75
AT&T CALNET 3	03/01-03/31/22-9391059865-PO222-72	07/07/2022	102171	\$392.75
AT&T CALNET 3	04/01-04/30/22-9391059865-PO222-72	07/07/2022	102171	\$391.71
AT&T CALNET 3	05/01-05/31-9391059865	07/14/2022	102212	\$391.71
CHARLES MEAD	MEAD-04/04/22-04/07/22-S 290-PROMOTION	07/21/2022	102278	\$320.00
WEX BANK	MAY 22-AUTO FUEL	07/29/2022	102339	\$2,343.38
WEX BANK	MAY 22-CR EXEMPT TAX	07/29/2022	102339	(\$79.00)
WEX BANK	JUN 22-AUTO FUEL	07/29/2022	102339	\$3,056.42
WEX BANK	JUN 22-CR EXEMPT TAX	07/29/2022	102339	(\$106.83)
WEX FLEET UNIVERSAL	06/08/22-07/07/22-AUTO FUEL	07/14/2022	102244	\$326.38
NORTH COUNTY DISPATCH (JPA)	FY22 QTR 3 PW DISPATCH SVC	07/29/2022	102327	(\$391.47)
NORTH COUNTY DISPATCH (JPA)	QTR 3 NORTH COUNTY DISPATCH JPA	07/29/2022	102327	\$22,966.24
NORTH COUNTY DISPATCH (JPA)	QTR 3 NORTH COUNTY DISPATCH JPA	07/29/2022	102327	\$5,070.28
NORTH COUNTY DISPATCH (JPA)	QTR NORTH COUNTY DISPATCH JPA AND ADDITIONAL COSTS	07/29/2022	102327	\$2,019.00
NORTH COUNTY DISPATCH (JPA)	QTR 1 NORTH COUNTY DISPATCH JPA	07/29/2022	102327	(\$8,319.00)
NORTH COUNTY DISPATCH (JPA)	QTR JPA DISPATCH SERVICES	07/29/2022	102327	\$8,709.46
CROSS CONNECTIONS EMERGENCY SERVICES,	RADIO PARTS	07/29/2022	102312	\$647.51
4IMPRINT INC	SHIRTS-FS	07/21/2022	102247	\$1,806.56
4IMPRINT INC	SHIRTS-FS	07/29/2022	102301	\$1,528.95
OHD, LLP	QFIT ANNUAL CALIBRATION	07/21/2022	102285	\$830.82
HOWARD HENRY WAYNE JR	FS-RADIO SWAP	07/21/2022	102273	\$430.00
CITY OF VISTA	VISTA FIRE DEPARTMENT HOSTED TRAINING	08/04/2022	102351	\$1,200.00
TOTAL FIRE DEPARTMENT				\$242,324.82
1006130 - ANIMAL CONTROL				
HABITAT PROTECTION, INC	PO222-134/APR-DEAD ANIMAL REMOVAL	07/07/2022	102195	\$50.00
HABITAT PROTECTION, INC	PO222-134/APR-DEAD ANIMAL REMOVAL	07/07/2022	102195	\$50.00
HABITAT PROTECTION, INC	PO222-134/APR-DEAD ANIMAL REMOVAL	07/07/2022	102195	\$145.00
HABITAT PROTECTION, INC	PO222-134/APR-DEAD ANIMAL REMOVAL	07/07/2022	102195	\$145.00
TOTAL ANIMAL CONTROL				\$390.00
1006170 - MARINE SAFETY				
US BANK	EM-CHECKERED FLAGS	07/29/2022	102306	\$42.93
US BANK	EM-WINDEX	07/29/2022	102306	\$12.60
US BANK	EM-BROOMS (2)	07/29/2022	102306	\$71.09
US BANK	EM-USLA DUES MASON	07/29/2022	102306	\$30.00
US BANK	EM-STORAGE BINS	07/29/2022	102306	\$99.00
US BANK	EM-INCIDENT REPORTS	07/29/2022	102306	\$30.29

US BANK	JP-EMT CERT JP	07/29/2022	102306	\$145.50
US BANK	RM-FIRST AID TRN LUNCH	07/29/2022	102306	\$117.18
US BANK	RM-PATCHES SEWN TO UNI	07/29/2022	102306	\$142.89
US BANK	RM-PVC PIPE/HARDWARE/BOLTS	07/29/2022	102306	\$52.54
US BANK	JS-FUEL CELL	07/29/2022	102306	\$97.39
US BANK	JS-EYE WSH/SIGNAGE/CHAIRS/SPRY BBTL	07/29/2022	102306	\$391.90
US BANK	GU-SCUBA CMPTR/REG SVC	07/29/2022	102306	\$337.76
US BANK	GU-DISPATCH UMBRELLA/ZIPTIES	07/29/2022	102306	\$102.77
US BANK	JS-KEEP OFF SIGNAGE	07/29/2022	102306	\$44.84
VERIZON WIRELESS-SD	962428212-0001-05/29-06/28/22	07/21/2022	102298	\$152.04
AT&T CALNET 3	05/25-06/24-9391053651	07/14/2022	102212	\$263.24
AT&T CALNET 3	05/25-06/24-9391012281	07/14/2022	102212	\$72.96
AT&T CALNET 3	01/20-02/19-9391019469	07/14/2022	102212	\$21.85
AT&T CALNET 3	02/20-03/19-9391019469	07/14/2022	102212	\$22.00
AT&T CALNET 3	03/20-04/19-9391019469	07/14/2022	102212	\$21.71
AT&T CALNET 3	04/20-05/19-9391019469	07/14/2022	102212	\$21.76
AT&T CALNET 3	05/20-06/19-9391019469	07/14/2022	102212	\$22.12
AT&T CALNET 3	03/25/-04/24/22-9391053651-PPO222-53	07/07/2022	102171	\$257.13
AT&T CALNET 3	04/25-05/24/22-9391053651-PO222-53	07/07/2022	102171	\$272.39
AT&T CALNET 3	03/25-04/24/22-9391012281-PO222-53	07/07/2022	102171	\$66.49
AT&T CALNET 3	04/25-05/24/22-9391012281-PO222-53	07/07/2022	102171	\$66.18
AT&T CALNET 3	01/25-02/24/22-9391053651-PO222-53	07/07/2022	102171	\$256.02
AT&T CALNET 3	02/25-03/24/22-9391053651-PO222-53	07/07/2022	102171	\$257.63
BILL SMITH FOREIGN CAR SERVICE INC	OIL/FILTER/REPLACE BRAKE PAD/CYLINDER/ABS MODULE	07/14/2022	102213	\$2,917.13
KAENON, LLC	MS-SUNGLASSES	07/14/2022	102224	\$90.10
FAILSAFE TESTING, LLC	T-237 ANNUAL INSPECTION	07/29/2022	102316	\$1,100.00
FAILSAFE TESTING, LLC	GROUND LADDER TEST	07/29/2022	102316	\$756.40
FAILSAFE TESTING, LLC	REPLACED DAMAGE, MISSING LABELS	07/29/2022	102316	\$24.00
WEX FLEET UNIVERSAL	06/08/22-07/07/22-AUTO FUEL	07/14/2022	102244	\$1,290.39
TOTAL MARINE SAFETY				\$9,670.22
1006510 - ENGINEERING				
DEL MAR BLUE PRINT COMPANY, INC.	BLUE PRINTS	07/07/2022	102180	\$18.49
STAPLES CONTRACT & COMMERCIAL	POST ITS/PENS/HIGHLIGHTERS/TABS	08/04/2022	102372	\$48.75
STAPLES CONTRACT & COMMERCIAL	PENS	08/04/2022	102372	\$35.55
AMERICAN PUBLIC WORKS ASSOCIATION	22/23 MEMBR-6 ENG/PW	07/14/2022	102211	\$440.00
VERIZON WIRELESS-SD	362455526-00001-06/02-07/01/22	07/21/2022	102298	\$51.43
WEX FLEET UNIVERSAL	06/08/22-07/07/22-AUTO FUEL	07/14/2022	102244	\$189.13
TOTAL ENGINEERING				\$783.35
1006520 - ENVIRONMENTAL SERVICES				
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/14/2022	102229	\$13.62
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/14/2022	102229	\$13.62
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/14/2022	102229	\$13.62
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$13.62
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$13.63
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$13.62
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$13.64
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$15.79

MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$13.64
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$13.63
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$13.64
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$13.63
AFFORDABLE PIPELINE SERVICES INC	H-STORM DRAIN MAINT	07/21/2022	102250	\$1,140.00
SANTA FE IRRIGATION DISTRICT	JUNE-005506-014	07/14/2022	102239	\$200.09
AMERICAN PUBLIC WORKS ASSOCIATION	22/23 MEMBR-6 ENG/PW	07/14/2022	102211	\$440.00
MIKHAIL OGAWA ENGINEERING	JUN-STORMWATER PRK MNGMNT	08/04/2022	102365	\$11,169.07
VERIZON WIRELESS-SD	362455526-00001-06/02-07/01/22	07/21/2022	102298	\$51.44
WEX FLEET UNIVERSAL	06/08/22-07/07/22-AUTO FUEL	07/14/2022	102244	\$550.21
CLEAN EARTH ENVIROMENTAL SOLUTIONS	PO222-027/APR-HHW	07/07/2022	102177	\$859.62

TOTAL ENVIRONMENTAL SERVICES**\$14,576.13****1006530 - STREET MAINTENANCE**

MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/14/2022	102229	\$23.35
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/14/2022	102229	\$23.35
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/14/2022	102229	\$23.35
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$23.35
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$23.35
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$23.35
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$23.34
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$27.04
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$23.34
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$23.35
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$23.34
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$23.35
DIXIELINE LUMBER CO INC	RUSTOLEUM	07/07/2022	102183	\$42.63
DIXIELINE LUMBER CO INC	BLACK TOP PATCH/GRINDER/RATCHET	08/04/2022	102354	\$346.96
DIXIELINE LUMBER CO INC	BOLTS/GLOVES	08/04/2022	102354	\$108.70
SANTA FE IRRIGATION DISTRICT	JUNE-011695-000	07/14/2022	102239	\$120.29
SDG&E CO INC	05/10-06/09-UTILITIES	07/07/2022	102201	\$872.71
SDG&E CO INC	05/01/22-06/09/22-UTILITIES	07/07/2022	102201	\$567.52
SAN DIEGO GAS & ELECTRIC	UTILITES 06/10-07/11	08/04/2022	102367	\$621.71
SAN DIEGO GAS & ELECTRIC	UTILITIES 06/10-07/11/22	08/04/2022	102367	\$934.73
VERIZON WIRELESS-SD	362455526-00001-06/02-07/01/22	07/21/2022	102298	\$51.44
UNDERGROUND SVC ALERT OF SOCAL INC	APR-DIG ALERT	08/04/2022	102374	\$102.40
NISSHO OF CALIFORNIA	APR- LANDSCAPE MAINTENANCE SERVICES	07/29/2022	102325	\$1,827.01
NISSHO OF CALIFORNIA	MAY 22-LANDSCAPE MAINTENANCE SERVICES	07/29/2022	102325	\$1,969.51
TRAFFIC SUPPLY, INC	REFLECTIVE CUSTOM SIGN	07/07/2022	102204	\$40.04
BILL SMITH FOREIGN CAR SERVICE INC	CHVY COLRDO-OIL CHANGE	07/07/2022	102173	\$49.14
THE HOME DEPOT PRO	GRAFFITI REMOVER	08/04/2022	102373	\$100.72
WEX FLEET UNIVERSAL	06/08/22-07/07/22-AUTO FUEL	07/14/2022	102244	\$498.63
NORTH COUNTY DISPATCH (JPA)	FY22 QTR PW DISPATCH SERVICES	07/29/2022	102327	\$117.44
NORTH COUNTY DISPATCH (JPA)	FY22 QTR 3 PW DISPATCH SVC	07/29/2022	102327	\$195.74
STATEWIDE TRAFFIC SAFETY AND SIGNS INC.	CUSTOM SIGNS/POSTS	07/29/2022	102334	\$1,528.56

TOTAL STREET MAINTENANCE**\$10,379.74****1006540 - TRAFFIC SAFETY**

SDG&E CO INC	05/10-06/09-UTILITIES	07/07/2022	102201	\$1,078.06
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SDG&E CO INC	05/01/22-06/09/22-UTILITIES	07/07/2022	102201	\$515.44
SAN DIEGO GAS & ELECTRIC	UTILITES 06/10-07/11	08/04/2022	102367	\$539.93
SAN DIEGO GAS & ELECTRIC	UTILITIES 06/10-07/11/22	08/04/2022	102367	\$1,195.92
REDFLEX TRAFFIC SYSTEMS, INC	JUNE-RED LIGHT CAMERA ENFORCEMENT	07/14/2022	9000540	\$7,158.00
VERIZON WIRELESS-SD	362455526-00001-06/02-07/01/22	07/21/2022	102298	\$36.74
AT&T CALNET 3	05/24-06/23-9391012279	07/14/2022	102212	\$47.01
STC TRAFFIC, INC	MAR-CIP19-TRFC SGNL ASMN	07/29/2022	102335	\$960.00
ALL CITY MANAGEMENT SERVICES, INC	PO222-083/04/03/22-04/16/22 CROSSING GUARD SERVICE	07/12/2022	9000528	\$1,817.90
ALL CITY MANAGEMENT SERVICES, INC	PO222-083/05/29/22-06/11/22 CROSSING GUARD SERVICE	07/12/2022	9000528	\$1,454.32

TOTAL TRAFFIC SAFETY**\$14,803.32****1006550 - STREET CLEANING**

SANTA FE IRRIGATION DISTRICT	JUNE-011695-000	07/14/2022	102239	\$70.65
PRIDE INDUSTRIES	JUNE-TRASH ABATEMENT SERVICES	07/14/2022	102235	\$1,226.49
SCA OF CA, LLC	CITY-WIDE STREET SWEEPING SERVICES	08/04/2022	102370	\$770.00
SCA OF CA, LLC	CITY-WIDE STREET SWEEPING SERVICES	08/04/2022	102370	\$3,871.45
SCA OF CA, LLC	CITY-WIDE STREET SWEEPING SERVICES	08/04/2022	102370	\$3,871.45

TOTAL STREET CLEANING**\$9,810.04****1006560 - PARK MAINTENANCE**

MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/14/2022	102229	\$16.54
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/14/2022	102229	\$16.54
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/14/2022	102229	\$16.54
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$16.54
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$16.53
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$16.54
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$16.53
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$19.15
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$16.54
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$16.53
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$16.54
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS	07/21/2022	102280	\$16.53
RANCHO SANTA FE SECURITY SYS INC	JUN 22 SECURITY PATROL, RESTROOM LOCKUP, ALARM MON	07/29/2022	102329	\$264.10
RANCHO SANTA FE SECURITY SYS INC	MAY 22 SECURITY PATROL, RESTROOM LOCKUP, ALARM MON	07/29/2022	102329	\$264.10
RANCHO SANTA FE SECURITY SYS INC	APR 22 SECURITY PATROL, RESTROOM LOCKUP, ALARM MON	07/29/2022	102329	\$264.10
RANCHO SANTA FE SECURITY SYS INC	ADDED USER CODE	07/29/2022	102329	\$10.00
BAKER IRON WORKS INC	REPAIR RAILING	07/07/2022	102172	\$200.00
DIXIELINE LUMBER CO INC	GLOVES/CLOSET KIT	07/07/2022	102183	\$124.84
DIXIELINE LUMBER CO INC	CEMENT MIX/PAIL	07/14/2022	102218	\$26.69
DIXIELINE LUMBER CO INC	TRASH CANS/ROLLER COVER	07/14/2022	102218	\$219.41
DIXIELINE LUMBER CO INC	BOLTS/NUTS/WASHERS	07/21/2022	102266	\$13.71
SANTA FE IRRIGATION DISTRICT	MAY/JUN-005506-000	07/14/2022	102239	\$89.52
SANTA FE IRRIGATION DISTRICT	MAY/JUN-005506-001	07/14/2022	102239	\$76.94
SANTA FE IRRIGATION DISTRICT	MAY/JUN-005506-002	07/14/2022	102239	\$375.86
SANTA FE IRRIGATION DISTRICT	MAY/JUN-012448-000	07/14/2022	102239	\$135.32
SANTA FE IRRIGATION DISTRICT	MAY/JUN-012448-001	07/14/2022	102239	\$85.69

SANTA FE IRRIGATION DISTRICT	MAY/JUN-005506-010	07/14/2022	102239	\$255.35
SANTA FE IRRIGATION DISTRICT	MAY/JUN-005506-011	07/14/2022	102239	\$330.95
SANTA FE IRRIGATION DISTRICT	MAY/JUN-005506-012	07/14/2022	102239	\$1,678.25
SANTA FE IRRIGATION DISTRICT	MAY/JUN-005506-013	07/14/2022	102239	\$115.63
SANTA FE IRRIGATION DISTRICT	MAY/JUN-005979-001	07/14/2022	102239	\$117.00
SANTA FE IRRIGATION DISTRICT	MAY/JUN-005506-004	07/14/2022	102239	\$76.94
SANTA FE IRRIGATION DISTRICT	MAY/JUN-005506-005	07/14/2022	102239	\$228.24
SANTA FE IRRIGATION DISTRICT	MAY/JUN-005506-006	07/14/2022	102239	\$121.31
SANTA FE IRRIGATION DISTRICT	MAY/JUN-005506-007	07/14/2022	102239	\$110.64
SANTA FE IRRIGATION DISTRICT	MAY/JUN-005506-009	07/14/2022	102239	\$76.94
SANTA FE IRRIGATION DISTRICT	JUNE-005506-018	07/14/2022	102239	\$687.51
SANTA FE IRRIGATION DISTRICT	JUNE-005506-019	07/14/2022	102239	\$1,844.87
SANTA FE IRRIGATION DISTRICT	MAY/JUL 22-005506-015	07/29/2022	102332	\$379.20
SANTA FE IRRIGATION DISTRICT	MAY/JUL 22-005506-016	07/29/2022	102332	\$662.25
SANTA FE IRRIGATION DISTRICT	MAY/JUL 22-005979-003	07/29/2022	102332	\$923.05
NAPA AUTO PARTS INC	REFRIGERANT/AIR FRESHNERS	07/21/2022	102283	\$175.58
NAPA AUTO PARTS INC	LIFT SUPPORT HOOD	08/04/2022	102366	\$52.25
US BANK	AP-BATTERIES/GRIP TAPE/TRMR HD	07/29/2022	102306	\$97.88
VERIZON WIRELESS-SD	362455526-00001-06/02-07/01/22	07/21/2022	102298	\$73.48
JOSHUA BLEA	MILEAGE-06/19/22	07/07/2022	102174	\$29.25
JOSHUA BLEA	MILEAGE-07/17/22	08/04/2022	102343	\$29.25
NISSHO OF CALIFORNIA	APR- LANDSCAPE MAINTENANCE SERVICES	07/29/2022	102325	\$25,408.69
NISSHO OF CALIFORNIA	MAY 22-LANDSCAPE MAINTENANCE SERVICES	07/29/2022	102325	\$17,054.43
BILL SMITH FOREIGN CAR SERVICE INC	F-150-OIL/FILTER	07/21/2022	102256	\$52.83
JOSE GARCIA	MILEAGE-06/25-06/26	07/07/2022	102189	\$70.20
JOSE GARCIA	MILEAGE-07/24/22	08/04/2022	102359	\$35.10
DOG WASTE DEPOT	19-DOG WASTE BAGS	07/21/2022	102267	\$2,405.52
SUNBELT RENTALS, INC.	TILLER	07/14/2022	102241	\$105.24
THE HOME DEPOT PRO	LINERS	07/07/2022	102203	\$769.50
THE HOME DEPOT PRO	LINERS/BLEACH	08/04/2022	102373	\$551.43
WEX FLEET UNIVERSAL	06/08/22-07/07/22-AUTO FUEL	07/14/2022	102244	\$103.16
NORTH COUNTY DISPATCH (JPA)	FY22 QTR PW DISPATCH SERVICES	07/29/2022	102327	\$117.44
NORTH COUNTY DISPATCH (JPA)	FY22 QTR 3 PW DISPATCH SVC	07/29/2022	102327	\$195.73
CABLE PIPE AND LEAK DETECTION	LEAK DETECTION-MS BUILDING	08/04/2022	102347	\$320.00
TOTAL PARK MAINTENANCE				\$57,606.42

1006570 - PUBLIC FACILITIES

DIXIELINE LUMBER CO INC	CONCRETE SEAL	07/07/2022	102183	\$43.06
DIXIELINE LUMBER CO INC	GLOVES	07/07/2022	102183	\$36.84
DIXIELINE LUMBER CO INC	TARPS	07/07/2022	102183	\$52.51
DIXIELINE LUMBER CO INC	SCREWS/THREADLOCKER	08/04/2022	102354	\$24.21
DIXIELINE LUMBER CO INC	PAINT	08/04/2022	102354	\$52.41
DIXIELINE LUMBER CO INC	GLOVES	07/21/2022	102266	\$15.61
DIXIELINE LUMBER CO INC	GLOVES	07/21/2022	102266	\$11.23
DIXIELINE LUMBER CO INC	SCRABER RAZOR/MOUNTING TAPE	08/04/2022	102354	\$11.71
SANTA FE IRRIGATION DISTRICT	MAY/JUN-005506-008	07/14/2022	102239	\$440.73
SDG&E CO INC	05/10-06/09-UTILITIES	07/07/2022	102201	\$6,830.82
SDG&E CO INC	05/01/22-06/09/22-UTILITIES	07/07/2022	102201	\$1,959.79
LEE'S LOCK & SAFE INC	RESTROOM LEVER	07/07/2022	102190	\$232.33

LEE'S LOCK & SAFE INC	REINSTALL LEVER TRIM	07/07/2022	102190	\$62.50
LEE'S LOCK & SAFE INC	STANDARD FAST BOARD KEY X5	08/04/2022	102361	\$48.49
SAN DIEGO GAS & ELECTRIC	UTILITES 06/10-07/11	08/04/2022	102367	\$2,980.82
SAN DIEGO GAS & ELECTRIC	UTILITIES 06/10-07/11/22	08/04/2022	102367	\$8,758.01
US BANK	AP-CEILING TILES/CORD ORG/WTR FLTR	07/29/2022	102306	\$391.02
NISSHO OF CALIFORNIA	APR- LANDSCAPE MAINTENANCE SERVICES	07/29/2022	102325	\$5,382.19
NISSHO OF CALIFORNIA	MAY 22-LANDSCAPE MAINTENANCE SERVICES	07/29/2022	102325	\$2,509.06
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-CH/REC	07/14/2022	102217	\$637.69
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-PW	07/21/2022	102260	\$90.64
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-CH	08/04/2022	102350	\$682.51
HABITAT PROTECTION, INC	JUNE-PEST/RODENT CONTROL-FS	07/14/2022	102232	\$40.00
HABITAT PROTECTION, INC	JUNE-PEST/RODENT CONTROL-FC	07/14/2022	102232	\$34.00
HABITAT PROTECTION, INC	JUNE-PEST/RODENT CONTROL-LC	07/14/2022	102232	\$35.00
HABITAT PROTECTION, INC	JUNE-PEST/RODENT CONTROL-CH	07/14/2022	102232	\$53.00
HABITAT PROTECTION, INC	JUNE-PEST/RODENT CONTROL-MS	07/14/2022	102232	\$63.00
HABITAT PROTECTION, INC	JUNE-PEST/RODENT CONTROL-PW	07/14/2022	102232	\$34.00
CALIFORNIA OFFICE CLEANING, INC	JUNE-JANITORIAL/CUSTODIAL SVC AT CITY FACILITIES	07/14/2022	102215	\$270.00
CALIFORNIA OFFICE CLEANING, INC	JUN-JANITORIAL/CUSTODIAL SVC AT CITY FACILITIES	07/21/2022	102258	\$7,293.00
CALIFORNIA OFFICE CLEANING, INC	JUN-JANITORIAL/CUSTODIAL SVC AT CITY FACILITIES	07/21/2022	102258	\$150.00
WEX FLEET UNIVERSAL	06/08/22-07/07/22-AUTO FUEL	07/14/2022	102244	\$171.94
READY REFRESH BY NESTLE	JUN-DRINKING WATER-LC	07/29/2022	102330	\$20.48
READY REFRESH BY NESTLE	JUN-DRINKING WATER-PW	07/29/2022	102330	\$54.76
READY REFRESH BY NESTLE	JUN-DRINING WATER-CH	07/29/2022	102330	\$217.03
PRIDE INDUSTRIES	JUNE-TRASH ABATEMENT SERVICES	07/14/2022	102235	\$1,226.49
TOTAL PUBLIC FACILITIES				\$40,916.88
1007100 - COMMUNITY SERVICES				
EXTERIOR PRODUCTS INC	DEL MAR RACE BANNERS	08/04/2022	102355	\$3,420.00
NORTH COUNTY ARTS NETWORK	2022 NCAN MEMBERSHIP-MOSHKI	07/29/2022	102324	\$250.00
TOTAL COMMUNITY SERVICES				\$3,670.00
1007110 - GF-RECREATION				
US BANK	KW-MEMORIAL DAY REFRESHMNT	07/29/2022	102306	\$210.68
US BANK	KW-REC STAFF TRAINING	07/29/2022	102306	\$10.00
SAM CASTELLANO	JUL-AUG CONCERT @ COVE	08/04/2022	102348	\$3,000.00
ABLE PATROL & GUARD, INC	JUN-SECURITY SVC-FCCC	07/21/2022	102248	\$675.00
1 STOP TONER & INKJET, LLC	TONER-LC	07/21/2022	102286	\$150.83
KATARINA RICHARD	REMB-CPR TRAINING	07/14/2022	102225	\$69.00
PIERO RICHARD	RMB-CPR TRAINING	07/07/2022	102197	\$69.00
MIKAYLA PAYNE	RMB-PARK&REC SOCIETY TRAINING	07/07/2022	102193	\$15.00
BRYNN BARNHARD	RMB-CPR TRAINING	07/07/2022	102175	\$35.00
BRYNN BARNHARD	RMB-PARK & REC SOCIETY TRAINING	07/07/2022	102175	\$15.00
TOTAL GF-RECREATION				\$4,249.51
1205460 - SELF INSURANCE RETENTION				
ALLIANT INSURANCE SVCS INC	FY23-ADWRP INSURANCE PREMIUM	07/29/2022	102303	\$5,000.40
ALLIANT INSURANCE SERVICES INC	FY22 SPECIAL EVENT INSURANCE	07/29/2022	102314	(\$9.52)
GEORGE HILLS COMPANY, INC.	MAY-CLM.2205-PROF SRVC	07/14/2022	9000537	\$90.00
GEORGE HILLS COMPANY, INC.	JUN-GNRL CLM-PROF SRVC	07/14/2022	9000537	\$81.00
GEORGE HILLS COMPANY, INC.	JUN-GNRL CLM-PROF SRVC	07/14/2022	9000537	\$63.18

GEORGE HILLS COMPANY, INC.	JUN-CLM.2203-PROF SRVC	07/14/2022	9000537	\$54.00
ERGOSTOP INC.	CHAIR-PW	07/29/2022	102315	\$619.56
ERGOSTOP INC.	CHAIR-CM	07/29/2022	102315	\$454.02
PRISM	FY23 GENERAL LIABILITY	07/21/2022	102288	\$212,433.00
PRISM	FY23 EXCESS LIABILITY	07/21/2022	102288	\$50,175.00
PRISM	FY23 CYBER LIABILITY	07/21/2022	102288	\$10,232.00
PRISM	FY23 PROPERTY INSURANCE	07/21/2022	102288	\$87,096.00
PRISM	FY23 MASTER CRIME	07/21/2022	102288	\$2,640.00
PRISM	FY23 POLLUTION INSURANCE	07/21/2022	102288	\$8,323.00
BURKE WILLIAMS & SORENSEN	MAY-96-0040.001	07/29/2022	102305	\$2,879.04
LEENA HANNONEN	Damages to Temp Art Piece Calling For All Old Soul	08/04/2022	102362	\$4,000.00
TOTAL SELF INSURANCE RETENTION				\$384,130.68
1255465 - WORKERS COMPENSATION				
PRISM	FY23 EXCESS WORKERS COMP	07/21/2022	102288	\$204,268.00
TOTAL WORKERS COMPENSATION				\$204,268.00
1355200 - ASSET REPLACEMENT-CTY MNGR				
TYLER TECHNOLOGIES, INC.	MAR-50/50 SPLIT/IMPLEMENTATION	07/21/2022	102297	\$449.87
TOTAL ASSET REPLACEMENT-CTY MNGR				\$449.87
1355300 - ASSET REPLACEMENT-FINANCE				
TYLER TECHNOLOGIES, INC.	JUN-IMPLEMENTATION	07/21/2022	102297	\$640.00
TYLER TECHNOLOGIES, INC.	MAR-50/50 SPLIT/IMPLEMENTATION	07/21/2022	102297	\$2,230.13
TOTAL ASSET REPLACEMENT-FINANCE				\$2,870.13
1355450 - ASSET REPLACEMENT-INFO SYS				
CDW GOVERNMENT INC	222-0187/SERVER-SSDS	07/12/2022	9000530	\$4,680.44
US BANK	MM-SOLID STATE DRVS/MEMORY	07/29/2022	102306	\$467.61
US BANK	MM-WALL MOUNT/32FT USB CBL	07/29/2022	102306	\$353.42
US BANK	MM-SMRT TV/WALL MNT/REMOTE	07/29/2022	102306	\$1,022.05
DELL MARKETING L.P.	PO222-188/VIDEO CONFERENCE EQUIPMENT	07/07/2022	102181	\$10,090.16
360CIVIC	PO221-028/WEBSITE REDESIGN	07/07/2022	102168	\$15,355.00
LENOVO (UNITED STATES) INC.	222-166-MONITOR	07/07/2022	102191	\$704.75
TOTAL ASSET REPLACEMENT-INFO SYS				\$32,673.43
1356120 - ASSET REPLACEMENT-FIRE				
US BANK	JS-RECLINERS (2)	07/29/2022	102306	\$777.08
US BANK	EP-RECLINERS (2)	07/29/2022	102306	\$777.15
NORTH COUNTY DISPATCH (JPA)	QTR NORTH COUNTY DISPATCH JPA AND ADDITIONAL COSTS	07/29/2022	102327	\$6,300.00
COUNTY OF SAN DIEGO, RCS	NEXTGEN RCS SHARED BACKBONE INFRASTRUCTURE	07/07/2022	102178	\$25,918.88
TOTAL ASSET REPLACEMENT-FIRE				\$33,773.11
1605360 - OPEB OBLIGATION				
MIDAMERICA	JULY-CTYSOLANAG5	07/14/2022	9000539	\$6,740.00
DEPARTMENT OF THE TREASURY	CY22 QTR2-PCORI FEES - MIDA	07/14/2022	102223	\$56.50
TOTAL OPEB OBLIGATION				\$6,796.50
2026510 - GAS TAX-ENGINEERING				
STC TRAFFIC, INC	MAR-CIP19-TRFC SGNL ASMNT	07/29/2022	102335	\$1,020.00
STC TRAFFIC, INC	FEB-CIP19-TRFC SGNL ASMNT	07/29/2022	102335	\$2,310.00
TOTAL GAS TAX-ENGINEERING				\$3,330.00
2037510 - HIGHWAY 101 LANDSC #33				

SANTA FE IRRIGATION DISTRICT	MAY/JUN-005979-000	07/14/2022	102239	\$523.87
SANTA FE IRRIGATION DISTRICT	MAY/JUL 22-005979-004	07/29/2022	102332	\$278.56
SANTA FE IRRIGATION DISTRICT	MAY/JUL 22-007732-000	07/29/2022	102332	\$215.16
SDG&E CO INC	05/10-06/09-UTILITIES	07/07/2022	102201	\$2,598.11
SAN DIEGO GAS & ELECTRIC	UTILITIES 06/10-07/11/22	08/04/2022	102367	\$2,933.22
KOPPEL & GRUBER PUBLIC FINANCE	APR-JUN ADMIN SRVC	07/21/2022	102276	\$735.80
NISSHO OF CALIFORNIA	APR- LANDSCAPE MAINTENANCE SERVICES	07/29/2022	102325	\$5,703.60
NISSHO OF CALIFORNIA	MAY 22-LANDSCAPE MAINTENANCE SERVICES	07/29/2022	102325	\$13,157.59
TOTAL HIGHWAY 101 LANDSC #33				\$26,145.91
2047520 - MID 9C SANTA FE HILLS				
SANTA FE IRRIGATION DISTRICT	JUNE-005979-029	07/14/2022	102239	\$1,451.41
SANTA FE IRRIGATION DISTRICT	JUNE-005979-014	07/14/2022	102239	\$980.76
SANTA FE IRRIGATION DISTRICT	JUNE-005979-015	07/14/2022	102239	\$667.96
SANTA FE IRRIGATION DISTRICT	JUNE-005979-016	07/14/2022	102239	\$804.81
SANTA FE IRRIGATION DISTRICT	JUNE-005979-023	07/14/2022	102239	\$984.67
SANTA FE IRRIGATION DISTRICT	JUNE-005979-024	07/14/2022	102239	\$1,055.05
SANTA FE IRRIGATION DISTRICT	JUNE-005979-025	07/14/2022	102239	\$855.64
SANTA FE IRRIGATION DISTRICT	JUNE-005979-026	07/14/2022	102239	\$1,039.41
SANTA FE IRRIGATION DISTRICT	JUNE-005979-017	07/14/2022	102239	\$59.55
SANTA FE IRRIGATION DISTRICT	JUNE-005979-018	07/14/2022	102239	\$133.84
SANTA FE IRRIGATION DISTRICT	JUNE-005979-019	07/14/2022	102239	\$470.10
SANTA FE IRRIGATION DISTRICT	JUNE-005979-020	07/14/2022	102239	\$1,055.05
SANTA FE IRRIGATION DISTRICT	JUNE-005979-021	07/14/2022	102239	\$1,426.50
SANTA FE IRRIGATION DISTRICT	JUNE-005979-022	07/14/2022	102239	\$1,270.10
KOPPEL & GRUBER PUBLIC FINANCE	APR-JUN ADMIN SRVC	07/21/2022	102276	\$48.56
SANTA FE HILLS HOA	222-68-MAY-SANTA FE HILLS HOA	07/12/2022	9000534	\$18,333.33
TOTAL MID 9C SANTA FE HILLS				\$30,636.74
2057530 - MID 9E ISLA VERDE				
KOPPEL & GRUBER PUBLIC FINANCE	APR-JUN ADMIN SRVC	07/21/2022	102276	\$24.98
ISLA VERDE HOA	222-169-MAY- ISLE VERDE HOA	07/07/2022	102188	\$433.33
TOTAL MID 9E ISLA VERDE				\$458.31
2077550 - MID 9H SAN ELIJO #2				
KOPPEL & GRUBER PUBLIC FINANCE	APR-JUN ADMIN SRVC	07/21/2022	102276	\$26.36
SAN ELIJO HILLS II HOA	222-133-MAY-FY22 MID PAYMENT	07/07/2022	102200	\$6,550.00
TOTAL MID 9H SAN ELIJO #2				\$6,576.36
2087580 - COASTAL RAIL TRAIL MAINT				
SANTA FE IRRIGATION DISTRICT	MAY/JUN-005506-003	07/14/2022	102239	\$121.31
SANTA FE IRRIGATION DISTRICT	JUNE-005506-020	07/14/2022	102239	\$1,910.74
KOPPEL & GRUBER PUBLIC FINANCE	APR-JUN-CRT ADMIN	07/14/2022	102226	\$327.50
KOPPEL & GRUBER PUBLIC FINANCE	APR-JUN-CRT ADMIN	07/14/2022	102226	\$2,300.00
NISSHO OF CALIFORNIA	APR- LANDSCAPE MAINTENANCE SERVICES	07/29/2022	102325	\$5,281.58
NISSHO OF CALIFORNIA	MAY 22-LANDSCAPE MAINTENANCE SERVICES	07/29/2022	102325	\$6,522.94
TOTAL COASTAL RAIL TRAIL MAINT				\$16,464.07
2117600 - STREET LIGHTING DISTRICT				
SDG&E CO INC	05/01/22-06/09/22-UTILITIES	07/07/2022	102201	\$8,872.32
SAN DIEGO GAS & ELECTRIC	UTILITES 06/10-07/11	08/04/2022	102367	\$8,628.23
KOPPEL & GRUBER PUBLIC FINANCE	APR-JUN-CRT ADMIN	07/14/2022	102226	\$682.45

VERIZON WIRELESS-SD	36245526-00001-06/02-07/01/22	07/21/2022	102298	\$14.70
YUNEX LLC	MAY-STREETLIGHT MAINTENANCE/REPAIRS	07/14/2022	102245	\$1,432.50
TOTAL STREET LIGHTING DISTRICT				\$19,630.20
2135550 - DEVELOPER PASS-THRU- PLANNING				
PAMELA ELLIOTT LANDSCAPE ARCHITECT	JUNE 2022	07/12/2022	9000533	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	JUNE 2022	07/12/2022	9000533	\$900.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	JUNE 2022	07/12/2022	9000533	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	JUNE 2022	07/12/2022	9000533	\$600.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	JUNE 2022	07/12/2022	9000533	\$600.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	JUNE 2022	07/12/2022	9000533	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	JUNE 2022	07/12/2022	9000533	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	JUNE 2022	07/12/2022	9000533	\$300.00
MICHAEL BAKER INTERNATIONAL, INC	MAY 22-1718.03/0 IDA AVE	07/29/2022	102321	\$3,950.00
CTE, INC	REMAINING BALANCE ON INV#605779	07/21/2022	102262	\$750.00
TOTAL DEVELOPER PASS-THRU- PLANNING				\$8,300.00
2196110 - COPS PROGRAM				
SAN DIEGO COUNTY SHERIFF'S DEPT.	PO222-101/APR LAW ENFORCEMENT	07/07/2022	102199	\$12,000.00
SAN DIEGO COUNTY SHERIFF'S DEPT.	MAY-LAW ENFORCEMENT	07/29/2022	102331	\$12,000.00
TOTAL COPS PROGRAM				\$24,000.00
2286510 - TRANSNET EXTENSION-CIP				
CHEN RYAN ASSOCIATES	MAY-9538 SAFE RT SCH	07/14/2022	102216	\$991.88
CHEN RYAN ASSOCIATES	JUN-9538 SAFE RT SCH	08/04/2022	102349	\$1,227.17
TOTAL TRANSNET EXTENSION-CIP				\$2,219.05
2466510 - PER CAPITA GRANT FUND-CIP				
CHEN RYAN ASSOCIATES	MAY-9538 SAFE RT SCH	07/14/2022	102216	\$2,975.62
CHEN RYAN ASSOCIATES	JUN-9538 SAFE RT SCH	08/04/2022	102349	\$3,681.53
TOTAL PER CAPITA GRANT FUND-CIP				\$6,657.15
2505570 - COASTAL BUSINESS/VISITORS				
JAMES PATTON	07/14/22-CONCERT @ COVE	07/14/2022	102246	\$300.00
NATE DONNIS	CONCERT @ COVE-08/04/22	07/21/2022	102268	\$300.00
STEVEN DENYES	CONCERT @ COVE-08/18/22	07/21/2022	102294	\$300.00
SULLY ENTERTAINMENT GROUP LLC	07/07/22-CONCERT @ THE COVE	07/07/2022	102202	\$300.00
LOREN LEE SMITH	08/27/22-MOVIE NIGHT	08/04/2022	102363	\$800.00
JEROD DULANEY	FY22 CONCERT @ COVE-8/25/22	07/21/2022	102274	\$300.00
TYLER SHIMKUS	CONCERT @ COVE-07/28/22	07/21/2022	102296	\$300.00
ANN J HELLER	CONCERT @ COVE-07/21/22	07/21/2022	102253	\$300.00
BOB TURNER'S CRANE SERVICE, INC	ART REMOVAL/INSTALLATION	08/04/2022	102345	\$792.00
TOTAL COASTAL BUSINESS/VISITORS				\$3,692.00
2557110 - CAMP PROGRAMS				
PARROTT SCREEN PRINTG & EMBROIDERY	DAY CAMP STAFF SHIRTS	07/14/2022	102231	\$203.86
HI-WAY SAFETY INC.	MS-ORANGE CONES	07/14/2022	102222	\$337.25
US BANK	KW-DAY CAMP ADMISSION	07/29/2022	102306	\$500.00
US BANK	JP-JG OFFICE SUPPLIES	07/29/2022	102306	\$54.03
US BANK	JP-JG BEACH EQUIPMENT	07/29/2022	102306	\$617.31
US BANK	JP-PATCH SEWING JG UNI	07/29/2022	102306	\$50.00
US BANK	JP-JG STORE SUPPLIES	07/29/2022	102306	\$6.45
US BANK	JP-JG KICK BOARDS/CONES	07/29/2022	102306	\$121.18

US BANK	JP-JG MED LECTURE SNACK	07/29/2022	102306	\$9.00
US BANK	JP-TENTS FOR JG	07/29/2022	102306	\$108.93
US BANK	JP-JG OFFICE SUPPLIES	07/29/2022	102306	\$107.25
US BANK	JP-PATCH SEWING JG UNI	07/29/2022	102306	\$295.00
US BANK	JP-JG PATCHES	07/29/2022	102306	\$445.00
US BANK	RM-JG STICKERS	07/29/2022	102306	\$443.93
US BANK	RM-CONES FOR JG	07/29/2022	102306	\$186.12
AMIGO CUSTOM SCREENPRINTS	FY22 JR GRD TEES	07/21/2022	102251	\$618.36
ORIGINAL WATERMEN, INC	MS-CLOTHING	07/29/2022	102328	\$492.96
ORIGINAL WATERMEN, INC	MS-UNIFORMS	07/29/2022	102328	\$1,424.46
WESS TRANSPORTATION SERVICES	06/29/22-CAMP FIELD TRIP	07/21/2022	102299	\$530.00
WESS TRANSPORTATION SERVICES	07/06/22-Summer Camps	07/29/2022	102338	\$551.50
WESS TRANSPORTATION SERVICES	07/13/22-Bus Transportation Summer Camps	08/04/2022	102378	\$551.50
WESS TRANSPORTATION SERVICES	07/20/22-Bus Transportation Summer Camps	08/04/2022	102378	\$530.00
NOAH WILLIAMS	JG ADVERTISEMENT VIDEO	07/29/2022	102326	\$1,500.00
AGIT GLOBAL NORTH AMERICA INC	BODYBOARDS/SURFBOARDS	08/04/2022	102341	\$1,174.05
KATARINA RICHARD	RMBR-DAY CAMP SUPPLIES	07/21/2022	102275	\$171.83
BOARDRIDERS WHOLESAL, LLC	JG-Quicksilver/ Boardriders Wholesale	08/04/2022	102344	\$970.00
BOARDRIDERS WHOLESAL, LLC	JG-Quicksilver/ Boardriders Wholesale	08/04/2022	102344	\$511.75
AMAZON.COM SALES, INC	HEAVY DUTY LOCK	07/07/2022	102169	\$28.18
AMAZON.COM SALES, INC	SWIM FINS	07/14/2022	102210	\$150.86
AMAZON.COM SALES, INC	INSTANT COLD PACKS	07/14/2022	102210	\$51.52
AMAZON.COM SALES, INC	SOCIAL DISTANCING CONES	07/14/2022	102210	\$246.40

TOTAL CAMP PROGRAMS**\$12,988.68****2706120 - PUBLIC SAFETY- FIRE**

VERIZON WIRELESS-SD	962428212-0001-05/29-06/28/22	07/21/2022	102298	\$107.66
VERIZON WIRELESS-SD	962428212-00001 - 05/29-06/28/22	07/21/2022	102298	\$6.37
AMR	CSA-17 EPINEPHRINE/GAUZE/NARCAN	07/07/2022	102170	\$469.23
AMR	CSA-17 S10 IV 250ML	07/07/2022	102170	\$17.75
AMR	AUTOPULSE SHOULDER RESTRAINT	07/07/2022	102170	\$61.31
AMR	CSA.17-AIR TRAQ SIZE 2/3	07/21/2022	102252	\$407.30
CITY OF ENCINITAS FIRE DEPARTMENT	FY22-FIRST WATCH SUPPT/MNT	07/29/2022	102308	\$150.00
OHANA URGENT CARE GROUP, INC.	CSA17-COVID SCREENING/TESTING	07/29/2022	102309	\$168.00

TOTAL PUBLIC SAFETY- FIRE**\$1,387.62****2706170 - PUBLIC SAFETY- MARINE SAFETY**

GUARDIAN SAFTEY & SUPPLY, LLC	MS-FIRST AID SUPPLIES	07/21/2022	102272	\$525.72
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TOTAL PUBLIC SAFETY- MARINE SAFETY**\$525.72****4506190 - SAND REPLNSHMNT/RETENTION**

WARWICK GROUP CONSULTANTS, LLC	PO222-054/JUN 21 CONSULTING COASTAL	07/07/2022	102207	\$4,945.00
TING FIBER INC.	PO222-065/JUN TING	07/12/2022	9000536	\$450.00
TING FIBER INC.	PO222-065/JUNE TING	07/12/2022	9000536	\$450.00
TING FIBER INC.	PO222-065/APR TING	07/12/2022	9000536	\$450.00
TING FIBER INC.	PO222-065/APR TING	07/12/2022	9000536	\$450.00
SAN DIEGO ASSOC OF GOVERNMENTS	FY23-SANDAG MEMBER ASSESSMENT	08/04/2022	102369	\$5,561.00
SUMMIT ENVIROMENTAL GROUP, INC.	JUN 22-9926 PROF SVC SND	07/14/2022	9000542	\$4,715.00

TOTAL SAND REPLNSHMNT/RETENTION**\$17,021.00****4596510 - MISC.CAPITALPROJECTS-ENG**

COMPUTERSHARE CORPORATE TRUST	PACIFIC BOND PRINC -09/02/22	07/21/2022	9000543	\$15,000.00
COMPUTERSHARE CORPORATE TRUST	PACIFIC BOND INTRST-09/02/22	07/21/2022	9000543	\$9,000.00
COMPUTERSHARE CORPORATE TRUST	PACIFIC UUG-6/22-6/23	07/21/2022	9000543	\$750.00
TOTAL PACIFIC UNDERGROUNDING-DS				\$24,750.00

6738530 - MARSOLAN UNDERGROUNDNG-DS

COMPUTERSHARE CORPORATE TRUST	FY23 ADMIN FEE-SOBEACH0724	07/21/2022	9000543	\$450.00
COMPUTERSHARE CORPORATE TRUST	MARSOLAN BOND INT 9/2	07/29/2022	9000548	\$9,060.00
COMPUTERSHARE CORPORATE TRUST	MARSOLAN BOND PRIN 9/2	07/29/2022	9000548	\$15,000.00
TOTAL MARSOLAN UNDERGROUNDNG-DS				\$24,510.00

6768560 - SO SOLANA SEWER DISTR-DS

KOPPEL & GRUBER PUBLIC FINANCE	APR-JUN-SO SB SWR	07/21/2022	102276	\$431.21
COMPUTERSHARE CORPORATE TRUST	SSSWR BOND INT 9/2	07/29/2022	9000548	\$9,652.50
COMPUTERSHARE CORPORATE TRUST	SSSWR BOND PRIN 9/2	07/29/2022	9000548	\$20,000.00
TOTAL SO SOLANA SEWER DISTR-DS				\$30,083.71

REPORT TOTAL:**\$2,798,555.11**



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: August 24, 2022
ORIGINATING DEPT: Finance
SUBJECT: Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2022-23

BACKGROUND:

Staff provides a report at each Council meeting that lists changes made to the current Fiscal Year (FY) General Fund Adopted Budget. The information provided in this Staff Report lists the changes made through July 13, 2022.

DISCUSSION:

The following table reports the revenue, expenditures, and transfers for 1) the Adopted General Fund Budget approved by Council on June 23, 2021 (Resolution 2021-092) and 2) any resolutions passed by Council that amended the Adopted General Fund Budget.

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of August 24, 2022

General Fund Operations

Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
06/23/2021	Reso 2021-092	Adopted Budget	22,148,385	(20,867,260)	(482,500)	\$ 798,625
07/14/2021	Reso 2021-097	MS MOU		(11,570)		787,055
04/13/2022	Reso 2022-034	Keyser Marston		(15,000)		772,055
06/08/2022	Reso 2022-041	On-Call Repair Svcs		(30,000)		742,055
06/08/2022	Reso 2022-065	Janitorial		(20,000)		722,055
06/22/2022	Reso 2022-082	FY23 Budget Update	1,965,100	(615,680)	(1,423,000)	648,475

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

COUNCIL ACTION: <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/> <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/>

FISCAL IMPACT:

N/A

WORK PLAN:

N/A

OPTIONS:

- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the report listing changes made to the FY 2022-2023 General Fund Adopted Budget.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: August 24, 2022
ORIGINATING DEPT: City Clerk's Department
SUBJECT: **League of California Cities' 2022 Annual Business Meeting
Voting Delegates Designees**

BACKGROUND:

The League of California Cities (League) has announced the 2022 Annual Conference will be held on September 7-9, 2022 at the Long Beach Convention Center in Long Beach. Attendance will be in person and includes general sessions, workshops, and networking events. The Annual Business Meeting will be held on September 9th where the League membership will consider and act on resolutions that establish League policy. The League resolutions and policy-making decisions, in conjunction with the League's efforts, help guide cities to improve the quality and responsiveness of local government. The League requires City Council action to designate its voting delegate and may appoint up to two alternate voting delegates.

This item is before Council to officially appoint voting delegates for the League's 2022 Annual Conference, as required, which the City Clerk will attest and forward to the League.

DISCUSSION:

Consistent with League bylaws, a City's voting delegate and alternate(s) must be designated by City Council action in order to act on behalf of the City of Solana Beach City Council. The voting delegate and alternate(s) must be registered to attend the conference, and at least one delegate must be present at the Business Meeting. Each registration is for a single person and sharing of registration is prohibited. The voting will be done through the online session platform.

Designated Delegates

Currently serving on the League Executive Committee of San Diego County are Councilmember Becker, primary, and Deputy Mayor Harless, alternate, having been appointed January 2021.

Designating Additional Alternate Delegate

In the past, the City Council has appointed the City Manager as a second alternate, in case either the primary or alternate are unable to be present at the meeting when votes are called.

CITY COUNCIL ACTION: _____

Therefore, City Manager Gregory Wade is recommended to be appointed as the 2nd alternate voting delegate.

CEQA COMPLIANCE STATEMENT: N/A

FISCAL IMPACT:

Fiscal impact is the cost of registration for each League member-city official and the delegates' travel, lodging and meals.

WORK PLAN: N/A

OPTIONS:

- Appoint voting delegates to represent the City of Solana Beach at the 2022 League of California Cities Annual Conference.
- Do not appoint voting delegates, forfeiting all or some voting rights for Solana Beach.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Appoint Councilmember Becker, primary voting delegate, Deputy Mayor Harless, 1st alternate, and City Manager Gregory Wade, 2nd alternate, as the voting delegates for the 2022 Annual Business Meeting of the League of California Cities Annual Conference.
2. Authorize the City Clerk to attest to the appointments and submit the Official Voting Form to the League of California Cities.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Correspondence from League of California Cities, Voting Procedures, and Delegate/Alternate Form.



Council Action Advised by August 31, 2022

DATE: June 1, 2022

TO: City Managers and City Clerks

**RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference & Expo – September 7-9, 2022**

Cal Cities 2022 Annual Conference & Expo is scheduled for September 7-9, 2022 in Long Beach. An important part of the Annual Conference is the Annual Business Meeting (during General Assembly) on Friday, September 9. At this meeting, Cal Cities membership considers and acts on resolutions that establish Cal Cities policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity.

Please complete the attached Voting Delegate form and return it to Cal Cities office no later than Friday, September 2. This will allow us time to establish voting delegate/alternate records prior to the conference.

Please view Cal Cities' [event and meeting policy](#) in advance of the conference.

- **Action by Council Required.** Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.
- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration will open by June 1 on the Cal Cities website. In order to cast a vote, at least one voter must be present at the Business Meeting and in possession of the voting delegate card. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the Voting Delegate Desk. This will enable them to receive the special sticker on their name badges that will admit them into the voting area during the Business Meeting.



- **Transferring Voting Card to Non-Designated Individuals Not Allowed.** The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the Business Meeting, they may *not* transfer the voting card to another city official.
- **Seating Protocol during General Assembly.** At the Business Meeting, individuals with the voting card will sit in a separate area. Admission to this area will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate. If the voting delegate and alternates wish to sit together, they must sign in at the Voting Delegate Desk and obtain the special sticker on their badges.

The Voting Delegate Desk, located in the conference registration area of the Long Beach Convention Center, will be open at the following times: Wednesday, September 7, 8:00 a.m. – 6:00 p.m.; Thursday, September 8, 7:00 a.m. – 4:00 p.m.; and Friday, September 9, 7:30 a.m.–12:30 p.m. The Voting Delegate Desk will also be open at the Business Meeting on Friday, but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to Cal Cities office by Friday, September 2. If you have questions, please call Darla Yacub at (916) 658-8254.

Attachments:

- Annual Conference Voting Procedures
- Voting Delegate/Alternate Form



Annual Conference Voting Procedures

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.
2. **Designating a City Voting Representative.** Prior to the Annual Conference, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the Voting Delegate Form provided to the Cal Cities Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the Voting Delegate Desk in the conference registration area. Voting delegates and alternates must sign in at the Voting Delegate Desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the Business Meeting.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the Credentials Committee at the Voting Delegate Desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and be registered with the Credentials Committee. The voting card may be transferred freely between the voting delegate and alternates, but may not be transferred to another city official who is neither a voting delegate or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with a voting card will sit in a designated area. Admission will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate.
7. **Resolving Disputes.** In case of dispute, the Credentials Committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the Business Meeting.



CITY: _____

**2022 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM**

Please complete this form and return it to Cal Cities office by Friday, September 2, 2022. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

To vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATE

Name: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: _____ Email _____

Mayor or City Clerk _____ Date _____ Phone _____
(circle one) (signature)

Please complete and return by Friday, September 2, 2022 to:
Darla Yacub, Assistant to the Administrative Services Director
E-mail: dyacub@calcities.org; Phone: (916) 658-8254



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: August 24, 2022
ORIGINATING DEPT: Finance Department
SUBJECT: **Council Consideration of Resolution 2022-106 to Amend the Professional Services Agreement with The Lew Edwards Group to Provide Professional Services for Planning, Communications, and Engagement Services**

BACKGROUND:

In February 2022, the City Manager executed a Professional Services Agreement (PSA) with The Lew Edwards Group, for an amount not to exceed \$25,000, to provide professional services to explore fiscal sustainability and revenue enhancement to support the high-quality services Solana Beach residents have come to expect.

This item is before City Council to consider authorizing the City Manager to execute an amendment to the PSA with The Lew Edwards Group to provide additional consulting services. The amendment will add \$36,000 to the agreement compensation, bringing the total not-to-exceed amount to \$61,000.

DISCUSSION:

The City is engaged with The Lew Edwards Group to provide highly technical planning, communications, and community engagement consulting services. The current agreement with The Lew Edwards Group is for four months and a not-to-exceed amount of \$25,000. Since the services needed at this time require demonstrated competence, qualifications and specific knowledge of the subject matter for which the services are requested, Staff recommends that the PSA with The Lew Edwards Group be extended for an additional six months for these planning, communications, and community engagement consulting services.

COUNCIL ACTION:

CEQA COMPLIANCE STATEMENT:

This is not a project under the California Environmental Quality Act (CEQA).

FISCAL IMPACT:

The proposed amendment to the PSA would add an additional \$36,000 to the agreement and extend the term for an additional six months through November 2022. Staff is recommending adding appropriations of \$36,000 from General Fund unreserved fund balance to the Legal Professional Services account.

WORK PLAN:

Fiscal Sustainability section of the Work Plan.

OPTIONS:

- Approve Staff recommendation.
- Do not approve Staff recommendation.
- Provide alternative direction to Staff.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution 2022-106 (Attachment 1) authorizing the City Manager to execute an amendment to the Professional Services Agreement with The Lew Edwards Group, extending the contract through November 2022.
2. Authorize an appropriation of \$36,000 from the Legal Professional Services account.
3. Authorize the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-106

RESOLUTION 2022-106

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH THE LEW EDWARDS GROUP FOR PROFESSIONAL PLANNING, COMMUNICATION, AND ENGAGEMENT SERVICES

WHEREAS, in February 2022, the CITY engaged in a Professional Services Agreement (PSA) for professional planning, communication, and engagement services with The Lew Edwards Group (CONSULTANT) for an amount not to exceed \$25,000; and

WHEREAS, the CITY has determined that CONSULTANT is qualified by experience and its ability to continue to perform the services desired by CITY, and CONSULTANT is willing to perform such services; and

WHEREAS, CONSULTANT will conduct all the work as described and detailed in this AGREEMENT to be provided to the CITY.

NOW, THEREFORE, the City Council of the City of Solana Beach does resolve as follows:

1. That the foregoing recitations are true and correct.
2. That the City Council authorizes the City Manager to execute an amendment to the professional service agreement, in an amount not to exceed \$36,000, with The Lew Edwards Group, extending the agreement for six months to provide professional planning, communication, and engagement services.
3. That the City Council appropriates of \$36,000 from the Legal Professional Services account.
4. That the City Council authorizes the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

PASSED AND ADOPTED this 24th day of August 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSTAIN: Councilmembers –
ABSENT: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: August 24, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Council Consideration of Resolution 2022-98 to Extend a Professional Service Agreement with Kimley-Horn and Associates Inc. to Provide Professional Planning Services to Update the City's Housing and Safety Elements**

BACKGROUND:

Housing Element Law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development.

In August 2019, the City Council authorized the City Manager to execute a Professional Services Agreement (PSA) to update the City's Housing and Safety Element updates. In October 2020, the City Council approved an amendment to the agreement for an amount not to exceed \$145,000 to address newly adopted statutes and additional services necessary to complete the General Plan Housing and Safety Element update.

This item is before City Council to consider authorizing the City Manager to execute Amendment #3 to the PSA with Kimley-Horn and Associates Inc. to extend the professional planning services for an additional year to complete the Housing, Safety and Environmental Justice Element updates.

DISCUSSION:

Kimley-Horn has been assisting with the City's 6th Cycle Housing and Safety Element updates. On April 14th, the City Council adopted the City's 6th Cycle Housing Element Update, which was subsequently forwarded to the Department of Housing and

COUNCIL ACTION:

Community Development (HCD) for review and certification. On July 21, 2021, the City received comments from HCD requesting additional revisions necessary to fully comply with State Housing Law. The City submitted a revised Housing Element draft for HCD consideration in February 2022 with the assistance of Kimley-Horn Associates. The City is still awaiting comments and/or verification from HCD on the draft changes. Once certification from HCD is received, the City will move forward with the remaining Safety and Environmental Justice Element updates. Staff is requesting extension of the contract by one year with Kimley-Horn Associates to complete these tasks.

CEQA COMPLIANCE STATEMENT:

This is not a project under the California Environmental Quality Act (CEQA).

FISCAL IMPACT:

There is no fiscal impact as this amendment is only for a time extension.

WORK PLAN:

Authorization to execute this contract amendment will complete the key task in bullet one of Community Character Priority A.1 (General Plan Update), to select a consultant to assist with the City's Housing and Safety Element update.

OPTIONS:

- Approve Staff recommendation.
- Do not approve Staff recommendation.
- Provide alternative direction to Staff.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2022-98 (Attachment 1) authorizing the City Manager to execute Amendment #3 to the Professional Services Agreement with Kimley-Horn and Associates Inc. extending the contract through September 30, 2023.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-98

RESOLUTION 2022-98

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING PROFESSIONAL SERVICES AGREEMENT AMENDMENT #3 WITH KIMLEY-HORN AND ASSOCIATES INC. FOR PROFESSIONAL PLANNING SERVICES TO UPDATE THE CITY'S HOUSING AND SAFETY ELEMENTS

WHEREAS, in August 2019, the City Council authorized the City Manager to execute a Professional Services Agreement (PSA) to update the City Housing and Safety Element with Kimley-Horn and Associates (Kimley-Horn) for an amount not to exceed \$79,999; and

WHEREAS, in October 2020, City Council approved an amendment of the Kimley-Horn PSA, in an amount not to exceed \$145,000, to address newly adopted statutes and additional services necessary to complete the General Plan Housing and Safety Element update; and

WHEREAS, since the execution of the first amendment to the Kimley-Horn PSA, it was identified that additional services beyond the scope of the existing agreement were necessary to address additional comments received from the Department of Housing and Community Development; and

WHEREAS, the City submitted a revised draft Housing Element for HCD consideration in February 2022; and

WHEREAS, additional time is necessary to complete the adoption of a certified Housing Element and completion of the City's Safety and Environmental Justice Elements.

NOW, THEREFORE, the City Council of the City of Solana Beach does resolve as follows:

1. That the foregoing recitations are true and correct.
2. That the City Council authorizes the City Manager to execute Amendment #3 to the professional service agreement with Kimley-Horn and Associates Inc. extending the agreement for one year to complete the Housing, Safety and Environmental Justice Element update.

PASSED AND ADOPTED this 24th day of August 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –

ABSTAIN: Councilmembers –
ABSENT: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: August 24, 2022
ORIGINATING DEPT: City Attorney's Office
SUBJECT: **Resolution 2022-103 – Approval and Ratification of Professional Services Agreement for Special Counsel Services for Municipal Elections**

BACKGROUND:

The City of Solana Beach has scheduled a general election on November 8, 2022.

This item is before the City Council to approve and ratify the City Manager's execution of an agreement with Best Best & Krieger LLP for special counsel services for the November 8, 2022 municipal election.

DISCUSSION:

Solana Beach Municipal Code Section 2.24.130(B) requires that special counsel be appointed by the City Attorney to review complaints of violations of the City's election laws. The appointment of special counsel must be made in writing and provided to the City Manager, the City Clerk, and the City Council and must be made at least 90 days prior to the election.

The City Attorney recommended that Shawn D. Hagerty of the law firm Best Best & Krieger LLP be appointed as special counsel. Mr. Hagerty and his firm have extensive municipal law and litigation experience and are qualified to serve in this capacity. Mr. Hagerty currently serves as the City Attorney for the City of Santee. He also serves as Corporate Counsel to Civic San Diego, a nonprofit corporation that provides land use, economic development services and project management to downtown and Southeast San Diego. Mr. Haggerty served as Special Counsel for the 2016, 2018 and 2020 municipal elections.

CITY COUNCIL ACTION:

Due to the legislative break, the deadline for the appointment and the City's immediate need for special counsel services for the November 8, 2022 municipal election, the City Attorney recommended that the appointment be made and that the City Manager execute the Professional Services Agreement pending ratification by the City Council upon return from the break.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

Special counsel will be paid an hourly rate of \$295 to be paid only if needed. Although it is impossible to predict what need might arise for these services, it is anticipated that there are sufficient funds available in the Legal Services budget unit for professional services to pay the special counsel services for the municipal election.

WORK PLAN: N/A

OPTIONS:

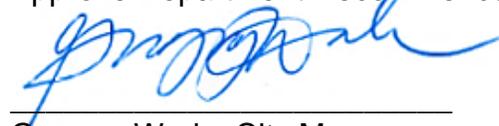
- Approve Staff recommendation.
- Provide direction.

DEPARTMENT RECOMMENDATION:

Adopt Resolution 2022-103 approving and ratifying the City Manager's execution of a Professional Services Agreement for Special Counsel Services for Municipal Elections between the City of Solana Beach and Best Best & Krieger LLP.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachment:

1. Resolution 2022-103
2. Professional Services Agreement for Special Counsel Services for Municipal Elections between the City of Solana Beach and Best Best & Krieger LLP

RESOLUTION 2022-103

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE PROFESSIONAL SERVICES AGREEMENT AND RATIFYING THE CITY MANAGER'S EXECUTION OF THE AGREEMENT BETWEEN THE CITY OF SOLANA BEACH AND BEST BEST & KRIEGER LLP

WHEREAS, the City requires legal services of independent special counsel on general elections law advice and to review and investigate complaints of alleged violations of the City's political campaign regulations; and

WHEREAS, Solana Beach Municipal Code (SBMC) section 2.24.130 requires special legal counsel be appointed by the City Attorney to enforce municipal code violations under SBMC Title 2.24; and

WHEREAS, during the legislative break, the City Attorney appointed Shawn D. Hagerty of the law firm Best Best & Krieger LLP as special counsel and the City Manager executed the Professional Services Agreement for Special Counsel Services for Municipal Elections between the City of Solana Beach and Best Best & Krieger LLP pending ratification by the City Council upon return from the break; and

WHEREAS, the City Council has determined that it is necessary and appropriate to retain Shawn D. Hagerty of the law firm of Best Best & Krieger LLP to provide legal services to the City as special counsel on general elections law advice and to review and investigate complaints of alleged violations of the City's political campaign regulations as provided under SBMC Title 2.24.

NOW, THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the above recitations are true and correct.
2. That the City Council approves the Professional Services Agreement and ratified the City Manager's execution of the agreement between the City of Solana Beach and Best Best & Krieger LLP for special legal services.

PASSED AND ADOPTED this 24th day of August 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSTAIN: Councilmembers –
ABSENT: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: August 24, 2022
ORIGINATING DEPT: Public Safety / Fire
SUBJECT: **City Council Consideration of Resolution 2022-107 Approving and Authorizing Execution of an Amendment to the Agreement with North County Emergency Vehicle Services Increasing the Not to Exceed Contract Amount by \$15,000 for Fiscal Year 2021/22, Awarding a New One-Year Fire Apparatus Maintenance and As-Needed Repair Agreement to North County Emergency Vehicle Services and Authorizing the City Manager to Execute the Agreement**

BACKGROUND:

The City of Solana Beach (City) has used North County Emergency Vehicle Services (NCEVS) to perform routine maintenance and emergency repairs on City fire apparatus in the past. On September 12, 2017, the City awarded NCEVS an agreement for routine maintenance and emergency repairs on City fire apparatus, authorizing the City Manager to extend the agreement for four additional one-year terms. The City exercised those extensions. The final year of the agreement, Fiscal Year (FY) 2021/22, included a not to exceed amount of \$60,000. However, due to additional apparatus repairs needed in June 2022, authorization for an additional \$15,000 is needed in FY 2021/22.

In anticipation of the agreement ending June 30, 2022, the City held a competitive bidding process, which ended on June 13, 2022. The City received three proposals, and only NCEVS's was fully responsive. City Staff recommends that NCEVS be awarded the new agreement commencing in FY 2022/23, which includes a scope of work for annual maintenance on the front-line fire engine (E237), the reserve fire engine (E230) and the front-line truck (T237).

This item is before City Council to consider adopting Resolution 2022-107 (Attachment 1) amending the FY 2021/22 agreement to authorize an additional \$15,000 for repairs done in June 2022, awarding a new agreement for maintenance of fire apparatus as well as ongoing as-needed fire apparatus repair services for FY 2022/23 and authorizing the City Manager to extend the agreement for four additional one-year terms in his discretion.

COUNCIL ACTION:

DISCUSSION:

NCEVS provides a mobile emergency vehicle service that is able to perform required maintenance at the City's fire station. This reduces the down time of the emergency response apparatus while eliminating the costs of transporting the apparatus to off-site locations. NCEVS has also been responsive to emergency repairs that have arisen in the past. Additionally, Fire Department personnel have used NCEVS as a resource and NCEVS has provided free information or direction for a repair over the telephone or electronic media. When a repair is needed late at night or on weekends, NCEVS would respond with a technician for an after-hours evaluation. NCEVS staff is certified to work on the fire apparatus and maintains documentation of work that has been provided. Their work has been consistent, thorough, and completed in a timely manner. As note above, their proposal was the only one that was fully responsive and NCEVS's prices were lowest in most of the categories.

Staff is recommending the approval of an amendment to the FY 2021/22 agreement to authorize an additional \$15,000 for repairs done in June 2022 and a new one-year agreement with NCEVS for regular scheduled maintenance and as-needed repairs for the Fire Department's apparatus for FY 2022/23, with up to four additional one-year extensions to be exercised in the City Manager's discretion.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The proposed amendment to the FY 2021/22 agreement would add \$15,000 to the existing agreement. Sufficient funds are budgeted and available in FY 2021/22 to cover the additional services.

The term of the new agreement would be for a period of one year with the option to extend for four additional one-year periods at an amount not to exceed \$60,000 per fiscal year. Sufficient funding is budgeted for the annual maintenance and specified repairs of fire apparatus for FY 2022/23 in the Fire Department Vehicle Maintenance account.

WORK PLAN:

N/A

OPTIONS:

- Approve Staff recommendation
- Approve Staff recommendation with alternative amendments / modifications.
- Reject Staff recommendation and provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council Adopt Resolution 2022-107:

1. Authorizing the City Manager to execute an amendment to the FY 2021/22 Agreement with North County Emergency Vehicle Services (NCEVS) to increase the not to exceed amount by \$15,000 to provide for total on-call, as-needed maintenance and repair services not to exceed \$75,000 for Fiscal Year 2021/22.
2. Awarding a new on-call, as-needed maintenance and repair services agreement to NCEVS not to exceed \$60,000 per fiscal year for FY 2022/23, with four additional one-year extensions exercisable at the City's option.
3. Authorizing the City Manager to execute such an agreement and extend the agreement for up to four additional one-year terms, at the City's option and to be exercised in the City Manager's discretion.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-107

RESOLUTION 2022-107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AND AUTHORIZING EXECUTION OF AN AMENDMENT TO THE AGREEMENT WITH NORTH COUNTY EMERGENCY VEHICLE SERVICES OF SAN MARCOS, CALIFORNIA TO INCREASE THE NOT TO EXCEED AMOUNT BY \$15,000 FOR FISCAL YEAR 2021/22 AND AWARDING A NEW ONE-YEAR FIRE APPARATUS MAINTENANCE AND REPAIR AGREEMENT IN AN AMOUNT NOT TO EXCEED \$60,000 FOR FISCAL YEAR 2022/23 WITH FOUR OPTIONAL ONE-YEAR EXTENSIONS AND AUTHORIZING THE CITY MANAGER TO EXECUTE SUCH AGREEMENT

WHEREAS, the City Council places a priority on public safety and maintaining the apparatuses and equipment used to provide these services; and

WHEREAS, in May 2017 the City Council awarded an agreement to North County Emergency Vehicle Services (NCEVS) for maintenance and repair of the City's specific fire apparatuses with four optional one-year extensions, which the City exercised; and

WHEREAS, in July 2021, the City Manager executed the final extension for the agreement with NCEVS for an amount not to exceed the contract amount of \$60,000 for Fiscal Year (FY) 2021/22; and

WHEREAS, in June 2022, additional repairs were needed to City fire apparatus and performed by NCEVS in an amount that exceeded the FY 2021/22 not to exceed contract amount of \$60,000 by \$15,000; and

WHEREAS, in June 2022, Staff conducted a competitive bidding process for on-call, as-needed maintenance and repair services of the City's specific fire apparatuses and the City received only one fully responsive proposal, which was from NCEVS; and

WHEREAS, NCEVS's past work has been consistent, thorough, and completed in a timely manner, NCEVS has demonstrated the competence and the professional qualifications necessary for the satisfactory performance of the services required and NCEVS's prices are competitive, fair and reasonable and were the lowest in most of the proposal categories; and

WHEREAS, NCEVS was the lowest responsible and responsive bidder and it is in the public's best interest to award the agreement for repair and maintenance of City fire apparatuses to NCEVS; and

WHEREAS, sufficient funds have been budgeted in FY's 2021/22 and 2022/23 in the Vehicle Maintenance account of the Fire Department budget for repairs and

maintenance of fire apparatuses.

NOW, THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the above recitations are true and correct.
2. That the City Council approves of and authorizes the City Manager to execute an amendment to the service agreement with North County Emergency Vehicle Services (NCEVS) for on-call, as-needed maintenance and repair services of the City's specific fire apparatuses to increase the not to exceed contract amount by \$15,000, from \$60,000 to a total not to exceed amount of \$75,000, for FY 2021/22.
3. That the City Council awards a one-year agreement to North County Emergency Vehicle Services (NCEVS) for on-call, as-needed maintenance and repair services of the City's specific fire apparatuses with a not to exceed contract amount of \$60,000 per fiscal year for FY 2022/23, with four additional one-year extensions exercisable at the City's option.
4. That the City Council authorizes the City Manager to execute such an agreement and extend the agreement for up to four additional one-year terms exercisable in the City Manager's discretion.

PASSED AND ADOPTED this 24th day of August, 2022, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSTAIN: Councilmembers –
ABSENT: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: August 24, 2022
ORIGINATING DEPT: City Manager's Office/City Attorney's Office
SUBJECT: **Grand Jury Response**

BACKGROUND:

On May 31, 2022, the 2021/2022 San Diego County Grand Jury issued a report entitled "Low Income Parking Citation Payment Plan – Compliance with Vehicle Code §40220 Legislative Requirements" to 17 cities in the County of San Diego, including the City of Solana Beach, as well as the San Diego County Sheriff's Department and 5 community college districts in the County. Three of the findings in the report and two of the recommendations apply to the City of Solana Beach, among other governmental entities.

The Grand Jury has required a response to the report from the City Council. Under the Penal Code, when the Grand Jury requires a response, a public agency has 90 days to file a response to the report with the Superior Court. The City's response is due August 29, 2022.

In response to a grand jury report, the City is required to perform two functions. First, as to those findings that may apply to it, the City must either agree with the finding or disagree with it wholly or partially. If the City disagrees, it has to offer an explanation for the disagreement.

The second obligation is to respond to each recommendation addressed to the City. The City must respond to each relevant recommendation in one of four ways: (1) that the recommendation has already been implemented, with a summary regarding the implemented action; (2) that the recommendation will be implemented, along with a timeline; (3) that the recommendation needs more study, which has to be completed in six months from the report's publication; or (4) that the recommendation will not be implemented because it is unwarranted or unreasonable, with an explanation of why.

CITY COUNCIL ACTION:

The Grand Jury has the authority to compel the City to respond to its report, but it has no authority to make the City follow its policy recommendations. The City's sole responsibility is to file a timely response meeting the criteria listed above.

DISCUSSION:

California Vehicle Code (CVC) §40220 requires that agencies issuing parking citations offer payment plans to indigent persons. The payment plans must meet statutorily mandated substantive requirements. Issuing agencies and the agencies that process the citations are also required to provide notice in the manner provided by the CVC on their websites as well as on the citations regarding various matters related to the payment plans. CVC Section 40220 has been amended a couple of times since its passage.

The Grand Jury made the following findings pertaining to the City of Solana Beach:

***Finding #1:** Of the agencies interviewed, a majority are both issuing agency and processing agency. Although CVC 40220 language often refers to a "processing agency," compliance requirements are logically presumed to apply to both issuing and processing agencies.*

The spirit of this finding is appropriate because CVC Section 40220.6(c) requires issuing agencies to be responsible for their contracting party's actions and have oversight over their performance. However, the finding is not wholly accurate because the CVC specifically defines a processing agency and has specific legal requirements for correctly processing parking citations. Therefore, it is not true that CVC Section 40220 is "logically presumed to apply to both issuing and processing agencies". Accordingly, staff recommends agreeing in part and disagreeing in part with this finding.

***Finding #3:** The Grand Jury considered agency parking citation notices with an AB 503 version of CVC 40220, which does not notify violators of the availability of a payment plan, to be partially compliant. During our review, these eight agencies had partially compliant citations:*

- *Coronado*
- *El Cajon*
- *La Mesa*
- *San Diego County*
- *San Diego City Regional*
- *Santee*
- *Solana Beach*
- *Vista*

It is true that the City's parking citation notices complied with the AB 503 version of CVC Section 40220 and were therefore partially outdated. As soon as the City learned of the Grand Jury investigation, the City took immediate steps to bring its partially compliant

citation notices into full compliance with the current version of CVC Section 40220. Staff therefore recommends agreeing with this finding.

***Finding #6:** Contracting a processing/collection service does not excuse a public issuing or processing agency from CVC 40220 compliance requirements. The Grand Jury found these public agency websites had no informational payment plan webpages or verbiage. And/or their linked contracting vendor's main/landing webpage did not have CVC 40220 information, or the information was not "readily accessible in a prominent location." Therefore, as of May 10, 2022, these agencies were not compliant:*

- *Lemon Grove*
- *Solana Beach*

It is true that contracting with a processing/collection service does not excuse a public issuing or processing agency from complying with CVC Section 40220. At the time that the Grand Jury started its investigation, the City's website and its contracted vendor's website were at least partially compliant with CVC Section 40220. As soon as the City learned of the Grand Jury investigation, the City took a proactive approach, immediately taking steps to bring its partially compliant website into full, technical compliance and instructed its vendor to do the same. Therefore, staff recommends agreeing in part and disagreeing in part with this finding.

The Grand Jury made the following recommendations to the City of Solana Beach:

***Recommendation 22-49:** Revise their parking citation notices to be CVC 40220 compliant with the most recent AB 3277 amendment.*

The City has already implemented this recommendation. The City revised its parking citation notices, which are now compliant with the current version of CVC Section 40220. See Attachment 3.

***Recommendation 22-53:** Ensure that revisions to their website be completed no later than September 30, 2022, in compliance with CVC 40220.*

The City has already implemented this recommendation by revising its website to include information regarding the indigent person payment arrangement program in compliance with CVC Section 40220. The City's updated website can be found here: <https://www.cityofsolanabeach.org/en/government/departments/community-development/code-enforcement/indigent-person-payment-program>.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT: N/A

OPTIONS:

- Approve staff recommendation.
- Provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution 2022-104, approving the attached response to the Grand Jury report and authorize the Mayor and the City Manager to sign the response.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. May 31, 2022 San Diego County Grand Jury Report entitled "Low Income Parking Citation Payment Plan – Compliance with Vehicle Code §40220 Legislative Requirements."
2. Proposed response from the City to the Grand Jury Report entitled "Low Income Parking Citation Payment Plan – Compliance with Vehicle Code §40220 Legislative Requirements."
3. Sample current parking citation notice.
4. Resolution 2022-104, approving the response to the Grand Jury Report.



GRAND JURY

County of San Diego
550 Corporate Center
550 W. C Street, Suite 860
San Diego, CA 92101-3513
619-236-2020 FAX 619-338-8127
<http://www.sdcountry.ca.gov/grandjury>

May 31, 2022

CONFIDENTIAL

See Attached Mailing List

**Re: Grand Jury Report: "Low Income Parking Citation Payment Plan—
Compliance with Vehicle Code §40220 Legislative Requirements."**

Dear Ladies & Gentlemen,

The 2021/2022 San Diego County Grand Jury herewith provides the referenced report for your review and comment to the Presiding Judge of the Superior Court in compliance with the Penal Code of California §933(c). This report was prepared pursuant to §§925 and 925(a) of the Penal Code.

In accordance with Penal Code §933.05(e), a copy of this report is being provided to affected agencies at least two working days prior to its public release and after being approved by the Presiding Judge of the Superior Court.

Please note that §933.05(e) specifies that **no officer, agency, department, or governing body of a public agency shall disclose any contents of the report prior to its public release.** This report will be filed with the Clerk of the Court and released to the public on Thursday, June 23, 2022.

Sincerely,



Jim Mendelson, Foreperson
2021/2022 SAN DIEGO COUNTY GRAND JURY

JSM:ln
Enc.

Mr. Scott Chadwick, City Manager
City of Carlsbad
1220 Carlsbad Village Dr
Carlsbad, CA 92008

Ms. Maria Kachadoorian, City Manager
City of Chula Vista
274 4th Avenue
Chula Vista, CA 91910

Ms. Tina Friend, City Manager
City of Coronado
1825 Strand Way
Coronado, CA 92118

Ms. Ashley Jones, City Manager
City of Del Mar
1050 Camino del Mar
Del Mar, CA 92014

Mr. Graham Mitchell, City Manager
City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

Ms. Pamela Antil, City Manager
City of Encinitas
505 S Vulcan Ave
Encinitas, CA 92024

Mr. Sean McGlynn, City Manager
City of Escondido
201 N Broadway
Escondido, CA 92025

Mr. Andy Hall, City Manager
City of Imperial Beach
825 Imperial Beach Blvd
Imperial Beach, CA 91932

Mr. Greg Humora, City Manager
City of La Mesa
8085 University Ave
La Mesa, CA 91942

Ms. Lydia Romero, City Manager
City of Lemon Grove,
3320 Main Street
Lemon Grove, CA 91945

Mr. Brad Raulston, City Manager
City of National City
1243 National City Blvd
National City, CA 91950-4301

Mr. Chris Hazeltine, City Manager
City of Poway
13325 Civic Center Dr
Poway, CA 92064

Mr. Jonathan Borrego, Interim City Manager
City of Oceanside
300 North Coast Hwy
Oceanside, CA 92054

Mr. Jack Griffin, City Manager
City of San Marcos
1 Civic Center Dr
San Marcos, CA 92069

Honorable Todd Gloria, Mayor
City of San Diego
202 C Street, 11th Floor
San Diego, CA 92101

Sheriff Anthony Ray, Interim Sheriff
San Diego County Sheriff's Department
9621 Ridgehaven Ct
San Diego, CA 92123

Mr. Greg Wade, City Manager
City of Solana Beach
635 S. Highway 101
Solana Beach, CA 92075

Mr. Patrick Johnson, City Manager
City of Vista
200 Civic Center Dr
Vista, CA 92084

Ms. Denise Whisenhunt, President
Grossmont Community College District
8800 Grossmont College Dr
El Cajon, CA 92020

Dr. Sunita Cooke, President/Superintendent
Miracosta Community College
1 Barnard Dr
Oceanside, CA 92056

Dr. Star Rivera-Lacey, President/Superintendent
Palomar Community College
1140 West Mission Rd
San Marcos, CA 92069

Dr. Carlos Cortez, President/Superintendent
San Diego Community College
3375 Camino del Rio South
San Diego, CA 92108

Dr. Mark Sanchez, President/Superintendent
Southwestern Community College District
900 Otay Lakes Rd
Chula Vista, CA 91910

***LOW INCOME PARKING CITATION PAYMENT
PLAN—COMPLIANCE WITH VEHICLE CODE
§40220 LEGISLATIVE REQUIREMENTS***



***A Report by the
2021/2022 San Diego County Grand Jury
Filed: June 23, 2022***

Low Income Parking Citation Payment Plan Compliance with Vehicle Code § 40220 Legislative Requirements

SUMMARY

The 2021/2022 San Diego County Grand Jury (Grand Jury) investigated a citizen complaint based on California Vehicle Code Section 40220 (CVC 40220). CVC 40220 requires a parking citation processing agency to provide a payment plan option for low income (indigent) persons. CVC 40220 also requires a processing agency to announce the availability of an installment payment on their parking citation and on their public website.

Amendments to CVC 40220 began with Assembly Bill (AB) 503, signed into law October 2017, which set a limit on the amount of a payment plan's monthly installment, the duration of the payment plan, waived late fees, limited processing fees, and set a deadline for payment plan applications.^{1 2} The AB 2544 amendment, approved September 2018, sec 3, declared this act is an urgency statute, (to provide financial relief for indigent persons).³ AB 3277 amendments, approved September 2020, increase the amount to be paid in installments from \$300 to \$500; extended the duration of a payment plan from 18 months to 24 months; and extended the deadline for filing a payment plan application from 60 days to 120 days.⁴

Prior to this legislation, citation issuing agencies could issue Delinquency Notices for unpaid parking tickets without having to offer a payment plan. The scope of Delinquency Notices allows the agency to double the fines, add penalty fees, and forward an itemization to the California Department of Motor Vehicles (DMV) for collection. DMV collection processing can result in holds being placed on car registration or renewal, and/or holds on driver license application or renewal, and/or vehicles being immobilized, impounded, and sold at lien sales.

In a worst-case scenario, DMV processing could place a burden on low-income parking violators due to loss of license, registration, and/or vehicle. 40220 (1) (A) reads, "For unpaid parking penalties issued on and after July 1, 2018, and related service fees, the processing agency shall not file an itemization with the [DMV] department unless all of the following [40220 payment plan] conditions have been satisfied." An issuing or processing agency's 40220 compliance is a state mandated service to benefit the citizens who need a payment plan the most.

For these reasons, the Grand Jury recommends that issuing agencies, and processing agencies that are not private companies, with non-compliant parking citations and/or non-compliant parking citation webpages, revise their citations and webpages to meet current CVC 40220 compliance requirements.

¹ Vehicle Code, Division 17, Chapter 1, Article 3, Procedure on Parking Violations [40200-40230], https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=Veh§ionNum=40220.

² Assembly Bill 503, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB503.

³ Assembly Bill 2544, https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB2544.

⁴ Assembly Bill 3277, https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB3277.

INTRODUCTION

The initial AB 503 amendment to CVC 40220 dates back four years. Ticket-issuing and ticket-processing agencies have had adequate time to make the availability of a payment plan public knowledge on their citation notices and on their corresponding public internet webpages.

The printed parking citation is a highly visible place to announce the availability of a low-income payment plan. A processing agency's public internet website, i.e., a citation related webpage, is a place to provide detailed payment plan information, documents, and links to a payment plan application. Parking citations, related webpages, payment plan options and supporting documents have individual compliance requirements, as per CVC 40220. Collectively they are to include the following:

- Internet webpages are "readily accessible in a prominent location on the parking citation payment section of the agency's internet website"
- Contains clear language on how to request an indigency determination and what that determination will entail
- The documents needed by the processing agency to make an indigency determination
- Linked internet webpages to all required documents
- A telephone number for more information on the payment program
- The total amount in fines and fees that can be paid in installments is \$500
- Monthly installments can be no more than twenty-five dollars (\$25)
- The time limit for paying fines and fees under a payment plan is 24 months
- The filing deadline for a payment plan application is 120 days from notice of a violation
- All late fees and penalty assessments are waived
- Processing fees to participate in a payment plan are limited to five dollars (\$5)

METHODOLOGY

The Grand Jury evaluated 24 public ticket issuing and processing agencies in San Diego County for compliance with CVC 40220. Starting August 2021 and concluding April 2022, the Grand Jury solicited and inspected public agency parking citations; plus reviewed their public internet parking citation webpages. The agencies reviewed included 18 municipalities: Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, City of San Diego, San Marcos, Santee, Solana Beach, and Vista. The San Diego Sheriff's Department, Sheriff's contracted services, and five community college districts were also evaluated: San Diego, Grossmont-Cuyamaca, MiraCosta, Palomar and Southwestern.

CVC 40200.5 allows an issuing agency to contract with a private vendor for the processing of parking violation fines and fees. The vendor's website can be linked to the issuing agency's parking citation webpage. CVC 40200.6 requires the issuing agency to be responsible for a contracted vendor's policy and procedure. CVC 40220 has website compliance requirements for the processing agency. The Grand Jury reviewed issuing agency webpages, their links to contracted processing services, and the contracted third-party website for compliance.

In-person interviews were conducted with agency representatives for the San Diego County Sheriff's Department, municipality police departments, college campus police departments, and city managers or their equivalents. COVID restrictions required some agencies to be interviewed by telephone. Parking citations and webpages were reviewed, and CVC 40220 compliance requirements conveyed. The interview process began in November 2021 and concluded in March 2022.

DISCUSSION

During our nine-month long investigation, the Grand Jury found that, initially, a majority of issuing agency parking violation notices, plus many processing agency websites, were non-compliant with CVC 40220 (1) (A) (ii) (I) & (II) "The availability of an installment payment plan...", and the "right to request an indigency determination..." and "the timeframe in which to apply." Individuals receiving a parking citation from a non-compliant agency would be unaware of a payment plan option. Therefore, it is difficult to determine how many violations may have qualified for an indigent payment plan, but instead were itemized and forwarded to the DMV for processing. A direct inquiry into an individual's personal income and their qualifications for payment plan, or an inquiry into DMV information on the number of holds, impounds and/or liens imposed, is outside the Grand Jury's jurisdiction.

With respect to processing agencies, the recommendations and findings contained herein are only applicable to public processing agencies given the fact the Grand Jury has no jurisdiction over private entities.

FACTS AND FINDINGS

Fact: CVC 40200.3 (a) states, "All parking penalties collected by the processing agency, which may be the issuing agency, shall be deposited to the account of the issuing agency."

Finding 1: Of the agencies interviewed, a majority are both issuing agency and processing agency. Although CVC 40220 language often refers to a "processing agency," compliance requirements are logically presumed to apply to both issuing and processing agencies.

Fact: CVC 40220 (1) (A) (ii) requires a processing agency to disclose "the availability of a low-income payment plan "a "person's right to request an indigency determination," and the "timeframe in which to apply" in both the notice of parking violation and on its public internet website, including "a web page link and telephone number to more information." ⁵

⁵ COMPLIANT PARKING CITATION (SAMPLE TEXT): CVC 40220 allows for installment payments to qualifying low-income individuals who apply within 120 days from the issuance of a notice of parking violation, or within 10 days after an administrative hearing determination, whichever is later. For more information, including about applying and determining if you qualify, please call (list issuing agency phone number) or visit our website (list URL address).

Finding 2: During our investigation, the Grand Jury found, of the 24 issuing agencies' written parking citation notices we solicited and inspected, these 11 municipalities, the San Diego County Sheriff's contracted city services, plus five San Diego County community colleges were not compliant with AB 503 or AB 3277 amended CVC 40220 requirements:

- Carlsbad
- Chula Vista
- Del Mar*
- Encinitas*
- Escondido
- Imperial Beach*
- Lemon Grove*
- National City
- Oceanside
- Poway*
- San Marcos*
- San Diego County Sheriff's Contracted Services
- Grossmont-Cuyamaca College
- MiraCosta College
- Palomar College
- San Diego Community College
- Southwestern College

*Cities using San Diego County Sheriff's Contracted Services, including issuing parking citations

Fact: The older AB 503 amended version of CVC 40220, approved September 2018, contained many of the current compliance requirements, but had a lower installment plan limit of \$300, and specified a shorter 60-day deadline for filing a payment plan application.

Finding 3: The Grand Jury considered agency parking citation notices with an AB 503 version of CVC 40220, which does notify violators of the availability of a payment plan, to be partially compliant. During our review, these eight agencies had partially compliant citations:

- Coronado
- El Cajon
- La Mesa
- San Diego County
- San Diego City Regional
- Santee
- Solana Beach
- Vista

Fact: As per CVC 40220 (1) (A) (ii) (III) and (IV), in addition to the compliance requirements for a parking violation notice, a processing agency's public internet website must also include "clear language about how the person can request an indigency determination..." plus the "documents needed by the processing agency to make an indigency determination."

Finding 4: During our investigation, the Grand Jury found some agencies already had AB 3277 fully compliant webpages, or AB 503 partially compliant webpages. They are:

- Chula Vista
- El Cajon
- Encinitas
- Escondido
- La Mesa
- Poway
- San Diego City
- San Diego County Sheriff
- San Marcos
- Vista

Finding 5: Website compliance revisions can be measured in real time. As of May 10, 2022, the Grand Jury found that these previously non-compliant agency websites are now CVC 40220 compliant:

- Carlsbad
- Coronado
- Del Mar
- Imperial Beach
- National City
- Oceanside
- Santee

Fact: An issuing agency that contracts with a private vendor for processing/collection services is mandated to follow the procedures of CVC 40200.6 (b) "The governing body of the issuing agency shall establish written policies and procedures pursuant to which the contracting party shall provide services." And CVC 40200.6 (c) "The issuing agency shall be responsible for all actions taken by contracting parties and shall exercise effective oversight over the parties"

Finding 6: Contracting a processing/collection service does not excuse a public issuing or processing agency from CVC 40220 compliance requirements. The Grand Jury found these public agency websites had no informational payment plan webpages or verbiage. And/or their linked contracting vendor's main/landing webpage did not have CVC 40220 information, or the information was not "readily accessible in a prominent location." Therefore, as of May 10, 2022, these agencies were not compliant.

- Lemon Grove

- Solana Beach

Fact: CVC 40220 (1) (D) (i) requires state universities and community colleges to "adopt a parking citation payment plan for persons with multiple unpaid parking citations," with a policy that includes abeyance of late fees and no DMV itemization. Alternatively, CVC 40220 (1) (D) (ii) requires a "district governing board that fails to implement a parking citation payment plan pursuant to clause (i) shall implement the payment plan as provided in subparagraphs [1] (A) to [1] (C), inclusive, and subdivision (c)," (the same compliance requirements that apply to other processing agencies).

Finding 7: Four of the five community colleges interviewed by the Grand Jury did not adopt their own payment plan policy – but used CVC 40220 (1) (A) to (C). As of May 10, 2022, the Grand Jury found that these previously non-compliant websites are now compliant:

- Grossmont-Cuyamaca Community College
- MiraCosta Community College
- Palomar Community College
- Southwestern Community College

Finding 8: Community colleges that adopt their own parking citation payment plan policy must consider this compliance requirement, CVC 40220 (1) (D) (i) (III) "Each California State University and community college district campus shall post the parking citation payment policy on its internet website for students' awareness and access." With only one sentence on one webpage, with no parking citation payment policy postings, or any additional information or weblinks, the Grand Jury finds this website non-compliant:

- San Diego Community College District – San Diego City College

RECOMMENDATIONS

The 2021/2022 San Diego County Grand Jury recommends the City Manager for the cities of Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Marcos, Solana Beach and Vista:

22-49: **Revise their parking citation notices to be CVC 40220 compliant with the most recent AB 3277 amendment.**

The 2021/2022 San Diego County Grand Jury recommends that the Mayor of the City of San Diego:

22-50: **Revise their parking citation notices to be CVC 40220 compliant with the most recent AB 3277 amendment.**

The 2021/2022 San Diego County Grand Jury recommends that the San Diego Sheriff's Department:

22-51: Revise their parking citation notices to be CVC 40220 compliant with the most recent AB 3277 amendment.

The 2021/2022 San Diego County Grand Jury recommends that Grossmont-Cuyamaca Community College, MiraCosta Community College, Palomar Community College, San Diego Community College, and Southwestern Community College:

22-52: Revise their parking citation notices to be CVC 40220 compliant with the most recent AB 3277 amendment.

The 2021/2022 San Diego County Grand Jury recommends that the City Manager for the cities of Lemon Grove and Solana Beach:

22-53: Ensure that revisions to their website be completed no later than September 30, 2022, in compliance with CVC 40220.

The 2021/2022 San Diego County Grand Jury recommends that San Diego Community College District, San Diego City College:

22-54: Ensure that revisions to their website be completed no later than September 30, 2022, in compliance with CVC 40220.

REQUIREMENTS AND INSTRUCTIONS

The California Penal Code §933(c) requires any public agency which the Grand Jury has reviewed, and about which it has issued a final report, to comment to the Presiding Judge of the Superior Court on the findings and recommendations pertaining to matters under the control of the agency. Such comment shall be made *no later than 90 days* after the Grand Jury publishes its report (filed with the Clerk of the Court); except that in the case of a report containing findings and recommendations pertaining to a department or agency headed by an elected County official (e.g. District Attorney, Sheriff, etc.), such comment shall be made *within 60 days* to the Presiding Judge with an information copy sent to the Board of Supervisors.

Furthermore, California Penal Code §933.05(a), (b), (c), details, as follows, the manner in which such comment(s) are to be made:

(a) As to each grand jury finding, the responding person or entity shall indicate one of the following:

- (1) The respondent agrees with the finding
- (2) The respondent disagrees wholly or partially with the finding, in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons therefor.

- (b) As to each grand jury recommendation, the responding person or entity shall report one of the following actions:
- (1) The recommendation has been implemented, with a summary regarding the implemented action.
 - (2) The recommendation has not yet been implemented, but will be implemented in the future, with a time frame for implementation.
 - (3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a time frame for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. This time frame shall not exceed six months from the date of publication of the grand jury report.
 - (4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation therefor.
- (c) If a finding or recommendation of the grand jury addresses budgetary or personnel matters of a county agency or department headed by an elected officer, both the agency or department head and the Board of Supervisors shall respond if requested by the grand jury, but the response of the Board of Supervisors shall address only those budgetary or personnel matters over which it has some decision making authority. The response of the elected agency or department head shall address all aspects of the findings or recommendations affecting his or her agency or department.

Comments to the Presiding Judge of the Superior Court in compliance with the Penal Code §933.05 are required from the:

<u>Responding Agency</u>	<u>Recommendations</u>	<u>Date</u>
City Manager, Carlsbad	22-49	9/21/22
City Manager, Chula Vista	22-49	9/21/22
City Manager, Coronado	22-49	9/21/22
City Manager, Del Mar	22-49	9/21/22
City Manager, El Cajon	22-49	9/21/22
City Manager, Encinitas	22-49	9/21/22
City Manager, Escondido	22-49	9/21/22
City Manager, Imperial Beach	22-49	9/21/22
City Manager, La Mesa	22-49	9/21/22
City Manager, Lemon Grove	22-49 and 22-53	9/21/22

City Manager, National City	22-49	9/21/22
City Manager, Oceanside	22-49	9/21/22
City Manager, Poway	22-49	9/21/22
City Manager, San Marcos	22-49	9/21/22
City Manager, Solana Beach	22-49 and 22-53	9/21/22
City Manager, Vista	22-49	9/21/22
Mayor, City of San Diego	22-50	9/21/22
Sheriff, San Diego County Sheriff's Department	22-51	8/22/22
President, Grossmont-Cuyamaca Community College District	22-52	9/21/22
President, MiraCosta Community College District	22-52	9/21/22
Superintendent, Palomar Community College District	22-52	9/21/22
President, San Diego Community College District	22-52 and 22-54	9/21/22
Superintendent, Southwestern Community College District	22-52	9/21/22



CITY OF SOLANA BEACH

FAX (858) 792-6513 / (858) 755-1782

635 SOUTH HIGHWAY 101 • SOLANA BEACH • CALIFORNIA 92075-2215 • (858) 720-2400

August 25, 2022

The Honorable Michael T. Smyth
Presiding Judge
San Diego County Superior Court
220 W. Broadway
San Diego, CA 92101

Subject: Response to May 31, 2022 Grand Jury Report Entitled “Low Income Parking Citation Payment Plan – Compliance with Vehicle Code §40220 Legislative Requirements.”

Dear Judge Smyth:

On behalf of the City Council and the City Manager for the City of Solana Beach (City), this letter constitutes the response to the 2021-2022 San Diego County Grand Jury report entitled “Low Income Parking Citation Payment Plan – Compliance with Vehicle Code §40220 Legislative Requirements.” This response discusses the findings and recommendations pertinent to the City of Solana Beach and does not discuss the findings and recommendations applicable to other governmental agencies and officers.

RESPONSE TO GRAND JURY FINDINGS

Finding 1: *Of the agencies interviewed, a majority are both issuing agency and processing agency. Although CVC 40220 language often refers to a “processing agency,” compliance requirements are logically presumed to apply to both issuing and processing agencies.*

Response to Finding 1: The City agrees in part and disagrees in part with this finding. The City disagrees that California Vehicle Code (CVC) Section 40220 is “logically presumed to apply to both issuing and processing agencies” because the CVC specifically defines a processing agency and has specific legal requirements for correctly processing parking citations. Nevertheless, the City agrees with the spirit of this finding because CVC Section 40220.6(c) requires issuing agencies to be responsible for their contracting party’s actions and have oversight over their performance.

Finding 3: *The Grand Jury considered agency parking citation notices with an AB 503 version of CVC 40220, which does not notify violators of the availability of a payment plan, to be partially compliant. During our review, these eight agencies had partially compliant citations:*

1. Coronado
2. El Cajon
3. La Mesa
4. San Diego County
5. San Diego County Regional
6. Santee
7. Solana Beach
8. Vista

Response to Finding 3: The City agrees with this finding. As soon as the City learned of the Grand Jury investigation, the City took immediate steps to bring its partially compliant citations into full compliance.

Finding 6: *Contracting a processing/collection service does not excuse a public issuing or processing agency from CVC section 40220 compliance requirements. The Grand Jury found these public agency websites had no informational payment plan webpages or verbiage. And/or their linked contracting vendor's main/landing webpage did not have CVC section 40220 information, or the information was not "readily accessible in a prominent location." Therefore, as of May 10, 2022, these agencies were not compliant:*

1. Lemon Grove
2. Solana Beach

Response to Finding 6: The City agrees in part and disagrees in part with this finding. The issuing or processing agency from CVC Section 40220 compliance requirements. At the time that the Grand Jury started its investigation, the City's website and its contracted vendor's website were partially compliance with CVC Section 40220. As soon as the City learned of the Grand Jury investigation, the City took immediate steps to bring its partially compliant website into full compliance and instructed its vendor to do the same.

RESPONSE TO GRAND JURY RECOMMENDATIONS

Recommendation 22-49: *Revise their parking citation notices to be CVC 40220 compliant with the most recent AB 3277 amendment.*

Response to Recommendation 22-49: The City has already implemented this recommendation. The City revised its parking citation notices, which are now compliant with the current version of CVC Section 40220. See Attachment 1.

Recommendation 22-53: *Ensure that revisions to their website be completed no later than September 30, 2022, in compliance with CVC 40220.*

Response to Recommendation 22-53: The City has already implemented this recommendation by revising its website to include information regarding the indigent person payment arrangement program in compliance with CVC Section 40220. The City's updated website can be found here:

<https://www.cityofsolanabeach.org/en/government/departments/community-development/code-enforcement/indigent-person-payment-program>.

The City is appreciative of the Grand Jury for its report and recommendations. If you have any questions regarding the City of Solana Beach's response or its implementation of the Grand Jury's recommendations, please do not hesitate to contact the City Manager, Gregory Wade at (858) 720-2400.

Respectfully submitted,

Honorable Mayor Lesa Heebner
Mayor, City of Solana Beach

Gregory Wade
City Manager

Enclosure:
Attachment 1 – Sample Parking Citation Notice

cc: Johanna N. Canlas, City Attorney

IMPORTANT - READ CAREFULLY

YOU MAY PAY BY MAIL OR BY CARD BY GOING TO: www.CitationProcessingCenter.com OR CALLING (800) 989-2058. IF YOU MAKE PAYMENT BY MAIL, SEND THE PROPER AMOUNT OF PENALTY IN MONEY ORDER OR CHECK, PAYABLE TO: CITY OF SOLANA BEACH. PLEASE DO NOT SEND CASH! ENCLOSE THE NOTICE OF PARKING VIOLATION WITH YOUR PAYMENT AND/OR PROOF OF CORRECTION(S). WRITE YOUR CITATION NUMBER ON YOUR PAYMENT. MAILPAYMENTS TO:

CITY OF SOLANA BEACH - CITATION PROCESSING CENTER
P.O. BOX 10479 NEWPORT BEACH, CA 92658-0479

CITATION INQUIRIES CAN BE MADE BY CALLING (800) 989-2058.

TO RESPOND TO THE CITATION:

The registered owner or lessee of the vehicle cited shall within 21 days of issuance, either: 1. Pay the parking penalty, or, 2. Submit a written appeal online at www.CitationProcessingCenter.com or mail your appeal with any supporting information to the address as listed above. Your payment or appeal request must be received within 21 days of the citation date. Submitted documents will not be returned. THERE WILL BE A \$35.00 SERVICE CHARGE FOR ALL RETURNED CHECKS.

WARNING: IGNORING THE TIME LIMITS OF THIS NOTICE SHALL RESULT IN IMMEDIATE ACTION IN THE FORM OF ADDITIONAL PENALTIES AND AN EVENTUAL LIEN HOLD BEING PLACED ON YOUR VEHICLE REGISTRATION WITH THE DEPARTMENT OF MOTOR VEHICLES. VEHICLES WITH FIVE (5) OR MORE NOTICES WILL BE IMPOUNDED OR IMMOBILIZED PURSUANT TO CALIFORNIA VEHICLE CODE SECTIONS 22651 (1)(1) AND 22651.7.

Note: CVC SECTIONS 4000(a)(1), 5200, 5201, 5204, and 26710 require vehicle inspections and evidence of violation correction. Verification of correction may be obtained by contacting City of Solana Beach Parking Enforcement at (858) 720-2414/CodeCompliance@cosb.org to schedule an appointment for a proof of correction OR by contacting any police agency during regular business hours. IF CORRECTED, BAIL ON THESE VIOLATIONS IS REDUCED TO \$10.00 PER VIOLATION, VALID PROOF OF EACH CORRECTION AND \$10.00 PER CORRECTED VIOLATION MUST BE RECEIVED WITHIN 21 DAYS OF THE CITATION DATE OR PENALTIES WILL ACCRUE. A \$10.00 CORRECTION FEE FOR EACH VIOLATION CORRECTED IS REQUIRED WITH ALL PROOFS OF CORRECTION.

PROOF OF CORRECTION	
CVC Sections Violated	
Signature of Certifying Officer & I.D. No.	
Agency:	Date:

The City of Solana Beach provides the option to enroll parking citations in a monthly payment plan for customers who are determined indigent. Registered Owner(s)/Lessee(s) may file a request to participate in a Payment Plan application within 120 calendar days of issuance of the Citation, or within 10 days of Administrative Hearing determination, whichever is later. Customers will be required to pay a non-refundable Payment Plan fee of \$5.00 to participate in the plan. PAYMENT PLAN INQUIRIES CAN BE MADE BY CALLING (800) 989-2058.

CVC Sections 40220. (a) Except as otherwise provided in Sections 40220.5, 40221, and 40222, the processing agency may proceed under one of the following options in order to collect an unpaid parking penalty and related service fees:

(1) (A) File an itemization of unpaid parking penalties and related service fees with the department for collection with the registration of the vehicle pursuant to Section 4760. For unpaid parking penalties issued on and after July 1, 2018, and related service fees, the processing agency shall not file an itemization with the department unless all of the following conditions have been satisfied:

(i) The processing agency provides a payment plan option for indigent persons that, at a minimum, does all of the following:

(I) Allows payment of unpaid parking penalties and related service fees in monthly installments of no more than twenty-five dollars (\$25) for total amounts due that are five hundred dollars (\$500) or less. The amount of late fees and penalty assessments waived pursuant to subclause (II) shall not be counted in calculating that total amount of five hundred dollars (\$500) or less. Unpaid parking penalties and fees shall be paid off within 24 months. There shall be no prepayment penalty for paying off the balance prior to the payment period expiring.

(II) Waives all late fees and penalty assessments, excluding those described in Section 76073, 76088, and 76000.3 of the Government Code, if an indigent person enrolls in the payment plan. Waived late fees and penalty assessments may be reinstated if the person falls out of compliance with the payment plan.

For more information, including about applying to determine if you qualify, please call 858-720-2414 or visit our website,

www.cityofsolanabeach.org/en/

PaymentProgram.

RESOLUTION 2022-104

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ADOPTING RESPONSE TO 2021/2022 SAN DIEGO COUNTY GRAND JURY REPORT

WHEREAS, on May 31, 2022, the 2021/2022 San Diego County Grand Jury issued a report entitled “Low Income Parking Citation Payment Plan – Compliance with Vehicle Code §40220 Legislative Requirements”;

WHEREAS, that Grand Jury report requires a response from the City of Solana Beach to the findings and recommendations made pertaining to the City of Solana Beach;

WHEREAS, pursuant to Penal Code Section 933(c), the City’s response must be submitted to the Presiding Judge of the San Diego Superior Court within 90 days of the submission of the Grand Jury’s final report;

WHEREAS, the City Manager’s office and the City Attorney’s office have reviewed the Grand Jury report and have prepared the response to the Grand Jury for each of the findings and recommendations pertaining to the City of Solana Beach; and

WHEREAS, the City Council has reviewed the response and has found that it accurately represents the City’s position on each of the findings and recommendations made by the Grand Jury pertaining to the City of Solana Beach.

NOW, THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the above recitations are true and correct.
2. That the Mayor and City Manager are authorized to sign the City of Solana Beach’s response to the 2021/2022 San Diego County Grand Jury report entitled “Low Income Parking Citation Payment Plan – Compliance with Vehicle Code §40220 Legislative Requirements.”
3. That the City Clerk is authorized to send the signed response to the Presiding Judge of the San Diego Superior Court forthwith.

PASSED AND ADOPTED this 24th day of August, 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –

ABSTAIN: Councilmembers –
ABSENT: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: August 24, 2022
ORIGINATING DEPT: Community Development
SUBJECT: **SANDAG BEACH SAND MITIGATION FUND REQUEST**

BACKGROUND:

The Solana Beach & Encinitas Coastal Storm Damage Reduction Project (also known as the San Diego County Project) is intended to improve coastal resilience and reduce storm damages and coastal erosion over a 50-year congressional authorization period. The authorized project, led by the U.S. Army Corps of Engineers (USACE), will reduce erosion and restore approximately eight miles of public beaches in the cities of Solana Beach and Encinitas. The project will consist of the initial placement of approximately one million cubic yards of beach-quality sand and the beaches would be re-nourished on a regular cycle every five to 10 years through 2074/2075.

Since 2001, the City has been actively collaborating with the USACE, California State Parks, Division of Boating and Waterways and the City of Encinitas to jointly develop this important coastal resiliency project. In 2016, a Final Joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) was certified for the Project. In 2021, funding to initiate the Pre-Construction Engineering Design (PED) Phase was secured. PED includes developing engineering specifications, conducting one full year of pre-construction monitoring of natural resources, video monitoring of waves and surfing conditions, beach and borrow site analyses and bathymetry, preparation of construction design and contract bidding documents. The PED phase is anticipated to be completed in Fall 2023.

Now that all PED-related efforts are underway, Staff is focused on the next top priority which is securing the non-federal funding for construction from State Parks and the San Diego Association of Governments (SANDAG). City staff recently learned that State Parks will award a construction grant to the City for the Project. In addition, SANDAG maintains a Beach Sand Mitigation Fund, held in trust for the City, and a formal request to utilize these funds must be made by the City to access these monies.

CITY COUNCIL ACTION:

The purpose of this Staff Report is to request City Council consideration and adoption of Resolution 2022-108 formally requesting that SANDAG allocate all funds from the City's share of the "Beach Sand Mitigation Fund" held by SANDAG in trust for the City.

DISCUSSION:

Pursuant to a 1996 Memorandum of Agreement (MOA) between SANDAG and the California Coastal Commission (CCC), the SANDAG Beach Sand Mitigation Fund was established to collect beach sand mitigation fees imposed by the CCC for approved shoreline protection projects. Consistent with the provisions of the MOA, the City intends to utilize the entirety of these important beach sand mitigation funds to put sand on the beach as part of the USACE Coastal Storm Damage Reduction Project.

This Project is an "Eligible Project" per the MOA and the Project is consistent with a key goal of the SANDAG 1991 *Shoreline Preservation Strategy* which aims to restore public beaches in the region by adding an estimated 30 million cubic yards of beach sand over time.

Per the MOA, a request for an allocation from the Beach Sand Mitigation Fund must include a City Council Resolution to this effect. The City's request to SANDAG is scheduled to be heard at the September 1, 2022 SANDAG Shoreline Preservation Working Group meeting (which will be held virtually/online).

Project implementation is anticipated to occur in late 2023/early 2024. The Project has a local cost share requirement (i.e., 65% Federal and 35% Local/State) and the USACE needs to have the City's funds by the end of the 2022 calendar year in order to initiate the bidding process for the Project.

The Project will construct protective beach sand berms along two segments of shoreline within the Oceanside littoral cell in northern San Diego County, with associated renourishment cycles, using compatible sand from offshore borrow sites. This important 50-year coastal resiliency project will benefit not only Solana Beach but also adjacent jurisdictions to the south and north over the Project lifetime.

In Solana Beach, the Project will consist of a 150-foot-wide beach berm extending along a 7,200-foot-long stretch of shoreline in Solana Beach using approximately 700,000 cubic yards of compatible sediment, with renourishment on average every 5-10 years, with approximately 290,000 cubic yards of compatible sediment, over a 50-year period of Federal participation.

In Encinitas, the Project will consist of a fifty-foot-wide protective beach berm extending along 7,800 feet of shoreline in Encinitas using approximately 340,000 cubic yards of compatible sediment, with renourishment on the average of every 5 years, with approximately 220,000 cubic yards of compatible sediment over a 50-year period of Federal participation.

The estimated cost for initial Project construction is \$40,714,000. This number was updated by the USACE in November 2020 to reflect updated inflation assumptions and related contingencies and supersedes previous cost estimates.

The federal share for initial construction is estimated to be \$26,464,100 and the non-federal (i.e., local and state) share is estimated to be \$14,259,900, representing 65% and 35% of the cost, respectively. The estimated non-federal share will be funded up to 85% by state grants, such as the grant the Cities of Solana Beach and Encinitas were recently awarded from State Parks. As indicated in the proposed FY 22/23 State Budget, the grant amount would be \$11,500,000. As such, the remaining amount of local/state cost share would be approximately \$2,759,900, which would be divided between Solana Beach and Encinitas for project construction. The Cities must contribute this 15% state grant contribution from other sources. Each City will be responsible for an estimated \$1,379,950 contribution to the Project. It should also be noted, however, that due to the higher volume of sand received during initial construction, Solana Beach will be responsible for a larger portion of this local share contribution.

According to SANDAG, there is a total of \$740,108.48 being held in trust from the City in the Beach Sand Mitigation Fund managed by SANDAG. The purpose of this Staff Report and Resolution is to request Council authorization to request that SANDAG allocate all funds held in trust for the City to the City so that they can be transferred to the USACE prior to the end of the calendar year as the City's local cost share.

CEQA COMPLIANCE STATEMENT:

Submittal of a Beach Sand Mitigation Fund allocation request is not a project under the California Environmental Quality Act (CEQA). A Final Joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) was certified in 2016 for the Solana Beach – Encinitas Shoreline Coastal Storm Damage Reduction project.

FISCAL IMPACT:

Approving the attached Resolution, the City of Solana Beach is requesting a full allocation of all SANDAG Beach Sand Mitigation Funds held in trust for the City which totals approximately \$740,108.48 as of August 1, 2022 and continues to accrue interest. Obtaining these funds will support the City in its local cost share obligation for the project. The initial construction cost is currently estimated to be \$40,714,000. The Project must be cost-shared at 65% Federal and 35% non-Federal. The non-Federal costs have been shared between the City of Solana Beach, the City of Encinitas and State Parks, Division of Boating and Waterways. The total local/state cost share amount is currently estimated to be \$14,259,900, of which, \$11.5 million will be provided by a state grant. The remaining portion of the non-federal project cost, \$2,759,900 will be split between the cities of Solana Beach and Encinitas in proportion to the relative construction costs which vary due to the differing volumes of sand placed in each City during both initial construction and future renourishment cycles. The City will use the \$740,108.48 in SANDAG Beach

Sand Mitigation Funds and will provide additional funds from the City's Sand Replenishment Fund, which currently has a fund balance of approximately \$1,181,000. Work in kind (non-cash) contributions will continue to be maximized throughout the life of this Project.

WORK PLAN:

Requesting an allocation of the SANDAG Beach Sand Mitigation Fund is consistent with the implementation of Community Character Priorities and the ongoing protection of beach sand replenishment projects as identified in the Work Plan Items A.2, Local Coastal Program; and A.3, Beach Sand Replenishment and Retention Program.

OPTIONS:

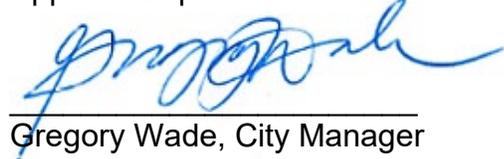
- Approve Staff recommendation.
- Deny Staff recommendation.
- Provide other direction to Staff.

DEPARTMENT RECOMMENDATION:

Adopt Resolution No. 2022-108 (Attachment 1) authorizing submittal of the Resolution to SANDAG to request a full allocation of the Beach Sand Mitigation Funds held in trust for the City and authorize the City Manager to act on behalf of the City of Solana Beach, in consultation with the City Attorney, to negotiate and execute all agreements and amendments necessary to obtain the requested funds from SANDAG as soon as possible and prior to the end of the 2022 calendar year.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-108

RESOLUTION 2022-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, REQUESTING AN ALLOCATION OF AVAILABLE FUNDS HELD IN TRUST BY THE SAN DIEGO ASSOCIATION OF GOVERNMENTS (SANDAG) IN THE BEACH SAND MITIGATION FUND TO BE USED FOR THE LOCAL COST SHARE FOR THE USACE COASTAL STORM DAMAGE REDUCTION PROJECT

WHEREAS, the City of Solana Beach (City) has a strong record of proactively managing its public beaches and shoreline through a comprehensive shoreline management program aimed at preserving the public beach, protecting critical public infrastructure and implementing coastal resiliency solutions; and

WHEREAS, coastal beach and bluff erosion is an existing challenge faced by the City and all cities in the region due to historic sand sources being largely cut off from reaching the coast due to existing development and urbanization in general; and

WHEREAS, coastal erosion is anticipated to be exacerbated by rising seas in the future and the City is closely monitoring ocean levels as measured at the local tide station in La Jolla operated by the National Oceanic Atmospheric Administration; and

WHEREAS, coastal erosion has affected critical public infrastructure in the City including public coastal access, public beaches, roadways, public utilities, parking areas, pedestrian paths, other critical public infrastructure and private property; and

WHEREAS, the City desires to protect the public beach and existing critical infrastructure in place and key City goals are to restore the public beach and protect important public assets, resources and infrastructure; and

WHEREAS, in 2016, the City completed the Feasibility Phase of the U.S. Army Corps of Engineers (USACE) Solana Beach and Encinitas Coastal Storm Damage Reduction Project (now referred to as the San Diego County Shore Protection Project); and

WHEREAS, in 2020, the City signed a Design Agreement with the USACE to initiate the Pre-Construction Engineering Design Phase (PED) during which one year of pre-construction (baseline) monitoring data will be collected for the San Diego County Shore Protection Project from Fall 2022 through Fall 2023; and

WHEREAS, construction of the San Diego County Shore Protection is anticipated to begin in the City in late 2023 or early 2024 following the conclusion of the PED Phase of the Project; and

WHEREAS, the USACE San Diego County Shore Protection project is an important Project that will promote coastal resiliency in the City and surrounding region for an initial federal authorization period of 50 years (2023-2073) and will benefit approximately eight miles of shoreline in Solana Beach and Encinitas;

WHEREAS, the USACE requires that the City, as a local sponsor, cost share project implementation (construction) costs with the USACE, State Parks and the City of Encinitas in a cost share arrangement that is 65% Federal and 35% Non-Federal; and

WHEREAS, as the City begins to compile construction funding in order to fund its local cost share match in anticipation of the 2023 construction start of this Project, the City desires to utilize all available mitigation funds being held for the City by SANDAG in the Beach Sand Mitigation Fund which currently amount to \$740,108.48; and

WHEREAS, a formal resolution from the City Council is required by SANDAG to release Beach Sand Mitigation Funds pursuant to a 1996 MOU between SANDAG and the California Coastal Commission (CCC) establishing the Fund to collect beach sand mitigation fees imposed by the CCC for approved shoreline protection projects; and

WHEREAS, consistent with the provisions of the MOU, the City intends to utilize the entirety of these funds to put sand on the beach as part of the upcoming Project and the Project is an "Eligible Project" per MOU provisions 3a, 3b and 3c; and

WHEREAS, these Beach Sand Mitigation Funds will supplement the forthcoming construction grant awarded to the City in 2022 under the California Public Beach Restoration Program administered by the State Department of Parks and Recreation, Division of Boating and Waterways whose mission of to preserve and protect the California coastline by restoring and maintaining coastal resources and minimizing beach erosion; and

NOW, THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager to act as the representative of the City of Solana Beach, in consultation with the City Attorney; to sign and execute any and all related documents and certifications as may be needed to obtain all available Beach Sand Mitigation Funds from SANDAG.
3. That the City Council authorizes the City Manager to act as the representative of the City of Solana Beach, in consultation with the City Attorney; to pay all invoices received by the USACE either through direct cash contributions or work in kind contributions and to seek reimbursement and/or credit from State Parks through the grant agreement with DBW.

PASSED AND ADOPTED this 24th day of August 2022 at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSTAIN: Councilmembers –
ABSENT: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: August 24, 2022
ORIGINATING DEPT: City Manager's Department/City Attorney's Office
SUBJECT: **City Council Consideration and Potential Adoption of Resolution 2022-110 Authorizing Remote Teleconference Meetings of the Legislative Bodies of the City for the Period of August 25, 2022 through September 24, 2022 Pursuant to the Brown Act and Continuing Emergency**

BACKGROUND:

On March 11, 2020, the World Health Organization (WHO) declared COVID-19, the illness caused by the novel coronavirus, a pandemic, pointing at that time to over 118,000 cases of COVID-19 in over 110 countries and territories around the world and the sustained risk of further global spread. This was preceded by declarations of emergency by both the County of San Diego and State of California on February 14, 2020, and March 4, 2020, respectively, followed by a federal emergency declaration on March 13, 2020, as a result of the threat posed by COVID-19. On March 16, 2020, pursuant to Section 2.28.060(A)(1) of the Solana Beach Municipal Code (SBMC), the Director of Emergency Services/City Manager proclaimed a state of local emergency in the City of Solana Beach due to COVID-19, which was ratified by the City Council through adoption of Resolution 2020-036.

Since that time, there have been numerous Orders and Guidance by the California Department of Public Health (CDPH) and the Health Officer of the County of San Diego to curtail the spread of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order No. N-29-20, suspending the Ralph M. Brown Act's requirements for teleconferencing during the COVID-19 pandemic provided that notice and accessibility requirements are met, the public members are allowed to observe and address the legislative body at the meeting, and that a legislative body of a local agency has a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals with disabilities, as specified. Pursuant to Executive Order No. N-29-20, the

COUNCIL ACTION:

City Council and City Commissions have met by remote teleconferencing following applicable requirements, preserving and nurturing public access and participation in meetings while preserving public health and safety.

On June 11, 2021, Governor Newsom issued Executive Order N-08-21 to roll back certain provisions of his COVID-19-related Executive Orders and to clarify that other provisions remained necessary to help California respond to, recover from and mitigate the impacts of the COVID-19 pandemic. Paragraph 42 of Executive Order N-08-21 waived and set forth certain requirements related to public meetings of local legislative bodies and specified that it would be valid through September 30, 2021.

On September 16, 2021, Governor Newsom signed into law Assembly Bill 361 (AB 361), which pertains to the same subject matter as Paragraph 42 of Executive Order N-08-21, which took effect immediately pursuant to an urgency clause, and which amended the Brown Act, in Government Code section 54953(e)(1)(B), to allow local legislative bodies to continue meeting by teleconference during a gubernatorial proclaimed state of emergency if the local legislative body determines, by majority vote, that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

On October 13, 2021, the City Council adopted Resolution 2021-120 authorizing remote teleconference meetings of the legislative bodies of the City for the period of October 13, 2021 through November 12, 2021 pursuant to the new provisions of the Brown Act. If the state of emergency remains active, or state or local officials have imposed or recommended measures to promote social distancing, in order to continue to remote teleconference, Government Code section 54953(e)(3) requires that every thirty (30) days, the City Council make certain findings by majority vote.

On November 10, 2021, the City Council adopted Resolution 2021-127 authorizing continued teleconference meetings of the legislative bodies of the City for the period of November 10, 2021 through December 10, 2021 pursuant to the new provisions of the Brown Act. On December 8, 2021, the City Council adopted Resolution 2021-137 authorizing continued teleconference meetings through January 7, 2022. On December 15, 2021, the City Council adopted Resolution 2021-141 authorizing continued teleconference meetings through January 14, 2022. On January 12, 2022, the City Council adopted Resolution 2022-008 authorizing continued teleconference meetings through February 11, 2022. On February 9, 2022, the City Council adopted Resolution 2022-015 authorizing continued teleconference meetings through March 12, 2022. On March 9, 2022, the City Council adopted Resolution 2022-023 authorizing continued teleconference meetings through April 8, 2022. On June 7, 2022, the City Council adopted Resolution 2022-072 authorizing teleconference meetings to resume through July 6, 2022. On June 22, 2022, the City Council adopted Resolution 2022-081 authorizing continued teleconference meetings through July 22, 2022. On July 13, 2022, the City Council adopted Resolution 2022-095 authorizing continued teleconference meetings through August 13, 2022. On August 9, 2022, the City Council adopted Resolution 2022-100 authorizing continued teleconference meetings through September 9, 2022.

This item before the City Council is to consider and adopt Resolution 2022-110 (Attachment 1) reconsidering the circumstances of the state of local emergency and authorizing continued remote teleconference meetings of the legislative bodies of the City for the period of August 25, 2022 through September 24, 2022 pursuant to the provisions of the Brown Act and in light of the continuing direct impact on the ability of the members to meet safely in person.

DISCUSSION:

There has been a resurgence of COVID-19 cases and COVID-19 hospitalizations are up 44 percent in California as of May 31, 2022.¹ According to a May 18, 2022 USA Today report, in a White House briefing, health officials said that COVID-19 infections continue to rise, driven by new and more infectious omicron subvariants, waning immunity from both vaccines and previous infections and fewer people masking up.² A rising tide of omicron subvariants is in part behind the rise. There are now at least four omicron subvariants circulating in the United States. The newer strains are even more infectious than previous strains, adding to the increase in cases.³

On June 6, 2022, City Hall became an outbreak site under the California Department of Industrial Relations, Division of Occupational Safety and Health's COVID-19 Prevention Emergency Temporary Standards. Those Emergency Temporary Standards were last updated on May 6, 2022 and impose an ongoing requirement on employers to assess workplace hazards and implement controls to prevent transmission of disease. When there have been at least three employee COVID-19 cases who have visited the same City building within 14 days, additional precautions are required under Cal/OSHA's workplace standards. On July 6, 2022, the Marine Safety Department reached an outbreak with three (3) confirmed cases over the previous fourteen (14) days.

Cases of COVID-19 continue to spread in the region and the County of San Diego is in the Centers for Disease Control and Prevention (CDC) "medium community level" for COVID-19 transmission. On August 11, 2022, the County Health and Human Services reported the following metrics: (1) 3,097 cases were reported in a three-day period (August 8th through August 10th), bringing the region's total to 898,520; (2) 41.9 Average Daily Case Rate through July 30th; (3) 16.5% Daily Testing Positivity Percentage through July 30th; (4) 236.5 Weekly Case Rate per 100,000 through August 6th; (5) 14.5% Weekly Testing Positivity Rate through August 6th; (6) 339 COVID-19 Hospitalizations; (7) 36 COVID-19 ICU patients; (8) thirteen (13) COVID-19 deaths reported since August 4th, pushing the total to 5,437 deaths in the County; and (9) there have now been 1,988 total cases in Solana Beach, an increase of 23 cases over the prior week.

The high case counts and continued spread of the highly transmissible BA.5 Omicron subvariant are prompting the County, consistent with the state's [SMARTER Plan](#), to

¹ <https://www.beckershospitalreview.com/public-health/covid-19-cases-tick-up-in-9-states.html>

² <https://www.usatoday.com/story/news/health/2022/05/18/omicron-waning-immunity-rising-covid-cases/9823740002/>

³ *Ibid.*

remind San Diegans to continue using established protective measures. This includes the State's strongly recommended guidance of voluntary masking when out in public. Masking is particularly important when traveling or moving through crowded indoor spaces, as is avoiding large gatherings, especially if you are immunocompromised.

The Omicron subvariants have caused, and will continue to cause, conditions of imminent peril to the health safety of persons within the City that are likely beyond the control of services, personnel, equipment and facilities of the City and there is a risk of new variants emerging. In other words, the local emergency continues and as a result, meeting in person would present imminent risks to the health or safety of attendees.

All meetings of the City's legislative bodies are open and public, as required by the Brown Act (California Government Code §§54950 – 54963), so that any member of the public may attend, participate and watch the City's legislative bodies conduct their business. The recently amended Brown Act, Government Code section 54953(e)(1)(B), allows local legislative bodies to hold a meeting by teleconference during a gubernatorial proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

If the state of emergency remains active, or state or local officials have imposed or recommended measures to promote social distancing, in order to continue to remote teleconference, Government Code section 54953(e)(3) requires that every thirty (30) days, the City Council make the following findings by majority vote:

(A) The legislative body has reconsidered the circumstances of the state of emergency.

(B) Any of the following circumstances exist:

(i) The state of emergency continues to directly impact the ability of the members to meet safely in person.

(ii) State or local officials continue to impose or recommend measures to promote social distancing.

Resolution 2022-110 (Attachment 1) would make the necessary findings under Government Code section 54953(e)(3) and authorize the City's legislative bodies to continue meeting by remote teleconferencing within the requirements of applicable law. To continue to meet by remote teleconference, Council will be required to revisit the Resolution within thirty (30) days and find that the state of emergency continues to directly impact the ability of the members to meet safely in person pursuant to Government Code section 54953(e)(3).

CEQA COMPLIANCE STATEMENT:

The proposed City Council action is not subject to the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Sections: 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); 15060(c)(3) (the activity is not a project as defined in Section 15378); and 15061(b)(3), because the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Because there is no possibility that the Resolution may have a significant adverse effect on the environment, the action is exempt from CEQA.

FISCAL IMPACT:

There are no direct fiscal impacts related to the adoption of the Resolution.

WORK PLAN:

N/A

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with modifications consistent with the Brown Act.
- Do not approve Staff recommendations and resume in person meetings.
- Provide direction / feedback.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2022-110 authorizing remote teleconference meetings of the legislative bodies of the City for the period of August 25, 2022 through September 24, 2022 pursuant to the provisions of the Brown Act.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager/Director of Emergency Services

1. Resolution 2022-110

RESOLUTION 2022-110

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING CONTINUED REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF SOLANA BEACH FOR THE PERIOD OF AUGUST 25, 2022 THROUGH SEPTEMBER 24, 2022 PURSUANT TO THE BROWN ACT AND CONTINUING EMERGENCY

WHEREAS, the City of Solana Beach (“City”) is committed to preserving and nurturing public access and participation in meetings of the City Council and the City’s commissions; and

WHEREAS, all meetings of the City’s legislative bodies are open and public, as required by the Ralph M. Brown Act (California Government Code §§54950 – 54963), so that any member of the public may attend, participate and watch the City’s legislative bodies conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, the recently amended Brown Act, Government Code section 54953(e)(1)(B), allows local legislative bodies to hold a meeting by teleconference during a gubernatorial proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees; and

WHEREAS, on March 4, 2020, Governor Newsom declared a state of emergency due to the Coronavirus (“COVID-19”) pandemic, which remains in effect; and

WHEREAS, on March 16, 2020, the City Manager, acting as the Director of Emergency Services, did proclaim the existence of a local state of emergency within the City, pursuant to Section 2.28.060(A)(1) of the Solana Beach Municipal Code and Section 8625 of the California Emergency Services Act (California Government Code §§8550 *et. seq.*), as a result of the Coronavirus (COVID-19) pandemic, which was ratified by the City Council on March 19, 2020 through the adoption of Resolution 2020-036; and

WHEREAS, pursuant to Resolution 2020-036, the local emergency was deemed to continue to exist until its termination is proclaimed by the City Council of the City of Solana Beach and the local emergency does continue to exist; and

WHEREAS, COVID-19 continues to threaten the health and lives of City residents;
and

WHEREAS, the SARS-CoV-2 Delta Variant (Delta Variant) is highly transmissible in indoor settings, breakthrough cases are becoming more common and hospitalizations have increased throughout San Diego County; and

WHEREAS, on July 28, 2021, the California Department of Public Health issued guidance for the use of face coverings stating that the Delta Variant is two times as contagious as early COVID-19 variants, leading to increasing infections, the Delta Variant accounts for over 80% of cases sequenced, and cases and hospitalizations of COVID-19 are rising throughout the state; and

WHEREAS, updated as of August 13, 2021, the Center for Disease Control and Prevention recommends staying at least six (6) feet from other people; and

WHEREAS, the California Department of Industrial Relations, Division of Occupational Safety and Health's COVID-19 Prevention Emergency Temporary Standards were updated on June 17, 2021, are still in effect and place an ongoing requirement on employers to assess workplace hazards and implement controls to prevent transmission of disease, which may include circumstances in which employers determine that physical distancing is necessary in their workplace; and

WHEREAS, on October 13, 2021, the City Council held a regular meeting for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees, made such a determination and adopted Resolution 2021-120 authorizing remote teleconference meetings of the legislative bodies of the City for the period of October 13, 2021 through November 12, 2021 pursuant to the new provisions of the Brown Act; and

WHEREAS, on November 10, 2021, the City Council reconsidered the circumstances of the state of emergency and adopted Resolution 2021-127 authorizing continued teleconference meetings of the legislative bodies of the City for the period of November 10, 2021 through December 10, 2021 pursuant to the new provisions of the Brown Act; and

WHEREAS, according to the Center for Disease Control and Prevention (CDC), a new strain of COVID-19, known as Omicron, has emerged; and

WHEREAS, on November 24, 2021, this new variant B.1.1.529, was reported to the World Health Organization (WHO); and

WHEREAS, on November 26, 2021, WHO named B.1.1.529 Omicron and classified it as a Variant of Concern (VOC); and

WHEREAS, on November 30, 2021, the United States designated Omicron as a

Variant of Concern; and

WHEREAS, on December 1, 2021, the first confirmed U.S. case of Omicron was identified; and

WHEREAS, on December 8, 2021, the City Council adopted Resolution 2021-137 authorizing continued teleconference meetings through January 7, 2022; and

WHEREAS, on December 9, 2021, the CDC reported that we do not yet know how easily Omicron spreads, the severity of illness it causes, or how well available vaccines and medications work against it; and

WHEREAS, on December 15, 2021, the City Council adopted Resolution 2021-141 authorizing continued teleconference meetings through January 14, 2022; and

WHEREAS, on January 3, 2022, the County of San Diego Health and Human Services Agency issued an Order of the Health Officer requiring isolation of persons diagnosed with, or likely to have COVID-19 to slow the spread of COVID-19 and prevent the healthcare system in San Diego County from being overwhelmed; and

WHEREAS, on April 22, 2022, the California Department of Industrial Relations, Division of Occupational Safety and Health updated its COVID-19 Prevention Emergency Temporary Standards, imposing an ongoing requirement on employers to assess workplace hazards and implement controls to prevent transmission of disease. When there have been at least three employee COVID-19 cases who have visited the same City building within 14 days, additional precautions are required under Cal/OSHA's workplace standards; and

WHEREAS, on June 6, 2022, City Hall became an outbreak site under the California Department of Industrial Relations, Division of Occupational Safety and Health's COVID-19 Prevention Emergency Temporary Standards; and

WHEREAS, on June 7, 2022, the City Council held a special meeting for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees, and adopted Resolution 2022-072 authorizing teleconference meetings to resume through July 6, 2022; and

WHEREAS, on June 22, 2022, the City Council adopted Resolution 2022-081 authorizing continued teleconference meetings through July 22, 2022; and

WHEREAS, on July 6, 2022, the Marine Safety Department reached an outbreak with three (3) confirmed cases over the previous fourteen (14) days; and

WHEREAS, on July 13, 2022, the City Council adopted Resolution 2022-095 authorizing continued teleconference meetings through August 13, 2022; and

WHEREAS, cases of COVID-19 continue to spread in the region and the County of San Diego is in the Centers for Disease Control and Prevention (CDC) “medium community level” for COVID-19 transmission. On August 11, 2022, the County Health and Human Services reported the following metrics: (1) 3,097 cases were reported in a three-day period (August 8th through August 10th), bringing the region’s total to 898,520; (2) 41.9 Average Daily Case Rate through July 30th; (3) 16.5% Daily Testing Positivity Percentage through July 30th; (4) 236.5 Weekly Case Rate per 100,000 through August 6th; (5) 14.5% Weekly Testing Positivity Rate through August 6th; (6) 339 COVID-19 Hospitalizations; (7) 36 COVID-19 ICU patients; (8) thirteen (13) COVID-19 deaths reported since August 4th, pushing the total to 5,437 deaths in the County; and (9) there have now been 1,988 total cases in Solana Beach, an increase of 23 cases over the prior week; and

WHEREAS, the case counts are prompting the County, consistent with the state’s [SMARTER Plan](#), to remind San Diegans to continue using established protective measures. This includes the State’s strongly recommended guidance of voluntary masking when out in public. Masking is particularly important when traveling or moving through crowded indoor spaces, as is avoiding large gatherings, especially if you are immunocompromised; and

WHEREAS, on August 9, 2022, the City Council adopted Resolution 2022-100 authorizing continued teleconference meetings through September 9, 2022.

WHEREAS, the Omicron subvariants have caused, and will continue to cause, conditions of imminent peril to the health safety of persons within the City that are likely beyond the control of services, personnel, equipment and facilities of the City and there is a risk of new variants emerging and the outbreak spreading; and

WHEREAS, the state of emergency remains active.

NOW, THEREFORE, the City Council of the City of Solana Beach, California, does find and resolve as follows:

1. That the above recitations are true and correct and incorporated herein as findings.
2. That the City Council has reconsidered the circumstances of the state of emergency.

3. That state of emergency continues to directly impact the ability of the members to meet safely in person.
4. That the meetings of the legislative bodies of the City of Solana Beach, including the City Council, standing committees and citizen commissions, shall meet by remote teleconferencing in compliance with applicable law.
5. That the City Manager and Staff are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.
6. That this Resolution shall take effect on August 25, 2022 and shall be effective until the earlier of (a) September 24, 2022 or (b) such time as the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of the City may continue to teleconference without compliance with Government Code section 54953(b)(3).

PASSED AND ADOPTED this 24th day of August, 2022, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers
NOES: Councilmembers
ABSTAIN: Councilmembers
ABSENT: Councilmembers

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: August 24, 2022
ORIGINATING DEPT: City Manager's Office
SUBJECT: **Consideration of Resolution 2022-109 Approving and Ratifying the City Manager's Execution of Amended and Restated Amendment No. 1 to the Clean Energy Alliance Joint Powers Agreement**

BACKGROUND:

On October 9, 2019, Council adopted Resolution 2019-136 (Attachment 1) approving and authorizing the execution of the Joint Powers Agreement (Agreement) (Attachment 2) creating the Clean Energy Alliance (CEA) and the City's membership in it. The City executed the Agreement on November 4, 2019.

Section 9.8 of the Agreement allows for written amendments to the Agreement to be accomplished by CEA's Board of Directors in accordance with the Special Voting requirements of Section 4.12. Those procedures require that CEA's members receive at least 30 days written notice of any proposed amendment to the Agreement.

From time to time, CEA's Board has approved amendments to the Agreement, including addition of new member agencies. Section 2.4 of the Agreement delegates the power to CEA's Board to approve the addition of new members under the conditions specified in the Agreement. On July 28, 2022, CEA's Board adopted Resolution 2022-004 authorizing the Cities of Oceanside and Vista to become parties to the Agreement and members of CEA.

On July 25, 2022, in anticipation of the Cities of Oceanside and Vista becoming parties to the Agreement effective August 25, 2022, CEA gave notice to the City of Solana Beach and the other CEA members of the Amended and Restated Amendment No. 1 to the Clean Energy Alliance Joint Powers Agreement (Amendment) (Attachment 3).

COUNCIL ACTION:

DISCUSSION:

The Amendment consolidates all previous amendments to the Agreement approved by the CEA Board into one and documents the addition of all new CEA members. More specifically, the Amendment makes following changes to the Agreement as all previously approved by CEA's Board:

1. Exhibit B to the Agreement (which originally just listed the founding members) is being replaced and updated with an exhibit that lists all the members;
2. References to founding members are changed to refer to all members; and
3. The term for the election of the CEA Board's Chair and Vice Chair is changed from fiscal year to calendar year to match the election cycle.

Resolution 2019-136 authorized the City Manager to execute the Agreement in its original form together with minor technical or clerical corrections. It also authorized and directed the City Manager to take such further actions as may be necessary and appropriate to implement the intent and purposes of the Resolution. The City Manager has executed the Amendment.

Resolution 2022-109 would approve the Amendment and ratify the City Manager's execution of it. If all CEA members execute the Amendment before August 25, 2022, the new members can be seated at and participate in CEA's August 25, 2022 meeting.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

N/A

WORKPLAN:

N/A

OPTIONS:

- Approve staff recommendation.
- Deny staff recommendation and provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution 2022-109 approving and ratifying the City Manager's execution of the Amendment.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2019-136
2. Clean Energy Alliance Joint Powers Agreement
3. Amended and Restated Amendment No. 1 to the Clean Energy Alliance Joint Powers Agreement
4. Resolution 2022-109

RESOLUTION 2019-136

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AND AUTHORIZING THE EXECUTION OF THE JOINT EXERCISE OF POWERS AGREEMENT CREATING THE CLEAN ENERGY ALLIANCE

WHEREAS, Section 6500 et seq. of the Government Code authorizes the joint exercise by two or more public agencies of any power common to them as a Joint Powers Authority ("JPA"); and

WHEREAS, Public Utilities Code Section 366.2(c)(12) specifically authorizes two or more cities and counties to conduct a Community Choice Aggregation (CCA) program through the creation of a Joint Powers Authority; and

WHEREAS, the creation of a JPA would allow its members to share resources and jointly provide and achieve the environmental and economic benefits of a CCA program on a regional basis; and

WHEREAS, the City of Solana Beach desires to enter into a Joint Exercise of Powers Agreement to establish the Clean Energy Alliance Community Choice Energy Authority along with the cities of Carlsbad and Del Mar, and any additional members approved by the JPA Board in the future.

NOW, THEREFORE, the City Council of the City of Solana Beach hereby resolves as follows:

1. That the foregoing recitations are true and correct.
2. The Joint Exercise of Powers Agreement creating the Clean Energy Alliance ("CEA") is hereby approved, and the City Manager is authorized to execute the Agreement in substantially the form attached hereto as Exhibit A, together with minor technical or clerical corrections, if any.
3. City Manager, or his designee, is authorized and directed to take such further actions as may be necessary and appropriate to implement the intent and purposes of this Resolution.

4. This Resolution and the creation of CEA is exempt from the requirements of the California Environmental Quality Act (CEQA), as it involves organizational and administrative activities of government that will not result in direct or indirect physical changes on the environment, and therefore is not considered a "project." (14 Cal. Code Regs. § 15378(b)(5).)

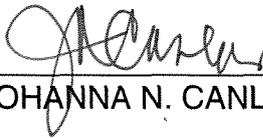
PASSED AND ADOPTED this 9th day of October 2019, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers – Zito, Edson, Hegenauer, Becker
NOES: Councilmembers – None
ABSENT: Councilmembers – Harless
ABSTAIN: Councilmembers – None



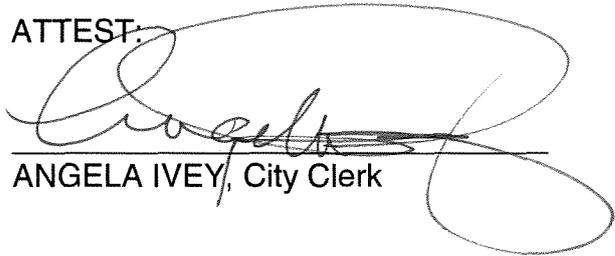
DAVID A. ZITO, Mayor

APPROVED AS TO FORM:



JOHANNA N. CANLAS, City Attorney

ATTEST:



ANGELA IVEY, City Clerk

Exhibit A
Resolution 2019-136

Clean Energy Alliance Joint Powers Agreement

Effective _____

CLEAN ENERGY ALLIANCE JOINT POWERS AGREEMENT

This Joint Powers Agreement (the "Agreement"), effective as of _____, is made by the Founding Members of the Clean Energy Alliance and entered into pursuant to the provisions of Title 1, Division 7, Chapter 5, Article 1 (Section 6500 et seq.) of the California Government Code relating to the joint exercise of powers among the public agencies set forth in **Exhibit B**.

RECITALS

1. The Parties are public agencies sharing various powers under California law, including but not limited to the power to purchase, supply, and aggregate electricity for themselves and their customers.
2. SB 350, adopted in 2015, mandates a reduction in greenhouse gas emissions to 40 percent below 1990 levels by 2030 and to 80 percent below 1990 levels by 2050. In 2018, the State Legislature adopted SB 100, which directs the Renewable Portfolio Standard to be increased to 60% renewable by 2030 and establishes a policy for eligible renewable energy resources and zero-carbon resources to supply 100 percent of electricity retail sales to California end-use customers by 2045.
3. The purposes for the Founding Members (as such term is defined in Exhibit A) entering into this Agreement include procuring/developing electrical energy for customers in participating jurisdictions, addressing climate change by reducing energy-related greenhouse gas emissions, promoting electrical rate price stability and cost savings, and fostering consumer choice and local economic benefits such as job creation, local energy programs and local power development. It is the intent of this Agreement to promote the development and use of a wide range of renewable energy sources and energy efficiency programs, including but not limited to state, regional, and local solar and wind energy production and energy storage.
4. The Parties to this Agreement desire to establish a separate public agency, known as the Clean Energy Alliance ("Authority"), under the provisions of the Joint Exercise of Powers Act of the State of California (Government Code Section 6500 et seq.) ("Act") in order to collectively study, promote, develop, conduct, operate, and manage energy programs.
5. The Founding Members have each adopted an ordinance electing to implement through the Authority a Community Choice Aggregation program pursuant to California Public Utilities Code Section 366.2 ("CCA Program"). The first priority of the Authority will be the consideration of those actions necessary to implement the CCA Program on behalf of participating jurisdictions.
6. By establishing the Authority, the Parties seek to:
 - (a) Provide electricity service to residents and businesses located within the jurisdictional boundaries of the public agencies that are members of the Authority in a responsible, reliable, innovative, and efficient manner;

- (b) Provide electric generation rates to all ratepayers that are competitive with those offered by the Investor Owned Utility, San Diego Gas & Electric (SDG&E), for similar products with a target generation rate at least 2 percent below SDG&E's base product generation rate;
- (c) Offer a mix of energy products for standard commodity electric service that provide a cleaner power portfolio than that offered by SDG&E for similar service and other options, including a 90 percent and a 100 percent renewable content options in which communities and customers may "opt-up" and voluntarily participate, with the ultimate objective of achieving—and sustaining—the Climate Action Plan goals of the Parties, at competitive rates;
- (d) Develop an aggregate electric supply portfolio with overall lower greenhouse gas (GHG) emissions than SDG&E, and one that supports near-term achievement of the Parties' greenhouse gas reduction goals and renewable electricity goals;
- (e) Promote an energy portfolio that incorporates energy efficiency and demand response programs and pursues ambitious energy consumption reduction goals;
- (f) Pursue the procurement of local generation of renewable power developed by or within member jurisdictions with an emphasis on local jobs, where appropriate, without limiting fair and open competition for projects or programs implemented by the Authority;
- (g) Provide a range of energy product and program options, available to all Parties and customers, that best serve their needs, their local communities, and support regional sustainability efforts;
- (h) Support low-income households having access to special utility rates including California Alternative Rates for Energy (CARE) and Family Electric Rate Assistance (FERA) programs;
- (i) Use discretionary program revenues to support the Authority's long-term financial viability, enhance customer rate stability, and provide all Parties and their customers with access to innovative energy programs, projects and services throughout the jurisdiction of the Authority; and
- (j) Create an administering Authority that seeks to maximize economic benefits and is financially sustainable, well-managed and responsive to regional and local priorities.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions hereinafter set forth, it is agreed by and among the Parties as follows:

1. **DEFINITIONS AND EXHIBITS**

- 1.1 **Definitions.** Capitalized terms used in this Agreement shall have the meanings specified in **Exhibit A**, unless the context requires otherwise.
- 1.2 **Documents Included.** This Agreement consists of this document and the following exhibits, all of which are hereby incorporated into this Agreement:

Exhibit A: Definitions

Exhibit B: List of Founding Members

2. **FORMATION OF THE COMMUNITY CHOICE ENERGY AUTHORITY**

- 2.1 **Effective Date and Term.** This Agreement shall become effective and the Authority shall exist as a separate public agency on the date this Agreement is executed by at least three Founding Members after the adoption of the ordinances required by Public Utilities Code Section 366.2(c)(12). The Authority shall provide notice to the Parties of the Effective Date. The Authority shall continue to exist, and this Agreement shall be effective, until the Agreement is terminated in accordance with Section 8.4 (Mutual Termination), subject to the rights of the Parties to withdraw from the Authority under Section 8.1.
- 2.2 **Formation of the Authority.** Under the Act, the Parties hereby create a separate joint exercise of power agency named the Clean Energy Alliance. Pursuant to Sections 6506 and 6507 of the Act, the Authority is a public agency separate from the Parties. The jurisdiction of the Authority shall be all territory within the geographic boundaries of the Parties; however, the Authority may, as authorized under applicable law, undertake any action outside such geographic boundaries as is necessary to the accomplishment of its purpose.
- 2.3 **Purpose.** The purpose of this Agreement is to establish the Authority, to provide for its governance and administration, and to define the rights and obligations of the Parties. This Agreement authorizes the Authority to provide opportunities by which the Parties can work cooperatively to create economies of scale and implement sustainable energy initiatives that reduce energy demand, increase energy efficiency, and advance the use of clean, efficient, and renewable resources in the region for the benefit of all the Parties and their constituents, including, but not limited to, establishing and operating a CCA Program.
- 2.4 **Addition of Parties.** After the initial formation of the Authority and prior to October 1, 2020, any incorporated municipality, county, or other public agency authorized to be a community choice aggregator under Public Utilities Code Section 331.1 and located within the service territory of SDG&E may become a member of the Authority if it has completed a positive CCE Feasibility Study, adopted a CCA ordinance pursuant to Public Utilities Code Section 366.2(c)(12), approved and executed this Agreement, and paid or agrees to pay its share of the Initial Costs pursuant to Section 7.3.2 of this Agreement. Notwithstanding the foregoing, such public agency may be denied membership in the Authority if the

Board determines within 60 days after the submittal of the CCE Feasibility Study that the addition of the public agency would create an undue risk or financial burden to the Authority or to the achievement of the CAP goals of the Parties.

On or after October 1, 2020, any incorporated municipality, county, or other public agency authorized to be a community choice aggregator under Public Utilities Code Section 331.1 and located within the service territory of SDG&E may apply to and become a member of the Authority if all the following conditions are met:

- 2.4.1 Adoption of a resolution by a two-thirds vote of the entire Board authorizing membership in the Authority;
 - 2.4.2 Adoption by the proposed member of a CCA ordinance as required by Public Utilities Code Section 366.2(c)(12) and approval and execution of this Agreement and other necessary program agreements by the proposed member;
 - 2.4.3 Payment of a membership fee, if any, as may be required by the Board to cover Authority costs incurred in connection with adding the new party; and
 - 2.4.4 Satisfaction of any other conditions established by the Board.
- 2.5 **Continuing Participation.** The Parties acknowledge that membership in the Authority may change by the addition, withdrawal and/or termination of Parties. The Parties agree to participate with such other Parties as may later be added by the Board, as described in Section 2.4 (Addition of Parties) of this Agreement. The Parties also agree that the withdrawal or termination of a Party shall not affect this Agreement or the remaining Parties' continuing obligations under this Agreement.

3. **POWERS**

- 3.1 **General Powers.** The Authority shall have the powers common to the Parties which are necessary or appropriate to the accomplishment of the purposes of this Agreement, subject to the restrictions set forth in Section 3.4 (Limitation on Powers) of this Agreement.
- 3.2 **Specific Powers.** Specific powers of the Authority shall include, but not be limited to, each of the following powers, which may be exercised at the discretion of the Board:
 - 3.2.1 make and enter into contracts;
 - 3.2.2 employ agents and employees, including but not limited to a Chief Executive Officer;

- 3.2.3 acquire, own, contract, manage, maintain, and operate any buildings, public works, improvements or other assets including but not limited to public electric generation resources;
- 3.2.4 acquire property for the public purposes of the Authority by eminent domain, or otherwise, except as limited under Section 6508 of the Act and Sections 3.6 and 4.12.3 of this Agreement, and to hold or dispose of any property; provided, however, the Authority shall not exercise the power of eminent domain within the jurisdiction of a Party without its affirmative vote under Section 4.12.2;
- 3.2.5 lease any property;
- 3.2.6 sue and be sued in its own name;
- 3.2.7 incur debts, liabilities, and obligations, including but not limited to loans from private lending sources pursuant to its temporary borrowing powers authorized by law pursuant to Government Code Section 53850 et seq. and authority under the Act;
- 3.2.8 issue revenue bonds and other forms of indebtedness;
- 3.2.9 apply for, accept, and receive all licenses, permits, grants, loans or other aids from any federal, state or local public agency;
- 3.2.10 form independent corporations or entities, if necessary, to carry out energy supply and energy conservation programs;
- 3.2.11 submit documentation and notices, register, and comply with applicable orders, tariffs and agreements for the establishment and implementation of the CCA Program and other energy programs;
- 3.2.12 adopt rules, regulations, policies, bylaws and procedures governing the operation of the Authority;
- 3.2.13 make and enter into service agreements relating to the provision of services necessary to plan, implement, operate and administer the CCA Program and other energy programs, including the acquisition of electric power supply and the provision of retail and regulatory support services;
- 3.2.14 receive revenues from sale of electricity and other energy-related programs; and
- 3.2.15 Partner or otherwise work cooperatively with other CCA's on the acquisition of electric resources, joint programs, advocacy and other efforts in the interests of the Authority.

- 3.3 **Additional Powers to be Exercised.** In addition to those powers common to each of the Parties, the Authority shall have those powers that may be conferred upon it by law and by subsequently enacted legislation.
- 3.4 **Limitation on Powers.** As required by Section 6509 of the Act, the powers of the Authority are subject to the restrictions upon the manner of exercising power possessed by the City of Solana Beach and any other restrictions on exercising the powers of the Authority that may be adopted by the Board.
- 3.5 **Obligations of the Authority.** The debts, liabilities, and obligations of the Authority shall not be the debts, liabilities, and obligations of any of the Parties unless a Party agrees in writing to assume any of the debts, liabilities, and obligations of the Authority with the approval of its Governing Body, in its sole discretion. A Party that has not agreed in writing, as duly authorized by its Governing Body, to assume an Authority debt, liability, or obligation shall not be responsible in any way for such debt, liability, or obligation, regardless of any action by the Board. Further, the debts, liabilities and obligations of the City of Solana Beach related to or arising from its existing CCA program, commonly known as the Solana Energy Alliance, shall not be the debts, liabilities or obligations of the Authority or any of the Parties except the City of Solana Beach unless the Board approves assuming specific contracts entered into by the City of Solana Beach. Any such contracts assumed by the Authority shall be obligations of the Authority only and not of any of the Parties. Notwithstanding Sections 4.12.1 and 9.8 of this Agreement, this Section 3.5 shall not be amended or its liability limitations otherwise modified by an amendment to another part of this Agreement unless such amendment is approved by the Governing Body of each Party.
- 3.6 **Compliance with Local Zoning and Building Laws.** Notwithstanding any other provisions of this Agreement or state law, any facilities, buildings, structures or other projects (the "project") developed, constructed or installed or caused to be developed, constructed or installed by the Authority within the territory of the Authority (which consists of the territorial jurisdiction of the Parties) shall comply with the General Plan, zoning, land use regulations, building laws and any applicable local Coastal Plan of the local jurisdiction within which the project is located.
- 3.7 **Compliance with the Political Reform Act and Government Code Section 1090.** The Authority and its officers and employees shall comply with the Political Reform Act (Government Code Section 81000 et seq.) and Government Code Section 1090 et seq. The Board shall adopt a Conflict of Interest Code pursuant to Government Code Section 87300. The Board may adopt additional conflict of interest regulations in the Operating Policies and Procedures.

4. GOVERNANCE

4.1 **Board of Directors.**

4.1.1 The Governing Body of the Authority shall be a Board of Directors ("Board") consisting of one Director for each Party appointed in accordance with Section 4.2 (Appointment and Removal of Directors) of this Agreement.

4.1.2 Each Director must be a member of the Governing Body of the appointing Party. Each Director shall serve at the pleasure of the Governing Body of the Party that appointed such Director and may be removed as Director by such Governing Body at any time. If at any time a vacancy occurs on the Board, then a replacement shall be appointed to fill the position of the previous Director within 45 days after the date that position becomes vacant.

4.1.3 The Governing Body of each Party also shall appoint an alternate to serve in the absence of the primary Director. The alternate also shall be a member of the Governing Body of the appointing Party. The alternate shall have all the rights and responsibilities of the primary Director when serving in his/her absence.

4.1.4 Any change to the size and composition of the Board other than what is described in this section shall require an amendment of this Agreement in accordance with Section 4.12.

4.2 **Appointment and Removal of Directors.** The Directors shall be appointed and may be removed as follows:

4.2.1 The Governing Body of each Party shall appoint and designate in writing one regular Director, who shall be authorized to act for and on behalf of the Party on matters within the powers of the Authority. The Governing Body of each Party shall appoint and designate in writing one alternate Director who may vote on matters when the regular Director is absent from a Board meeting. The alternate Director may vote on matters in committee, chair committees, and fully participate in discussion and debate during meetings. All Directors and alternates shall be subject to the Board's adopted Conflict of Interest Code.

4.2.2 A Director may be removed by the Board for cause in accordance with procedures adopted by the Board. Cause shall be defined for the purposes of this section as follows:

- a. Unexcused absences from three consecutive Board meetings.
- b. Unauthorized disclosure of confidential information or documents from a closed session or the unauthorized disclosure of information

or documents provided to the Director on a confidential basis and whose public disclosure may be harmful to the interests of the Authority.

- c. Violation of any ethics policies or code of conduct adopted by the Board.

Notwithstanding the foregoing, no Party shall be deprived of its right to seat a Director on the Board and any such Party for which its Director and/or alternate Director has been removed may appoint a replacement.

- 4.3 **Director Compensation.** The Board may adopt by resolution a policy relating to the compensation or expense reimbursement of its Directors.
- 4.4 **Terms of Office.** Each Party shall determine the term of office for its regular and alternate Director.
- 4.5 **Purpose of Board.** The general purpose of the Board is to:
 - 4.5.1 Provide structure for administrative and fiscal oversight;
 - 4.5.2 Retain a Chief Executive Officer to oversee day-to-day operations of the Authority;
 - 4.5.3 Retain legal counsel;
 - 4.5.4 Identify and pursue funding sources;
 - 4.5.5 Set policy;
 - 4.5.6 Optimize the utilization of available resources; and
 - 4.5.7 Oversee all Committee activities.
- 4.6 **Specific Responsibilities of the Board.** The specific responsibilities of the Board shall be as follows:
 - 4.6.1 Formulate and adopt an annual budget prior to the commencement of the fiscal year;
 - 4.6.2 Develop and implement a financing and/or funding plan for ongoing Authority operations and capital improvements, if applicable;
 - 4.6.3 Retain necessary and sufficient staff and adopt personnel and compensation policies, rules and regulations;
 - 4.6.4 Adopt policies for procuring electric supply and operational needs such as professional services, equipment and supplies;

- 4.6.5 Develop and implement a Strategic Plan to guide the development, procurement, and integration of renewable energy resources consistent with the intent and priorities identified in this Agreement;
 - 4.6.6 Establish standing and ad hoc committees as necessary;
 - 4.6.7 Set retail rates for power sold by the Authority and set charges for any other category of retail service provided by the Authority;
 - 4.6.8 Wind down and resolve all obligations of the Authority in the event the Authority is terminated pursuant to Section 8.2;
 - 4.6.9 Conduct and oversee Authority operational audits at intervals not to exceed three years including review of customer access to Authority programs and benefits, where applicable;
 - 4.6.10 Arrange for an annual independent fiscal audit;
 - 4.6.11 Adopt such bylaws, rules and regulations necessary or desirable for the purposes set forth in this Agreement and consistent with this Agreement;
 - 4.6.12 Exercise the Specific Powers identified in Sections 3.2 and 4.6 except as those which the Board may elect to delegate to the Chief Executive Officer; and
 - 4.6.13 Discharge other duties as appropriate or necessary under this Agreement or required by law.
- 4.7 **Startup Responsibilities.** The Authority shall promptly act on the following matters:
- 4.7.1 Oversee the preparation of, adopt, and update an implementation plan for electrical load aggregation pursuant to Public Utilities Code Section 366.2(c)(3);
 - 4.7.2 Prepare a statement of intent for electrical load aggregation pursuant to Public Utilities Code Section 366.2(c)(4);
 - 4.7.3 Obtain financing and/or funding as is necessary to support start up and ongoing working capital for the CCA Program; and
 - 4.7.4 Acquire and maintain insurance in accordance with Section 9.3.
- 4.8 **Meetings and Special Meetings of the Board.** The Board shall hold at least four regular meetings per year, but the Board may provide for the holding of regular meetings at more frequent intervals. The date, hour, and place of each regular meeting shall be fixed annually by resolution of the Board. The location of regular meetings may rotate for the convenience of the Parties, subject to Board

approval and availability of appropriate meeting space. Regular meetings may be adjourned to another meeting time. Special meetings of the Board may be called in accordance with the provisions of Government Code Section 54956. Directors may participate in meetings telephonically, with full voting rights, only to the extent permitted by law. Board meeting agendas generally shall be set, in consultation with the Board Chair, by the Chief Executive Officer appointed by the Board pursuant to Section 5.5. The Board itself may add items to the agenda upon majority vote pursuant to Section 4.11.1.

- 4.9 **Brown Act Applicable.** All meetings of the Board shall be conducted in accordance with the provisions of the Ralph M. Brown Act (Government Code Section 54950, et seq.).
- 4.10 **Quorum.** A simple majority of the Directors shall constitute a quorum. No actions may be taken by the Board without a quorum of the Directors present.
- 4.11 **Board Voting.** Except for matters subject to Special Voting under Section 4.12, Board action shall require the affirmative votes of a majority of the Directors on the entire Board. The consequence of a tie vote shall be “no action” taken.
- 4.12 **Special Voting.**
 - 4.12.1 The affirmative vote of two-thirds of the Directors of the entire Board shall be required to take any action on the following:
 - (a) Issuing bonds or other forms of debt;
 - (b) Adding or removing Parties or removing Directors; and
 - (c) Amending or terminating this Agreement or adopting or amending the bylaws of the Authority except as provided in Sections 3.5 and 4.12.3. At least 30 days advance written notice to the Parties shall be provided for such actions. Such notice shall include a copy of any proposed amendment to this Agreement or the bylaws of the Authority. The Authority shall also provide prompt written notice to all Parties of the action taken and attach the adopted amendment, resolution or agreement.
 - 4.12.2 An affirmative vote of three-fourths of the entire Board shall be required to initiate any action for Eminent Domain and no eminent domain action shall be approved within the jurisdiction of a Party without the affirmative vote of such Party’s Director.
 - 4.12.3 An unanimous vote of the entire Board shall be required to amend the following provisions in this Agreement:
 - (a) Section 2.3 (Purpose of Agreement)

- (b) Section 3.6 (Compliance with Local Zoning)
- (c) Sections 4.11 and 4.12 (Voting Requirements)
- (d) Section 4.12.2 (Eminent Domain)
- (e) Section 6.5 (Power Supply Requirements)
- (f) Section 6.6 (Solana Energy Alliance Transition)

5. **INTERNAL ORGANIZATION**

- 5.1 **Elected and Appointed Officers.** For each fiscal year, the Board shall elect a Chair and Vice Chair from among the Directors and shall appoint a Secretary and a Treasurer as provided in Government Code section 6505.5. No Director may hold more than one such office at any time. Appointed officers shall not be elected officers of the Board.
- 5.2 **Chair and Vice Chair.** For each fiscal year, the Board shall elect a Chair and Vice Chair from among the Directors. The term of office of the Chair and Vice Chair shall continue for one year, but there shall be no limit on the number of terms held by either the Chair or Vice Chair. The Chair shall be the presiding officer of all Board meetings, and the Vice Chair shall serve in the absence of the Chair. The Chair shall perform duties as may be required by the Board. In the absence of the Chair, the Vice-Chair shall perform all of the Chair's duties. The office of the Chair or Vice Chair shall be declared vacant and a new selection shall be made if: (a) the person serving dies, resigns, or the Party that the person represents removes the person as its representative on the Board, or (b) the Party that he or she represents withdraws from the Authority pursuant to the provisions of this Agreement. Upon a vacancy, the position shall be filled at the next regular meeting of the Board held after such vacancy occurs or as soon as practicable thereafter.
- 5.3 **Secretary.** The Board shall appoint a qualified person who is not on the Board to serve as Secretary. The Secretary shall be responsible for keeping the minutes of all meetings of the Board and all other office records of the Authority. If the appointed Secretary is an employee of any Party, such Party shall be entitled to reimbursement for any documented out of pocket costs it incurs in connection with such employee's service as Secretary of the Authority, and full cost recovery for any documented hours of service provided by such employee during such Party's normal working hours.
- 5.4 **Treasurer/Chief Financial Officer and Auditor.** The Board of Directors shall appoint a Treasurer who shall function as the combined offices of Treasurer and Auditor and shall strictly comply with the statutes related to the duties and responsibilities specified in Section 6505.5 of the Act. The Treasurer for the Authority shall be the depository and have custody of all money of the Authority from whatever source and shall draw all warrants and pay demands against the

Authority as approved by the Board. The Treasurer shall cause an independent audit(s) of the finances of the Authority to be made by a certified public accountant, or public accountant, in compliance with Section 6505 of the Act. The Treasurer shall report directly to the Board and shall comply with the requirements of treasurers of incorporated municipalities. The Board may transfer the responsibilities of Treasurer to any qualified person or entity as the law allows at the time. The duties and obligations of the Treasurer are further specified in Section 7. The Treasurer shall serve at the pleasure of the Board. If the appointed Treasurer is an employee of any Party, such Party shall be entitled to reimbursement for any documented out of pocket costs it incurs in connection with such employee's service as Treasurer of the Authority, and full cost recovery for any documented hours of service provided by such employee during such Party's normal working hours.

- 5.5 **Chief Executive Officer.** The Board shall appoint a Chief Executive Officer for the Authority, who shall be responsible for the day-to-day operation and management of the Authority and the CCA Program. The Chief Executive Officer may not be an elected member of the Board or otherwise represent any Party to the Authority. The Chief Executive Officer may exercise all powers of the Authority, except those powers specifically reserved to the Board, including but not limited to those set forth in Section 4.6 (Specific Responsibilities of the Board) of this Agreement or the Authority's bylaws, or those powers which by law must be exercised by the Board. The Chief Executive Officer may enter into and execute power purchase agreements and other contracts, in accordance with criteria and policies established by the Board.
- 5.6 **General Counsel.** The Board shall appoint a qualified person to act as the Authority's General Counsel, who shall not be a member of the Board, or an elected official or employee of a Party.
- 5.7 **Bonding of Persons Having Access to Property.** Pursuant to the Act, the Board shall designate the public officer or officers or person or persons who have charge of, handle, or have access to any property of the Authority exceeding a value as established by the Board, and shall require such public officer or officers or person or persons to file an official bond in an amount to be fixed by the Board.
- 5.8 **Privileges and Immunities from Liability.** All of the privileges and immunities from liability, exemption from laws, ordinances and rules, all pension, relief, disability, workers' compensation and other benefits which apply to the activities of officers, agents or employees of a public agency when performing their respective functions shall apply to the officers, agents or employees of the Authority to the same degree and extent while engaged in the performance of any of the functions and other duties of such officers, agents or employees under this Agreement. None of the officers, agents or employees directly employed by the Board shall be deemed, by reason of their employment by the Authority to be employed by the Parties or by reason of their employment by the Authority, to be subject to any of the requirements of the Parties.

- 5.9 **Commissions, Boards and Committees.** The Board may establish any advisory commissions, boards, and committees as the Board deems appropriate to assist the Board in carrying out its functions and implementing the CCA Program, related energy programs, and the provisions of this Agreement. To the extent possible, the commissions, boards, and committees should have equal representation from each Party. The Board may establish criteria to qualify for appointment on its commissions, boards, and committees. The Board may establish rules, regulations, policies, or procedures to govern any such commissions, boards, or committees and shall determine whether members shall be entitled to reimbursement for expenses. The meetings of the commissions, boards, or committees shall be held in accordance with the requirements of the Ralph M. Brown Act, as applicable.

6. IMPLEMENTATION ACTION AND AUTHORITY DOCUMENTS

6.1 **Preliminary Implementation of the CCA Program.**

6.1.1 **Enabling Ordinance.** In addition to the execution of this Agreement, each Party shall adopt an ordinance in accordance with Public Utilities Code Section 366.2(c)(12) for the purpose of specifying that the Party intends to implement a CCA Program by and through its participation in the Authority.

6.1.2 **Implementation Plan.** The Authority shall secure Board approval of an Implementation Plan meeting the requirements of Public Utilities Code Section 366.2 and any applicable Public Utilities Commission regulations, and consistent with the terms of this Agreement, as soon after the Effective Date as reasonably practicable but no later than December 31, 2019.

6.2 **Authority Documents.** The Parties acknowledge and agree that the affairs of the Authority will be implemented through various documents duly adopted by the Board through Board resolution or minute action, including but not necessarily limited to operational procedures and policies, the annual budget, and specific plans such as a local renewable energy development and integration plan and other policies defined as the Authority Documents by this Agreement. All such Authority Documents shall be consistent with and designed to advance the goals and objectives of the Authority as expressed in this Agreement. The Parties agree to abide by and comply with the terms and conditions of all such Authority Documents that may be adopted by the Board, subject to the Parties' right to withdraw from the Authority as described in Section 8 (Withdrawal and Termination) of this Agreement.

6.3 **Integrated Resource Plan and Regulatory Compliance.** The Authority shall cause to be prepared an Integrated Resource Plan in accordance with California Public Utilities Commission regulations, and consistent with the terms of this Agreement, that will ensure the long-term development and administration of a

variety of energy programs that promote local renewable resources, conservation, demand response, and energy efficiency, while maintaining compliance with other regulatory requirements including the State Renewable Portfolio Standard (RPS) and customer rate competitiveness.

- 6.4 **Renewable Portfolio Standards.** The Authority shall provide its customers energy primarily from Category 1 and Category 2 eligible renewable resources, as defined under the California RPS and consistent with the goals of the CCA Program. The Authority shall avoid the procurement of energy from Category 3 eligible renewable resources (unbundled Renewable Energy Credits or RECs) to the extent feasible. The Authority's ultimate objective shall be to achieve—and sustain—a renewable energy portfolio with 100 percent renewable energy availability and usage, at competitive rates, within the Authority service territory by no later than 2035, and then beyond.
- 6.5 **Power Supply Requirements.** The Authority's power supply base product will be greater than or equal to 50% qualified renewable resources. The Board shall establish product options with higher renewable and/or GHG-free content that each Party may select (such as 75% or 100% renewable content). In no event will the Authority's power supply base product contain a lesser amount of renewable resources than the base product provided by SDG&E to its customers. Power supply options established by the Board will allow each Party the flexibility to achieve its CAP goals without impeding any other Party from doing the same.
- 6.6 **Continuation and Transition of City of Solana Beach's Existing CCA Program.** The City of Solana Beach has been operating a CCA program within its jurisdiction since 2018. The City of Solana Beach shall be permitted to continue to operate its existing CCA program until the Authority's CCA Program commences service to customers within the jurisdiction of the City of Solana Beach. The transition of CCA customers within the City of Solana Beach to the Authority's CCA Program shall be implemented in accordance with the Authority's implementation plan approved by the Board and certified by the CPUC and any policies and requirements established by the Board.

7. FINANCIAL PROVISIONS

- 7.1 **Fiscal Year.** The Authority's fiscal year shall be 12 months commencing July 1 and ending June 30. The fiscal year may be changed by Board resolution.
- 7.2 **Depository.**
- 7.2.1 All funds of the Authority shall be held in separate accounts in the name of the Authority and not commingled with funds of any Party or any other person or entity.

- 7.2.2 All funds of the Authority shall be strictly and separately accounted for, and regular reports shall be rendered of all receipts and disbursements, at least quarterly during the fiscal year. The books and records of the Authority shall be open to inspection and duplication by the Parties at all reasonable times. Annual financial statements shall be prepared in accordance with Generally Accepted Accounting Principles of the United States of America within 6 months of the close of the fiscal year. The Board shall contract with a certified public accountant to make an annual audit of the financial statements of the Authority, which shall be conducted in accordance with the requirements of Section 6505 of the Act.
- 7.2.3 All expenditures shall be made in accordance with the approved budget and upon the approval of any officer so authorized by the Board in accordance with its policies and procedures.
- 7.3 **Budget and Recovery Costs.**
- 7.3.1 Budget. The initial budget shall be approved by the Board. The Board may revise the budget from time to time as may be reasonably necessary to address contingencies and unexpected expenses. All subsequent budgets of the Authority shall be prepared and approved by the Board in accordance with its fiscal management policies that should include a deadline for approval.
- 7.3.2 Funding of Initial Costs. The Initial Costs of establishing the Authority and implementing its CCA Program shall be divided equally among the Founding Members. In the event that the CCA Program becomes operational, these Initial Costs paid by the Founding Members shall be included in the customer charges for electric services to the extent permitted by law. The Authority may establish a reasonable time period over which such costs are recovered and reimbursed to the Founding Members. In the event that the CCA Program does not become operational, the Founding Members shall not be entitled to any reimbursement of the Initial Costs they have paid from the Authority or any Party.
- 7.3.3 CCA Feasibility and Governance Report Costs. In the event that the CCA Program becomes operational, any costs incurred by the Parties in preparing CCA Feasibility or Governance Reports in connection with establishing the Authority shall be included in the customer charges for electric services to the extent permitted by law. The Authority may establish a reasonable time period over which such costs are recovered and reimbursed to the Parties that incurred such costs. In the event that the CCA Program does not become operational, no Party shall be entitled to any reimbursement of these costs from the Authority or any Party.

7.3.4 **Program Costs.** The Parties intend that all costs incurred by the Authority that are directly or indirectly attributable to the provision of electric or other services under the CCA Program, including the establishment and maintenance of various reserve and performance funds, shall be recovered through appropriate charges to CCA customers receiving such services.

7.3.5 **No Requirement for Contributions or Payments.** Parties are not required under this Agreement to make any financial contributions or payments to the Authority, and the Authority shall have no right to require such a contribution or payment unless expressly set forth herein (for example, as provided in Section 2.4.3, with respect to Additional Members, Section 7.3.2 with respect to Initial Costs and Section 8.1, with respect to Withdrawal), or except as otherwise required by law.

Notwithstanding the foregoing, a Party may voluntarily enter into an agreement with the Authority to provide the following:

- (a) contributions of public funds for the purposes set forth in this Agreement;
- (b) advances of public funds for the purposes set forth in this Agreement, such advances to be repaid as provided by such written agreement; or
- (c) its personnel, equipment or property in lieu of other contributions or advances.

No Party shall be required, by or for the benefit of the Authority, to adopt any local tax, assessment, fee or charge under any circumstances.

7.4 **Accounts and Reports.** The Treasurer shall establish and maintain such funds and accounts as may be required by good accounting practice or by any provision of any trust agreement entered into with respect to the proceeds of any bonds issued by the Authority. The books and records of the Authority in the hands of the Treasurer shall be open to inspection and duplication at all reasonable times by duly appointed representatives of the Parties. The Treasurer, within 180 days after the close of each fiscal year, shall give a complete written report of all financial activities for such fiscal year to the Parties. The Treasurer shall cooperate with all audits required by this Agreement.

7.5 **Funds.** The Treasurer shall receive, have custody of and/or disburse Authority funds in accordance with the laws applicable to public agencies and generally accepted accounting practices, and shall make the disbursements required by this Agreement in order to carry out any of the purposes of this Agreement.

7.6 **Discretionary Revenues.** The Board shall establish policies concerning the expenditure of discretionary revenues. As determined by the Board in such policies, discretionary revenues may be used to (1) provide programs and develop

projects of the Authority or (2) allow Parties to direct funds into qualified Authority programs and projects, or provide other ratepayer benefits. The Board shall endeavor to achieve a balanced distribution of program and project benefits substantially commensurate with each Party's energy load ("balanced distribution"). The Board shall conduct periodic audits no less than every two years in order to verify the balanced distribution of program and project benefits and take any corrective action necessary to achieve or continue to maintain a balanced distribution.

7.7 **Rate Related Programs.** The Authority will maintain residential net energy metering and low-income rate discount programs.

8. WITHDRAWAL AND TERMINATION

8.1 **Withdrawal**

8.1.1 **Withdrawal by Parties.** Any Party may withdraw its membership in the Authority, effective as of the beginning of the Authority's fiscal year, by giving no less than one year advance written notice of its election to do so, which notice shall be given to the Authority and each Party. The Board, in its discretion, may approve a shorter notice period on a case by case basis. In addition, a Party may immediately withdraw its membership in the Authority upon written notice to the Board at any time prior to the Authority filing its first year-ahead load forecast with the CPUC that included the Party's load (anticipated to occur in April 2020) without any financial obligation other than its share of Initial Costs that shall not be reimbursed and any costs directly related to the resulting amendment of the Implementation Plan. Withdrawal of a Party shall require an affirmative vote of the Party's Governing Body.

8.1.2 **Amendment.** Notwithstanding Section 8.1.1 (Withdrawal by Parties) of this Agreement, a Party may withdraw its membership in the Authority upon approval and execution of an amendment to this Agreement provided that the requirements of this Section 8.1.2 are strictly followed. A Party shall be deemed to have withdrawn its membership in the Authority effective one year (or earlier if approved by the Board) after the Board approves an amendment to this Agreement if the Director representing such Party has provided notice to the other Directors immediately preceding the Board's vote of the Party's intention to withdraw its membership in the Authority, should the amendment be approved by the Board.

8.1.3 **Continuing Liability; Further Assurances.** A Party that withdraws its membership in the Authority may be subject to certain continuing liabilities, as described in Section 8.5 (Continuing Liability; Refund) of this Agreement, including, but not limited to, power purchase

agreements and other Authority contracts and operational obligations. The withdrawing Party and the Authority shall execute and deliver all further instruments and documents and take any further action that may be reasonably necessary, as determined by the Board, to effectuate the orderly withdrawal of such Party from membership in the Authority. The Board shall also consider, pursuant to Section 3.2.12, adoption of a policy that allows a withdrawing Party to negotiate assignment to the Party of costs of electric power or other resources procured on behalf of its customers by the Authority upon its withdrawal. In the implementation of this Section 8.1.3, the Parties intend, to the maximum extent possible, without compromising the viability of ongoing Authority operations, that any claims, demands, damages, or liabilities covered hereunder, be funded from the rates paid by CCA Program customers located within the service territory of the withdrawing Party, and not from the general fund of the withdrawing Party itself.

- 8.2 **Termination of CCA Program.** Nothing contained in Section 6 or elsewhere in this Agreement shall be construed to limit the discretion of the Authority to terminate the implementation or operation of the CCA Program at any time in accordance with any applicable requirements of state law.
- 8.3 **Involuntary Termination.** This Agreement may be terminated with respect to a Party for material non-compliance with provisions of this Agreement or Authority Documents upon a two-thirds vote of the entire Board excluding the vote of the Party subject to possible termination. Prior to any vote to terminate this Agreement with respect to a Party, written notice of the proposed termination and the reason(s) for such termination shall be delivered to the Party whose termination is proposed at least 30 days prior to the regular Board meeting at which such matter shall first be discussed as an agenda item. The written notice of proposed termination shall specify the particular provisions of this Agreement or the Authority Documents that the Party has allegedly violated. The Party, subject to possible termination, shall have the opportunity at the next regular Board meeting to respond to any reasons and allegations that may be cited as a basis for termination prior to a vote regarding termination. A Party that has had its membership in the Authority terminated may be subject to certain continuing liabilities, as described in Section 8.5 (Continuing Liability; Refund) of this Agreement.
- 8.4 **Mutual Termination.** This Agreement may be terminated by mutual agreement of all the Parties; provided, however, the foregoing shall not be construed as limiting the rights of a Party to withdraw its membership in the Authority, and thus terminate this Agreement with respect to such withdrawing Party, as described in Section 8.1 (Withdrawal) of this Agreement.
- 8.5 **Continuing Liability; Refund.** Upon a withdrawal or involuntary termination of a Party, the Party shall be responsible for any claims, demands, damages, or

liabilities attributable to the Party through the effective date of its withdrawal or involuntary termination, it being agreed that the Party shall not be responsible for any claims, demands, damages, or liabilities commencing or arising after the effective date of the Party's withdrawal or involuntary termination.

Notwithstanding the foregoing or any other provisions of this Agreement, such Party also shall be liable to the Authority for (a) any damages, losses, or costs incurred by the Authority which result directly from the Party's withdrawal or termination, including but not limited to costs arising from the resale of capacity, electricity, or any attribute thereof no longer needed to serve such Party's load; and (b) any costs or obligations associated with the Party's participation in any program in accordance with the program's terms, provided such costs or obligations were incurred prior to the withdrawal of the Party. From and after the date a Party provides notice of its withdrawal or is terminated, the Authority shall reasonably and in good faith seek to mitigate any costs and obligations to be incurred by the withdrawing or terminated Party under this Section through measures reasonable under the circumstances, provided that this obligation to mitigate does not impose any obligation on the Authority to transfer any cost or obligation directly attributable to the membership and withdrawal or termination of the withdrawing or terminated party to the ratepayers of the remaining members. Further, the liability of the withdrawing or terminated Party shall be based on actual costs or damages incurred by the Authority and shall not include any penalties or punitive charges imposed by the Authority. The Authority may withhold funds otherwise owing to the Party or may require the Party to deposit sufficient funds with the Authority, as reasonably determined by the Authority, to cover the Party's liability for the costs described above. The withdrawing or terminated Party agrees to pay any such deposit determined by the Authority. Any amount of the Party's funds held on deposit with the Authority above that which is required to pay any liabilities or obligations shall be returned to the Party. In the implementation of this Section 8.5, the Parties intend, to the maximum extent possible, without compromising the viability of ongoing Authority operations, that any claims, demands, damages, or liabilities covered hereunder, be funded from the rates paid by CCA Program customers located within the service territory of the withdrawing Party, and not from the general fund of the withdrawing Party itself. The liability of a withdrawing Party under this Section shall be only to the Authority and not to any other Party.

- 8.6 **Disposition of Authority Assets.** Upon termination of this Agreement and dissolution of the Authority by all Parties, after payment of all obligations of the Authority, the Board may sell or liquidate Authority property and shall distribute any remaining assets to the Parties in proportion to the contributions made by the existing Parties. Any assets provided by a Party to the Authority shall remain the asset of that Party and shall not be subject to distribution under this section.

9. MISCELLANEOUS PROVISIONS

- 9.1 **Dispute Resolution.** The Parties and the Authority shall make reasonable efforts to settle all disputes arising out of or in connection with this Agreement. Before

exercising any remedy provided by law, a Party or the Parties and the Authority shall engage in nonbinding mediation in the manner agreed upon by the Party or Parties and the Authority. The Parties agree that each Party may specifically enforce this section. In the event that nonbinding mediation is not initiated or does not result in the settlement of a dispute within 60 days after the demand for mediation is made, any Party and the Authority may pursue any remedies provided by law.

- 9.2 **Liability of Directors, Officers, and Employees.** The Directors, officers, and employees of the Authority shall use ordinary care and reasonable diligence in the exercise of their powers and in the performance of their duties pursuant to this Agreement. No current or former Director, officer, or employee will be responsible for any act or omission by another Director, officer, or employee. The Authority shall defend, indemnify and hold harmless the individual current and former Directors, officers, and employees for any acts or omissions in the scope of their employment or duties in the manner provided by Government Code Section 995 et seq. Nothing in this section shall be construed to limit the defenses available under the law, to the Parties, the Authority, or its Directors, officers, or employees. In addition, pursuant to the Act, no Director shall be personally liable on the Authority's bonds or be subject to any personal liability or accountability by reason of the issuance of bonds.
- 9.3 **Insurance and Indemnification of Parties.** The Authority shall acquire such insurance coverage as is necessary to protect the interests of the Authority and the Parties. The Authority shall defend, indemnify and hold harmless the Parties and each of their respective governing board members, officers, agents and employees, from any and all claims, losses, damages, deductibles or self-insured retentions, costs, fines, penalties, injuries and liabilities of every kind arising directly or indirectly from the conduct, activities, operations, acts, errors, omissions or negligence of the Authority or its officers, employees, agents, contractors, licensees or volunteers.
- 9.4 **No Third Party Beneficiaries.** The provisions of this Agreement are for the sole benefit of the Parties and the Authority and not for the benefit of any other person or entity. No third party beneficiary shall be created by or arise from the provisions of this Agreement.
- 9.5 **Notices.** Any notice required or permitted to be made hereunder shall be in writing and shall be delivered in the manner prescribed herein at the principal place of business of each Party. The Parties may give notice by (1) personal delivery; (2) e-mail; (3) U.S. Mail, first class postage prepaid, or a faster delivery method; or (3) by any other method deemed appropriate by the Board.

Upon providing written notice to all Parties, any Party may change the designated address or e-mail for receiving notice.

All written notices or correspondence sent in the described manner will be deemed given to a party on whichever date occurs earliest: (1) the date of personal delivery; (2) the third business day following deposit in the U.S. mail, when sent by "first class" mail; or (3) the date of transmission, when sent by e-mail or facsimile.

- 9.6 **Successors.** This Agreement shall be binding upon and shall inure to the benefit of the successors of each Party.
- 9.7 **Assignment.** Except as otherwise expressly provided in this Agreement, the rights and duties of the Parties may not be assigned or delegated without the advance written consent of all of the other Parties, and any attempt to assign or delegate such rights or duties in contravention of this section shall be null and void. This Agreement shall inure to the benefit of, and be binding upon, the approved assigns of the Parties. This section does not prohibit a Party from entering into an independent agreement with another agency, person, or entity regarding the financing of that Party's contributions to the Authority, or the disposition of the proceeds which that Party receives under this Agreement, so long as such independent agreement does not affect, or purport to affect, the rights and duties of the Authority or the Parties under this Agreement.
- 9.8 **Amendment.** This Agreement may be amended by a written amendment approved by the Board in accordance with the Special Voting requirements of Section 4.12.
- 9.9 **Severability.** If any one or more of the terms, provisions, promises, covenants, or conditions of this Agreement were adjudged invalid or void by a court of competent jurisdiction, each and all of the remaining terms, provisions, promises, covenants, and conditions of this Agreement shall not be affected thereby and shall remain in full force and effect to the maximum extent permitted by law.
- 9.10 **Governing Law.** This Agreement is made and to be performed in the State of California, and as such California substantive and procedural law shall apply.
- 9.11 **Headings.** The section headings herein are for convenience only and are not to be construed as modifying or governing the language of this Agreement.
- 9.12 **Counterparts.** This Agreement may be executed in any number of counterparts, and upon execution by all Parties, each executed counterpart shall have the same force and effect as an original instrument and as if all Parties had signed the same instrument. Any signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signatures thereon and may be attached to another counterpart of this Agreement identical in form hereto but having attached to it one or more signature pages.

The Parties hereto have executed this Joint Powers Agreement establishing the Clean Energy Alliance.

CITY OF _____

By: _____
City Manager

DATE: _____

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

Exhibit A: Definitions

"AB 117" means Assembly Bill 117 (Stat. 2002, Ch. 838, codified at Public Utilities Code Section 366.2), which created Community Choice Aggregation.

"Act" means the Joint Exercise of Powers Act of the State of California (Chapter 5, Division 7, Title 1 of the Government Code commencing with Section 6500).

"Agreement" means this Joint Powers Agreement.

"Authority" means the Clean Energy Alliance.

"Authority Document(s)" means document(s) duly adopted by the Board by resolution or motion implementing the powers, functions and activities of the Authority, including but not limited to the Operating Policies and Procedures, the annual budget, and plans and policies.

"Board" means the Board of Directors of the Authority.

"Community Choice Aggregation" or "CCA" means an electric service option available to cities, counties, and other public agencies pursuant to Public Utilities Code Section 366.2.

"CCA Program" means the Authority's Community Choice Aggregation program established, conducted and operated under Public Utilities Code Section 366.2.

"Days" shall mean calendar days unless otherwise specified by this Agreement.

"Director" means a member of the Board representing a Party appointed in accordance with Sections 4.1 (Board of Directors) and 4.2 (Appointment and Removal of Directors) of this Agreement.

"Effective Date" means the date on which the Agreement shall become effective and the Authority shall exist as a separate public agency, as further described in Section 2.1 (Effective Date and Term) of this Agreement.

"Founding Member" means any jurisdiction that becomes a member of the Authority before October 1, 2020, as identified in Exhibit B.

"Governing Body" means for any city, its City Council; and for any other public agency, the equivalent policy making body that exercises ultimate decision-making authority over such agency.

"Initial Costs" means reasonable and necessary implementation costs advanced by the Founding Members in support of the formation of the Authority and approved by the Board for reimbursement, which are (a) directly related to the establishment of the Authority and its CCA program, and (b) incurred by the Authority or its Members relating to the initial operation of the Authority, such as the hiring of the executive and operations staff, any required accounting, administrative, technical and legal services in support of the

Authority's initial formation activities or in support of the negotiation, preparation and approval of power purchase agreements, and activities associated with drafting and obtaining approval of the Authority's implementation plan. Initial Costs do not include costs associated with the investigation of the CCA model, attendance at routine planning meetings, or a Party's pre-formation reports related to their decision to pursue CCA or join the Authority. Initial costs also do not include the costs incurred by the City of Solana Beach relating to the termination of its CCA program. The Authority Board shall determine the repayment timing and termination date for the Initial Costs.

"Investor Owned Utilities" means a privately-owned electric utility whose stock is publicly traded and is subject to CPUC regulation.

"Parties" means, collectively, the signatories to this Agreement that have satisfied the conditions as defined above for "Founding Members" or in Section 2.4 (Addition of Parties) of this Agreement, such that they are considered members of the Authority.

"Party" means, singularly, a signatory to this Agreement that has satisfied the conditions as defined above for "Founding Members" or in Section 2.4 (Addition of Parties) of this Agreement, such that it is considered a member of the Authority.

Exhibit B: List of Founding Members

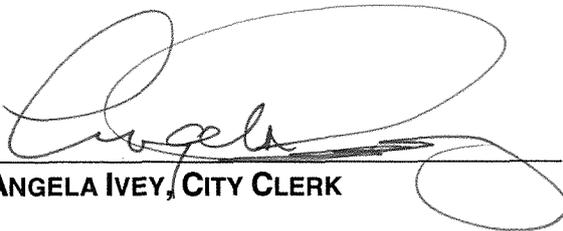
Any public agency that becomes a member by October 1, 2020



RESOLUTION CERTIFICATION

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS.
CITY OF SOLANA BEACH }

I, ANGELA IVEY, City Clerk of the City of Solana Beach, California, DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of **Resolution 2019-136** *approving and authorizing the execution of the Joint Exercise of Powers Agreement creating the Clean Energy Alliance* as duly passed and adopted at a Regular Solana Beach City Council meeting held on the 9th day of October, 2019. The original is on file in the City Clerk's Office.


ANGELA IVEY, CITY CLERK

CERTIFICATION DATE: Oct 31, 2019

Clean Energy Alliance Joint Powers Agreement

Effective: November 4, 2019

CLEAN ENERGY ALLIANCE JOINT POWERS AGREEMENT

This Joint Powers Agreement (the "Agreement"), effective as of Nov. 4, 2019, is made by the Founding Members of the Clean Energy Alliance and entered into pursuant to the provisions of Title 1, Division 7, Chapter 5, Article 1 (Section 6500 et seq.) of the California Government Code relating to the joint exercise of powers among the public agencies set forth in **Exhibit B**.

RECITALS

1. The Parties are public agencies sharing various powers under California law, including but not limited to the power to purchase, supply, and aggregate electricity for themselves and their customers.
2. SB 350, adopted in 2015, mandates a reduction in greenhouse gas emissions to 40 percent below 1990 levels by 2030 and to 80 percent below 1990 levels by 2050. In 2018, the State Legislature adopted SB 100, which directs the Renewable Portfolio Standard to be increased to 60% renewable by 2030 and establishes a policy for eligible renewable energy resources and zero-carbon resources to supply 100 percent of electricity retail sales to California end-use customers by 2045.
3. The purposes for the Founding Members (as such term is defined in Exhibit A) entering into this Agreement include procuring/developing electrical energy for customers in participating jurisdictions, addressing climate change by reducing energy-related greenhouse gas emissions, promoting electrical rate price stability and cost savings, and fostering consumer choice and local economic benefits such as job creation, local energy programs and local power development. It is the intent of this Agreement to promote the development and use of a wide range of renewable energy sources and energy efficiency programs, including but not limited to state, regional, and local solar and wind energy production and energy storage.
4. The Parties to this Agreement desire to establish a separate public agency, known as the Clean Energy Alliance ("Authority"), under the provisions of the Joint Exercise of Powers Act of the State of California (Government Code Section 6500 et seq.) ("Act") in order to collectively study, promote, develop, conduct, operate, and manage energy programs.
5. The Founding Members have each adopted an ordinance electing to implement through the Authority a Community Choice Aggregation program pursuant to California Public Utilities Code Section 366.2 ("CCA Program"). The first priority of the Authority will be the consideration of those actions necessary to implement the CCA Program on behalf of participating jurisdictions.
6. By establishing the Authority, the Parties seek to:
 - (a) Provide electricity service to residents and businesses located within the jurisdictional boundaries of the public agencies that are members of the Authority in a responsible, reliable, innovative, and efficient manner;

- (b) Provide electric generation rates to all ratepayers that are competitive with those offered by the Investor Owned Utility, San Diego Gas & Electric (SDG&E), for similar products with a target generation rate at least 2 percent below SDG&E's base product generation rate;
- (c) Offer a mix of energy products for standard commodity electric service that provide a cleaner power portfolio than that offered by SDG&E for similar service and other options, including a 90 percent and a 100 percent renewable content options in which communities and customers may "opt-up" and voluntarily participate, with the ultimate objective of achieving—and sustaining—the Climate Action Plan goals of the Parties, at competitive rates;
- (d) Develop an aggregate electric supply portfolio with overall lower greenhouse gas (GHG) emissions than SDG&E, and one that supports near-term achievement of the Parties' greenhouse gas reduction goals and renewable electricity goals;
- (e) Promote an energy portfolio that incorporates energy efficiency and demand response programs and pursues ambitious energy consumption reduction goals;
- (f) Pursue the procurement of local generation of renewable power developed by or within member jurisdictions with an emphasis on local jobs, where appropriate, without limiting fair and open competition for projects or programs implemented by the Authority;
- (g) Provide a range of energy product and program options, available to all Parties and customers, that best serve their needs, their local communities, and support regional sustainability efforts;
- (h) Support low-income households having access to special utility rates including California Alternative Rates for Energy (CARE) and Family Electric Rate Assistance (FERA) programs;
- (i) Use discretionary program revenues to support the Authority's long-term financial viability, enhance customer rate stability, and provide all Parties and their customers with access to innovative energy programs, projects and services throughout the jurisdiction of the Authority; and
- (j) Create an administering Authority that seeks to maximize economic benefits and is financially sustainable, well-managed and responsive to regional and local priorities.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions hereinafter set forth, it is agreed by and among the Parties as follows:

1. DEFINITIONS AND EXHIBITS

- 1.1 **Definitions.** Capitalized terms used in this Agreement shall have the meanings specified in Exhibit A, unless the context requires otherwise.
- 1.2 **Documents Included.** This Agreement consists of this document and the following exhibits, all of which are hereby incorporated into this Agreement:
- Exhibit A: Definitions
Exhibit B: List of Founding Members

2. FORMATION OF THE COMMUNITY CHOICE ENERGY AUTHORITY

- 2.1 **Effective Date and Term.** This Agreement shall become effective and the Authority shall exist as a separate public agency on the date this Agreement is executed by at least three Founding Members after the adoption of the ordinances required by Public Utilities Code Section 366.2(c)(12). The Authority shall provide notice to the Parties of the Effective Date. The Authority shall continue to exist, and this Agreement shall be effective, until the Agreement is terminated in accordance with Section 8.4 (Mutual Termination), subject to the rights of the Parties to withdraw from the Authority under Section 8.1.
- 2.2 **Formation of the Authority.** Under the Act, the Parties hereby create a separate joint exercise of power agency named the Clean Energy Alliance. Pursuant to Sections 6506 and 6507 of the Act, the Authority is a public agency separate from the Parties. The jurisdiction of the Authority shall be all territory within the geographic boundaries of the Parties; however, the Authority may, as authorized under applicable law, undertake any action outside such geographic boundaries as is necessary to the accomplishment of its purpose.
- 2.3 **Purpose.** The purpose of this Agreement is to establish the Authority, to provide for its governance and administration, and to define the rights and obligations of the Parties. This Agreement authorizes the Authority to provide opportunities by which the Parties can work cooperatively to create economies of scale and implement sustainable energy initiatives that reduce energy demand, increase energy efficiency, and advance the use of clean, efficient, and renewable resources in the region for the benefit of all the Parties and their constituents, including, but not limited to, establishing and operating a CCA Program.
- 2.4 **Addition of Parties.** After the initial formation of the Authority and prior to October 1, 2020, any incorporated municipality, county, or other public agency authorized to be a community choice aggregator under Public Utilities Code Section 331.1 and located within the service territory of SDG&E may become a member of the Authority if it has completed a positive CCE Feasibility Study, adopted a CCA ordinance pursuant to Public Utilities Code Section 366.2(c)(12), approved and executed this Agreement, and paid or agrees to pay its share of the Initial Costs pursuant to Section 7.3.2 of this Agreement. Notwithstanding the foregoing, such public agency may be denied membership in the Authority if the

Board determines within 60 days after the submittal of the CCE Feasibility Study that the addition of the public agency would create an undue risk or financial burden to the Authority or to the achievement of the CAP goals of the Parties.

On or after October 1, 2020, any incorporated municipality, county, or other public agency authorized to be a community choice aggregator under Public Utilities Code Section 331.1 and located within the service territory of SDG&E may apply to and become a member of the Authority if all the following conditions are met:

- 2.4.1 Adoption of a resolution by a two-thirds vote of the entire Board authorizing membership in the Authority;
- 2.4.2 Adoption by the proposed member of a CCA ordinance as required by Public Utilities Code Section 366.2(c)(12) and approval and execution of this Agreement and other necessary program agreements by the proposed member;
- 2.4.3 Payment of a membership fee, if any, as may be required by the Board to cover Authority costs incurred in connection with adding the new party; and
- 2.4.4 Satisfaction of any other conditions established by the Board.

2.5 **Continuing Participation.** The Parties acknowledge that membership in the Authority may change by the addition, withdrawal and/or termination of Parties. The Parties agree to participate with such other Parties as may later be added by the Board, as described in Section 2.4 (Addition of Parties) of this Agreement. The Parties also agree that the withdrawal or termination of a Party shall not affect this Agreement or the remaining Parties' continuing obligations under this Agreement.

3. **POWERS**

- 3.1 **General Powers.** The Authority shall have the powers common to the Parties which are necessary or appropriate to the accomplishment of the purposes of this Agreement, subject to the restrictions set forth in Section 3.4 (Limitation on Powers) of this Agreement.
- 3.2 **Specific Powers.** Specific powers of the Authority shall include, but not be limited to, each of the following powers, which may be exercised at the discretion of the Board:
 - 3.2.1 make and enter into contracts;
 - 3.2.2 employ agents and employees, including but not limited to a Chief Executive Officer;

- 3.2.3 acquire, own, contract, manage, maintain, and operate any buildings, public works, improvements or other assets including but not limited to public electric generation resources;
- 3.2.4 acquire property for the public purposes of the Authority by eminent domain, or otherwise, except as limited under Section 6508 of the Act and Sections 3.6 and 4.12.3 of this Agreement, and to hold or dispose of any property; provided, however, the Authority shall not exercise the power of eminent domain within the jurisdiction of a Party without its affirmative vote under Section 4.12.2;
- 3.2.5 lease any property;
- 3.2.6 sue and be sued in its own name;
- 3.2.7 incur debts, liabilities, and obligations, including but not limited to loans from private lending sources pursuant to its temporary borrowing powers authorized by law pursuant to Government Code Section 53850 et seq. and authority under the Act;
- 3.2.8 issue revenue bonds and other forms of indebtedness;
- 3.2.9 apply for, accept, and receive all licenses, permits, grants, loans or other aids from any federal, state or local public agency;
- 3.2.10 form independent corporations or entities, if necessary, to carry out energy supply and energy conservation programs;
- 3.2.11 submit documentation and notices, register, and comply with applicable orders, tariffs and agreements for the establishment and implementation of the CCA Program and other energy programs;
- 3.2.12 adopt rules, regulations, policies, bylaws and procedures governing the operation of the Authority;
- 3.2.13 make and enter into service agreements relating to the provision of services necessary to plan, implement, operate and administer the CCA Program and other energy programs, including the acquisition of electric power supply and the provision of retail and regulatory support services;
- 3.2.14 receive revenues from sale of electricity and other energy-related programs; and
- 3.2.15 Partner or otherwise work cooperatively with other CCA's on the acquisition of electric resources, joint programs, advocacy and other efforts in the interests of the Authority.

- 3.3 **Additional Powers to be Exercised.** In addition to those powers common to each of the Parties, the Authority shall have those powers that may be conferred upon it by law and by subsequently enacted legislation.
- 3.4 **Limitation on Powers.** As required by Section 6509 of the Act, the powers of the Authority are subject to the restrictions upon the manner of exercising power possessed by the City of Solana Beach and any other restrictions on exercising the powers of the Authority that may be adopted by the Board.
- 3.5 **Obligations of the Authority.** The debts, liabilities, and obligations of the Authority shall not be the debts, liabilities, and obligations of any of the Parties unless a Party agrees in writing to assume any of the debts, liabilities, and obligations of the Authority with the approval of its Governing Body, in its sole discretion. A Party that has not agreed in writing, as duly authorized by its Governing Body, to assume an Authority debt, liability, or obligation shall not be responsible in any way for such debt, liability, or obligation, regardless of any action by the Board. Further, the debts, liabilities and obligations of the City of Solana Beach related to or arising from its existing CCA program, commonly known as the Solana Energy Alliance, shall not be the debts, liabilities or obligations of the Authority or any of the Parties except the City of Solana Beach unless the Board approves assuming specific contracts entered into by the City of Solana Beach. Any such contracts assumed by the Authority shall be obligations of the Authority only and not of any of the Parties. Notwithstanding Sections 4.12.1 and 9.8 of this Agreement, this Section 3.5 shall not be amended or its liability limitations otherwise modified by an amendment to another part of this Agreement unless such amendment is approved by the Governing Body of each Party.
- 3.6 **Compliance with Local Zoning and Building Laws.** Notwithstanding any other provisions of this Agreement or state law, any facilities, buildings, structures or other projects (the “project”) developed, constructed or installed or caused to be developed, constructed or installed by the Authority within the territory of the Authority (which consists of the territorial jurisdiction of the Parties) shall comply with the General Plan, zoning, land use regulations, building laws and any applicable local Coastal Plan of the local jurisdiction within which the project is located.
- 3.7 **Compliance with the Political Reform Act and Government Code Section 1090.** The Authority and its officers and employees shall comply with the Political Reform Act (Government Code Section 81000 et seq.) and Government Code Section 1090 et seq. The Board shall adopt a Conflict of Interest Code pursuant to Government Code Section 87300. The Board may adopt additional conflict of interest regulations in the Operating Policies and Procedures.

4. GOVERNANCE

4.1 **Board of Directors.**

4.1.1 The Governing Body of the Authority shall be a Board of Directors ("Board") consisting of one Director for each Party appointed in accordance with Section 4.2 (Appointment and Removal of Directors) of this Agreement.

4.1.2 Each Director must be a member of the Governing Body of the appointing Party. Each Director shall serve at the pleasure of the Governing Body of the Party that appointed such Director and may be removed as Director by such Governing Body at any time. If at any time a vacancy occurs on the Board, then a replacement shall be appointed to fill the position of the previous Director within 45 days after the date that position becomes vacant.

4.1.3 The Governing Body of each Party also shall appoint an alternate to serve in the absence of the primary Director. The alternate also shall be a member of the Governing Body of the appointing Party. The alternate shall have all the rights and responsibilities of the primary Director when serving in his/her absence.

4.1.4 Any change to the size and composition of the Board other than what is described in this section shall require an amendment of this Agreement in accordance with Section 4.12.

4.2 **Appointment and Removal of Directors.** The Directors shall be appointed and may be removed as follows:

4.2.1 The Governing Body of each Party shall appoint and designate in writing one regular Director, who shall be authorized to act for and on behalf of the Party on matters within the powers of the Authority. The Governing Body of each Party shall appoint and designate in writing one alternate Director who may vote on matters when the regular Director is absent from a Board meeting. The alternate Director may vote on matters in committee, chair committees, and fully participate in discussion and debate during meetings. All Directors and alternates shall be subject to the Board's adopted Conflict of Interest Code.

4.2.2 A Director may be removed by the Board for cause in accordance with procedures adopted by the Board. Cause shall be defined for the purposes of this section as follows:

- a. Unexcused absences from three consecutive Board meetings.
- b. Unauthorized disclosure of confidential information or documents from a closed session or the unauthorized disclosure of information

or documents provided to the Director on a confidential basis and whose public disclosure may be harmful to the interests of the Authority.

- c. Violation of any ethics policies or code of conduct adopted by the Board.

Notwithstanding the foregoing, no Party shall be deprived of its right to seat a Director on the Board and any such Party for which its Director and/or alternate Director has been removed may appoint a replacement.

- 4.3 **Director Compensation.** The Board may adopt by resolution a policy relating to the compensation or expense reimbursement of its Directors.
- 4.4 **Terms of Office.** Each Party shall determine the term of office for its regular and alternate Director.
- 4.5 **Purpose of Board.** The general purpose of the Board is to:
 - 4.5.1 Provide structure for administrative and fiscal oversight;
 - 4.5.2 Retain a Chief Executive Officer to oversee day-to-day operations of the Authority;
 - 4.5.3 Retain legal counsel;
 - 4.5.4 Identify and pursue funding sources;
 - 4.5.5 Set policy;
 - 4.5.6 Optimize the utilization of available resources; and
 - 4.5.7 Oversee all Committee activities.
- 4.6 **Specific Responsibilities of the Board.** The specific responsibilities of the Board shall be as follows:
 - 4.6.1 Formulate and adopt an annual budget prior to the commencement of the fiscal year;
 - 4.6.2 Develop and implement a financing and/or funding plan for ongoing Authority operations and capital improvements, if applicable;
 - 4.6.3 Retain necessary and sufficient staff and adopt personnel and compensation policies, rules and regulations;
 - 4.6.4 Adopt policies for procuring electric supply and operational needs such as professional services, equipment and supplies;

- 4.6.5 Develop and implement a Strategic Plan to guide the development, procurement, and integration of renewable energy resources consistent with the intent and priorities identified in this Agreement;
 - 4.6.6 Establish standing and ad hoc committees as necessary;
 - 4.6.7 Set retail rates for power sold by the Authority and set charges for any other category of retail service provided by the Authority;
 - 4.6.8 Wind down and resolve all obligations of the Authority in the event the Authority is terminated pursuant to Section 8.2;
 - 4.6.9 Conduct and oversee Authority operational audits at intervals not to exceed three years including review of customer access to Authority programs and benefits, where applicable;
 - 4.6.10 Arrange for an annual independent fiscal audit;
 - 4.6.11 Adopt such bylaws, rules and regulations necessary or desirable for the purposes set forth in this Agreement and consistent with this Agreement;
 - 4.6.12 Exercise the Specific Powers identified in Sections 3.2 and 4.6 except as those which the Board may elect to delegate to the Chief Executive Officer; and
 - 4.6.13 Discharge other duties as appropriate or necessary under this Agreement or required by law.
- 4.7 **Startup Responsibilities.** The Authority shall promptly act on the following matters:
- 4.7.1 Oversee the preparation of, adopt, and update an implementation plan for electrical load aggregation pursuant to Public Utilities Code Section 366.2(c)(3);
 - 4.7.2 Prepare a statement of intent for electrical load aggregation pursuant to Public Utilities Code Section 366.2(c)(4);
 - 4.7.3 Obtain financing and/or funding as is necessary to support start up and ongoing working capital for the CCA Program; and
 - 4.7.4 Acquire and maintain insurance in accordance with Section 9.3.
- 4.8 **Meetings and Special Meetings of the Board.** The Board shall hold at least four regular meetings per year, but the Board may provide for the holding of regular meetings at more frequent intervals. The date, hour, and place of each regular meeting shall be fixed annually by resolution of the Board. The location of regular meetings may rotate for the convenience of the Parties, subject to Board

approval and availability of appropriate meeting space. Regular meetings may be adjourned to another meeting time. Special meetings of the Board may be called in accordance with the provisions of Government Code Section 54956. Directors may participate in meetings telephonically, with full voting rights, only to the extent permitted by law. Board meeting agendas generally shall be set, in consultation with the Board Chair, by the Chief Executive Officer appointed by the Board pursuant to Section 5.5. The Board itself may add items to the agenda upon majority vote pursuant to Section 4.11.1.

- 4.9 **Brown Act Applicable.** All meetings of the Board shall be conducted in accordance with the provisions of the Ralph M. Brown Act (Government Code Section 54950, et seq.).
- 4.10 **Quorum.** A simple majority of the Directors shall constitute a quorum. No actions may be taken by the Board without a quorum of the Directors present.
- 4.11 **Board Voting.** Except for matters subject to Special Voting under Section 4.12, Board action shall require the affirmative votes of a majority of the Directors on the entire Board. The consequence of a tie vote shall be “no action” taken.
- 4.12 **Special Voting.**
- 4.12.1 The affirmative vote of two-thirds of the Directors of the entire Board shall be required to take any action on the following:
- (a) Issuing bonds or other forms of debt;
 - (b) Adding or removing Parties or removing Directors; and
 - (c) Amending or terminating this Agreement or adopting or amending the bylaws of the Authority except as provided in Sections 3.5 and 4.12.3. At least 30 days advance written notice to the Parties shall be provided for such actions. Such notice shall include a copy of any proposed amendment to this Agreement or the bylaws of the Authority. The Authority shall also provide prompt written notice to all Parties of the action taken and attach the adopted amendment, resolution or agreement.
- 4.12.2 An affirmative vote of three-fourths of the entire Board shall be required to initiate any action for Eminent Domain and no eminent domain action shall be approved within the jurisdiction of a Party without the affirmative vote of such Party’s Director.
- 4.12.3 An unanimous vote of the entire Board shall be required to amend the following provisions in this Agreement:
- (a) Section 2.3 (Purpose of Agreement)

- (b) Section 3.6 (Compliance with Local Zoning)
- (c) Sections 4.11 and 4.12 (Voting Requirements)
- (d) Section 4.12.2 (Eminent Domain)
- (e) Section 6.5 (Power Supply Requirements)
- (f) Section 6.6 (Solana Energy Alliance Transition)

5. **INTERNAL ORGANIZATION**

- 5.1 **Elected and Appointed Officers.** For each fiscal year, the Board shall elect a Chair and Vice Chair from among the Directors and shall appoint a Secretary and a Treasurer as provided in Government Code section 6505.5. No Director may hold more than one such office at any time. Appointed officers shall not be elected officers of the Board.
- 5.2 **Chair and Vice Chair.** For each fiscal year, the Board shall elect a Chair and Vice Chair from among the Directors. The term of office of the Chair and Vice Chair shall continue for one year, but there shall be no limit on the number of terms held by either the Chair or Vice Chair. The Chair shall be the presiding officer of all Board meetings, and the Vice Chair shall serve in the absence of the Chair. The Chair shall perform duties as may be required by the Board. In the absence of the Chair, the Vice-Chair shall perform all of the Chair's duties. The office of the Chair or Vice Chair shall be declared vacant and a new selection shall be made if: (a) the person serving dies, resigns, or the Party that the person represents removes the person as its representative on the Board, or (b) the Party that he or she represents withdraws from the Authority pursuant to the provisions of this Agreement. Upon a vacancy, the position shall be filled at the next regular meeting of the Board held after such vacancy occurs or as soon as practicable thereafter.
- 5.3 **Secretary.** The Board shall appoint a qualified person who is not on the Board to serve as Secretary. The Secretary shall be responsible for keeping the minutes of all meetings of the Board and all other office records of the Authority. If the appointed Secretary is an employee of any Party, such Party shall be entitled to reimbursement for any documented out of pocket costs it incurs in connection with such employee's service as Secretary of the Authority, and full cost recovery for any documented hours of service provided by such employee during such Party's normal working hours.
- 5.4 **Treasurer/Chief Financial Officer and Auditor.** The Board of Directors shall appoint a Treasurer who shall function as the combined offices of Treasurer and Auditor and shall strictly comply with the statutes related to the duties and responsibilities specified in Section 6505.5 of the Act. The Treasurer for the Authority shall be the depository and have custody of all money of the Authority from whatever source and shall draw all warrants and pay demands against the

Authority as approved by the Board. The Treasurer shall cause an independent audit(s) of the finances of the Authority to be made by a certified public accountant, or public accountant, in compliance with Section 6505 of the Act. The Treasurer shall report directly to the Board and shall comply with the requirements of treasurers of incorporated municipalities. The Board may transfer the responsibilities of Treasurer to any qualified person or entity as the law allows at the time. The duties and obligations of the Treasurer are further specified in Section 7. The Treasurer shall serve at the pleasure of the Board. If the appointed Treasurer is an employee of any Party, such Party shall be entitled to reimbursement for any documented out of pocket costs it incurs in connection with such employee's service as Treasurer of the Authority, and full cost recovery for any documented hours of service provided by such employee during such Party's normal working hours.

- 5.5 **Chief Executive Officer.** The Board shall appoint a Chief Executive Officer for the Authority, who shall be responsible for the day-to-day operation and management of the Authority and the CCA Program. The Chief Executive Officer may not be an elected member of the Board or otherwise represent any Party to the Authority. The Chief Executive Officer may exercise all powers of the Authority, except those powers specifically reserved to the Board, including but not limited to those set forth in Section 4.6 (Specific Responsibilities of the Board) of this Agreement or the Authority's bylaws, or those powers which by law must be exercised by the Board. The Chief Executive Officer may enter into and execute power purchase agreements and other contracts, in accordance with criteria and policies established by the Board.
- 5.6 **General Counsel.** The Board shall appoint a qualified person to act as the Authority's General Counsel, who shall not be a member of the Board, or an elected official or employee of a Party.
- 5.7 **Bonding of Persons Having Access to Property.** Pursuant to the Act, the Board shall designate the public officer or officers or person or persons who have charge of, handle, or have access to any property of the Authority exceeding a value as established by the Board, and shall require such public officer or officers or person or persons to file an official bond in an amount to be fixed by the Board.
- 5.8 **Privileges and Immunities from Liability.** All of the privileges and immunities from liability, exemption from laws, ordinances and rules, all pension, relief, disability, workers' compensation and other benefits which apply to the activities of officers, agents or employees of a public agency when performing their respective functions shall apply to the officers, agents or employees of the Authority to the same degree and extent while engaged in the performance of any of the functions and other duties of such officers, agents or employees under this Agreement. None of the officers, agents or employees directly employed by the Board shall be deemed, by reason of their employment by the Authority to be employed by the Parties or by reason of their employment by the Authority, to be subject to any of the requirements of the Parties.

5.9 **Commissions, Boards and Committees.** The Board may establish any advisory commissions, boards, and committees as the Board deems appropriate to assist the Board in carrying out its functions and implementing the CCA Program, related energy programs, and the provisions of this Agreement. To the extent possible, the commissions, boards, and committees should have equal representation from each Party. The Board may establish criteria to qualify for appointment on its commissions, boards, and committees. The Board may establish rules, regulations, policies, or procedures to govern any such commissions, boards, or committees and shall determine whether members shall be entitled to reimbursement for expenses. The meetings of the commissions, boards, or committees shall be held in accordance with the requirements of the Ralph M. Brown Act, as applicable.

6. IMPLEMENTATION ACTION AND AUTHORITY DOCUMENTS

6.1 **Preliminary Implementation of the CCA Program.**

6.1.1 **Enabling Ordinance.** In addition to the execution of this Agreement, each Party shall adopt an ordinance in accordance with Public Utilities Code Section 366.2(c)(12) for the purpose of specifying that the Party intends to implement a CCA Program by and through its participation in the Authority.

6.1.2 **Implementation Plan.** The Authority shall secure Board approval of an Implementation Plan meeting the requirements of Public Utilities Code Section 366.2 and any applicable Public Utilities Commission regulations, and consistent with the terms of this Agreement, as soon after the Effective Date as reasonably practicable but no later than December 31, 2019.

6.2 **Authority Documents.** The Parties acknowledge and agree that the affairs of the Authority will be implemented through various documents duly adopted by the Board through Board resolution or minute action, including but not necessarily limited to operational procedures and policies, the annual budget, and specific plans such as a local renewable energy development and integration plan and other policies defined as the Authority Documents by this Agreement. All such Authority Documents shall be consistent with and designed to advance the goals and objectives of the Authority as expressed in this Agreement. The Parties agree to abide by and comply with the terms and conditions of all such Authority Documents that may be adopted by the Board, subject to the Parties' right to withdraw from the Authority as described in Section 8 (Withdrawal and Termination) of this Agreement.

6.3 **Integrated Resource Plan and Regulatory Compliance.** The Authority shall cause to be prepared an Integrated Resource Plan in accordance with California Public Utilities Commission regulations, and consistent with the terms of this Agreement, that will ensure the long-term development and administration of a

variety of energy programs that promote local renewable resources, conservation, demand response, and energy efficiency, while maintaining compliance with other regulatory requirements including the State Renewable Portfolio Standard (RPS) and customer rate competitiveness.

- 6.4 **Renewable Portfolio Standards.** The Authority shall provide its customers energy primarily from Category 1 and Category 2 eligible renewable resources, as defined under the California RPS and consistent with the goals of the CCA Program. The Authority shall avoid the procurement of energy from Category 3 eligible renewable resources (unbundled Renewable Energy Credits or RECs) to the extent feasible. The Authority’s ultimate objective shall be to achieve—and sustain—a renewable energy portfolio with 100 percent renewable energy availability and usage, at competitive rates, within the Authority service territory by no later than 2035, and then beyond.
- 6.5 **Power Supply Requirements.** The Authority’s power supply base product will be greater than or equal to 50% qualified renewable resources. The Board shall establish product options with higher renewable and/or GHG-free content that each Party may select (such as 75% or 100% renewable content). In no event will the Authority’s power supply base product contain a lesser amount of renewable resources than the base product provided by SDG&E to its customers. Power supply options established by the Board will allow each Party the flexibility to achieve its CAP goals without impeding any other Party from doing the same.
- 6.6 **Continuation and Transition of City of Solana Beach’s Existing CCA Program.** The City of Solana Beach has been operating a CCA program within its jurisdiction since 2018. The City of Solana Beach shall be permitted to continue to operate its existing CCA program until the Authority’s CCA Program commences service to customers within the jurisdiction of the City of Solana Beach. The transition of CCA customers within the City of Solana Beach to the Authority’s CCA Program shall be implemented in accordance with the Authority’s implementation plan approved by the Board and certified by the CPUC and any policies and requirements established by the Board.

7. **FINANCIAL PROVISIONS**

- 7.1 **Fiscal Year.** The Authority’s fiscal year shall be 12 months commencing July 1 and ending June 30. The fiscal year may be changed by Board resolution.
- 7.2 **Depository.**
 - 7.2.1 All funds of the Authority shall be held in separate accounts in the name of the Authority and not commingled with funds of any Party or any other person or entity.

- 7.2.2 All funds of the Authority shall be strictly and separately accounted for, and regular reports shall be rendered of all receipts and disbursements, at least quarterly during the fiscal year. The books and records of the Authority shall be open to inspection and duplication by the Parties at all reasonable times. Annual financial statements shall be prepared in accordance with Generally Accepted Accounting Principles of the United States of America within 6 months of the close of the fiscal year. The Board shall contract with a certified public accountant to make an annual audit of the financial statements of the Authority, which shall be conducted in accordance with the requirements of Section 6505 of the Act.
- 7.2.3 All expenditures shall be made in accordance with the approved budget and upon the approval of any officer so authorized by the Board in accordance with its policies and procedures.

7.3 Budget and Recovery Costs.

- 7.3.1 Budget. The initial budget shall be approved by the Board. The Board may revise the budget from time to time as may be reasonably necessary to address contingencies and unexpected expenses. All subsequent budgets of the Authority shall be prepared and approved by the Board in accordance with its fiscal management policies that should include a deadline for approval.
- 7.3.2 Funding of Initial Costs. The Initial Costs of establishing the Authority and implementing its CCA Program shall be divided equally among the Founding Members. In the event that the CCA Program becomes operational, these Initial Costs paid by the Founding Members shall be included in the customer charges for electric services to the extent permitted by law. The Authority may establish a reasonable time period over which such costs are recovered and reimbursed to the Founding Members. In the event that the CCA Program does not become operational, the Founding Members shall not be entitled to any reimbursement of the Initial Costs they have paid from the Authority or any Party.
- 7.3.3 CCA Feasibility and Governance Report Costs. In the event that the CCA Program becomes operational, any costs incurred by the Parties in preparing CCA Feasibility or Governance Reports in connection with establishing the Authority shall be included in the customer charges for electric services to the extent permitted by law. The Authority may establish a reasonable time period over which such costs are recovered and reimbursed to the Parties that incurred such costs. In the event that the CCA Program does not become operational, no Party shall be entitled to any reimbursement of these costs from the Authority or any Party.

7.3.4 **Program Costs.** The Parties intend that all costs incurred by the Authority that are directly or indirectly attributable to the provision of electric or other services under the CCA Program, including the establishment and maintenance of various reserve and performance funds, shall be recovered through appropriate charges to CCA customers receiving such services.

7.3.5 **No Requirement for Contributions or Payments.** Parties are not required under this Agreement to make any financial contributions or payments to the Authority, and the Authority shall have no right to require such a contribution or payment unless expressly set forth herein (for example, as provided in Section 2.4.3, with respect to Additional Members, Section 7.3.2 with respect to Initial Costs and Section 8.1, with respect to Withdrawal), or except as otherwise required by law.

Notwithstanding the foregoing, a Party may voluntarily enter into an agreement with the Authority to provide the following:

- (a) contributions of public funds for the purposes set forth in this Agreement;
- (b) advances of public funds for the purposes set forth in this Agreement, such advances to be repaid as provided by such written agreement; or
- (c) its personnel, equipment or property in lieu of other contributions or advances.

No Party shall be required, by or for the benefit of the Authority, to adopt any local tax, assessment, fee or charge under any circumstances.

7.4 **Accounts and Reports.** The Treasurer shall establish and maintain such funds and accounts as may be required by good accounting practice or by any provision of any trust agreement entered into with respect to the proceeds of any bonds issued by the Authority. The books and records of the Authority in the hands of the Treasurer shall be open to inspection and duplication at all reasonable times by duly appointed representatives of the Parties. The Treasurer, within 180 days after the close of each fiscal year, shall give a complete written report of all financial activities for such fiscal year to the Parties. The Treasurer shall cooperate with all audits required by this Agreement.

7.5 **Funds.** The Treasurer shall receive, have custody of and/or disburse Authority funds in accordance with the laws applicable to public agencies and generally accepted accounting practices, and shall make the disbursements required by this Agreement in order to carry out any of the purposes of this Agreement.

7.6 **Discretionary Revenues.** The Board shall establish policies concerning the expenditure of discretionary revenues. As determined by the Board in such policies, discretionary revenues may be used to (1) provide programs and develop

projects of the Authority or (2) allow Parties to direct funds into qualified Authority programs and projects, or provide other ratepayer benefits. The Board shall endeavor to achieve a balanced distribution of program and project benefits substantially commensurate with each Party's energy load ("balanced distribution"). The Board shall conduct periodic audits no less than every two years in order to verify the balanced distribution of program and project benefits and take any corrective action necessary to achieve or continue to maintain a balanced distribution.

7.7 **Rate Related Programs.** The Authority will maintain residential net energy metering and low-income rate discount programs.

8. **WITHDRAWAL AND TERMINATION**

8.1 **Withdrawal**

8.1.1 **Withdrawal by Parties.** Any Party may withdraw its membership in the Authority, effective as of the beginning of the Authority's fiscal year, by giving no less than one year advance written notice of its election to do so, which notice shall be given to the Authority and each Party. The Board, in its discretion, may approve a shorter notice period on a case by case basis. In addition, a Party may immediately withdraw its membership in the Authority upon written notice to the Board at any time prior to the Authority filing its first year-ahead load forecast with the CPUC that included the Party's load (anticipated to occur in April 2020) without any financial obligation other than its share of Initial Costs that shall not be reimbursed and any costs directly related to the resulting amendment of the Implementation Plan. Withdrawal of a Party shall require an affirmative vote of the Party's Governing Body.

8.1.2 **Amendment.** Notwithstanding Section 8.1.1 (Withdrawal by Parties) of this Agreement, a Party may withdraw its membership in the Authority upon approval and execution of an amendment to this Agreement provided that the requirements of this Section 8.1.2 are strictly followed. A Party shall be deemed to have withdrawn its membership in the Authority effective one year (or earlier if approved by the Board) after the Board approves an amendment to this Agreement if the Director representing such Party has provided notice to the other Directors immediately preceding the Board's vote of the Party's intention to withdraw its membership in the Authority, should the amendment be approved by the Board.

8.1.3 **Continuing Liability; Further Assurances.** A Party that withdraws its membership in the Authority may be subject to certain continuing liabilities, as described in Section 8.5 (Continuing Liability; Refund) of this Agreement, including, but not limited to, power purchase

agreements and other Authority contracts and operational obligations. The withdrawing Party and the Authority shall execute and deliver all further instruments and documents and take any further action that may be reasonably necessary, as determined by the Board, to effectuate the orderly withdrawal of such Party from membership in the Authority. The Board shall also consider, pursuant to Section 3.2.12, adoption of a policy that allows a withdrawing Party to negotiate assignment to the Party of costs of electric power or other resources procured on behalf of its customers by the Authority upon its withdrawal. In the implementation of this Section 8.1.3, the Parties intend, to the maximum extent possible, without compromising the viability of ongoing Authority operations, that any claims, demands, damages, or liabilities covered hereunder, be funded from the rates paid by CCA Program customers located within the service territory of the withdrawing Party, and not from the general fund of the withdrawing Party itself.

- 8.2 **Termination of CCA Program.** Nothing contained in Section 6 or elsewhere in this Agreement shall be construed to limit the discretion of the Authority to terminate the implementation or operation of the CCA Program at any time in accordance with any applicable requirements of state law.
- 8.3 **Involuntary Termination.** This Agreement may be terminated with respect to a Party for material non-compliance with provisions of this Agreement or Authority Documents upon a two-thirds vote of the entire Board excluding the vote of the Party subject to possible termination. Prior to any vote to terminate this Agreement with respect to a Party, written notice of the proposed termination and the reason(s) for such termination shall be delivered to the Party whose termination is proposed at least 30 days prior to the regular Board meeting at which such matter shall first be discussed as an agenda item. The written notice of proposed termination shall specify the particular provisions of this Agreement or the Authority Documents that the Party has allegedly violated. The Party, subject to possible termination, shall have the opportunity at the next regular Board meeting to respond to any reasons and allegations that may be cited as a basis for termination prior to a vote regarding termination. A Party that has had its membership in the Authority terminated may be subject to certain continuing liabilities, as described in Section 8.5 (Continuing Liability; Refund) of this Agreement.
- 8.4 **Mutual Termination.** This Agreement may be terminated by mutual agreement of all the Parties; provided, however, the foregoing shall not be construed as limiting the rights of a Party to withdraw its membership in the Authority, and thus terminate this Agreement with respect to such withdrawing Party, as described in Section 8.1 (Withdrawal) of this Agreement.
- 8.5 **Continuing Liability; Refund.** Upon a withdrawal or involuntary termination of a Party, the Party shall be responsible for any claims, demands, damages, or

liabilities attributable to the Party through the effective date of its withdrawal or involuntary termination, it being agreed that the Party shall not be responsible for any claims, demands, damages, or liabilities commencing or arising after the effective date of the Party's withdrawal or involuntary termination.

Notwithstanding the foregoing or any other provisions of this Agreement, such Party also shall be liable to the Authority for (a) any damages, losses, or costs incurred by the Authority which result directly from the Party's withdrawal or termination, including but not limited to costs arising from the resale of capacity, electricity, or any attribute thereof no longer needed to serve such Party's load; and (b) any costs or obligations associated with the Party's participation in any program in accordance with the program's terms, provided such costs or obligations were incurred prior to the withdrawal of the Party. From and after the date a Party provides notice of its withdrawal or is terminated, the Authority shall reasonably and in good faith seek to mitigate any costs and obligations to be incurred by the withdrawing or terminated Party under this Section through measures reasonable under the circumstances, provided that this obligation to mitigate does not impose any obligation on the Authority to transfer any cost or obligation directly attributable to the membership and withdrawal or termination of the withdrawing or terminated party to the ratepayers of the remaining members. Further, the liability of the withdrawing or terminated Party shall be based on actual costs or damages incurred by the Authority and shall not include any penalties or punitive charges imposed by the Authority. The Authority may withhold funds otherwise owing to the Party or may require the Party to deposit sufficient funds with the Authority, as reasonably determined by the Authority, to cover the Party's liability for the costs described above. The withdrawing or terminated Party agrees to pay any such deposit determined by the Authority. Any amount of the Party's funds held on deposit with the Authority above that which is required to pay any liabilities or obligations shall be returned to the Party. In the implementation of this Section 8.5, the Parties intend, to the maximum extent possible, without compromising the viability of ongoing Authority operations, that any claims, demands, damages, or liabilities covered hereunder, be funded from the rates paid by CCA Program customers located within the service territory of the withdrawing Party, and not from the general fund of the withdrawing Party itself. The liability of a withdrawing Party under this Section shall be only to the Authority and not to any other Party.

- 8.6 **Disposition of Authority Assets.** Upon termination of this Agreement and dissolution of the Authority by all Parties, after payment of all obligations of the Authority, the Board may sell or liquidate Authority property and shall distribute any remaining assets to the Parties in proportion to the contributions made by the existing Parties. Any assets provided by a Party to the Authority shall remain the asset of that Party and shall not be subject to distribution under this section.

9. **MISCELLANEOUS PROVISIONS**

- 9.1 **Dispute Resolution.** The Parties and the Authority shall make reasonable efforts to settle all disputes arising out of or in connection with this Agreement. Before

exercising any remedy provided by law, a Party or the Parties and the Authority shall engage in nonbinding mediation in the manner agreed upon by the Party or Parties and the Authority. The Parties agree that each Party may specifically enforce this section. In the event that nonbinding mediation is not initiated or does not result in the settlement of a dispute within 60 days after the demand for mediation is made, any Party and the Authority may pursue any remedies provided by law.

- 9.2 **Liability of Directors, Officers, and Employees.** The Directors, officers, and employees of the Authority shall use ordinary care and reasonable diligence in the exercise of their powers and in the performance of their duties pursuant to this Agreement. No current or former Director, officer, or employee will be responsible for any act or omission by another Director, officer, or employee. The Authority shall defend, indemnify and hold harmless the individual current and former Directors, officers, and employees for any acts or omissions in the scope of their employment or duties in the manner provided by Government Code Section 995 et seq. Nothing in this section shall be construed to limit the defenses available under the law, to the Parties, the Authority, or its Directors, officers, or employees. In addition, pursuant to the Act, no Director shall be personally liable on the Authority's bonds or be subject to any personal liability or accountability by reason of the issuance of bonds.
- 9.3 **Insurance and Indemnification of Parties.** The Authority shall acquire such insurance coverage as is necessary to protect the interests of the Authority and the Parties. The Authority shall defend, indemnify and hold harmless the Parties and each of their respective governing board members, officers, agents and employees, from any and all claims, losses, damages, deductibles or self-insured retentions, costs, fines, penalties, injuries and liabilities of every kind arising directly or indirectly from the conduct, activities, operations, acts, errors, omissions or negligence of the Authority or its officers, employees, agents, contractors, licensees or volunteers.
- 9.4 **No Third Party Beneficiaries.** The provisions of this Agreement are for the sole benefit of the Parties and the Authority and not for the benefit of any other person or entity. No third party beneficiary shall be created by or arise from the provisions of this Agreement.
- 9.5 **Notices.** Any notice required or permitted to be made hereunder shall be in writing and shall be delivered in the manner prescribed herein at the principal place of business of each Party. The Parties may give notice by (1) personal delivery; (2) e-mail; (3) U.S. Mail, first class postage prepaid, or a faster delivery method; or (3) by any other method deemed appropriate by the Board.

Upon providing written notice to all Parties, any Party may change the designated address or e-mail for receiving notice.

All written notices or correspondence sent in the described manner will be deemed given to a party on whichever date occurs earliest: (1) the date of personal delivery; (2) the third business day following deposit in the U.S. mail, when sent by “first class” mail; or (3) the date of transmission, when sent by e-mail or facsimile.

- 9.6 **Successors.** This Agreement shall be binding upon and shall inure to the benefit of the successors of each Party.
- 9.7 **Assignment.** Except as otherwise expressly provided in this Agreement, the rights and duties of the Parties may not be assigned or delegated without the advance written consent of all of the other Parties, and any attempt to assign or delegate such rights or duties in contravention of this section shall be null and void. This Agreement shall inure to the benefit of, and be binding upon, the approved assigns of the Parties. This section does not prohibit a Party from entering into an independent agreement with another agency, person, or entity regarding the financing of that Party’s contributions to the Authority, or the disposition of the proceeds which that Party receives under this Agreement, so long as such independent agreement does not affect, or purport to affect, the rights and duties of the Authority or the Parties under this Agreement.
- 9.8 **Amendment.** This Agreement may be amended by a written amendment approved by the Board in accordance with the Special Voting requirements of Section 4.12.
- 9.9 **Severability.** If any one or more of the terms, provisions, promises, covenants, or conditions of this Agreement were adjudged invalid or void by a court of competent jurisdiction, each and all of the remaining terms, provisions, promises, covenants, and conditions of this Agreement shall not be affected thereby and shall remain in full force and effect to the maximum extent permitted by law.
- 9.10 **Governing Law.** This Agreement is made and to be performed in the State of California, and as such California substantive and procedural law shall apply.
- 9.11 **Headings.** The section headings herein are for convenience only and are not to be construed as modifying or governing the language of this Agreement.
- 9.12 **Counterparts.** This Agreement may be executed in any number of counterparts, and upon execution by all Parties, each executed counterpart shall have the same force and effect as an original instrument and as if all Parties had signed the same instrument. Any signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signatures thereon and may be attached to another counterpart of this Agreement identical in form hereto but having attached to it one or more signature pages.

The Parties hereto have executed this Joint Powers Agreement establishing the Clean Energy Alliance.

CITY OF CARLSBAD

By: [Signature]
City Manager

DATE: 10 OCT 19

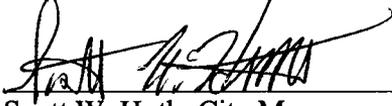
ATTEST:

By: [Signature]
for City Clerk

APPROVED AS TO FORM:

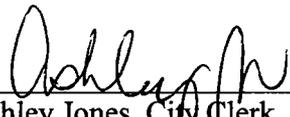
By: [Signature]
City Attorney

CITY OF Del Mar

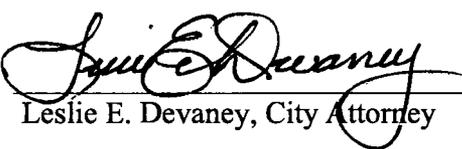
By: 
Scott W. Huth, City Manager

DATE: 11/4/2019

ATTEST:

By: 
Ashley Jones, City Clerk

APPROVED AS TO FORM:

By: 
Leslie E. Devaney, City Attorney

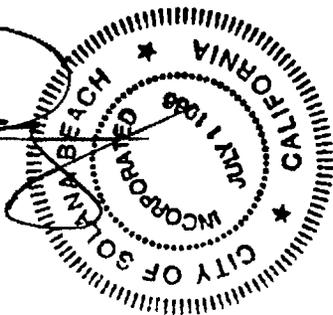
CITY OF SOLANA BEACH

By: [Signature]
City Manager

DATE: 11-4-19

ATTEST:

By: [Signature]
City Clerk



APPROVED AS TO FORM:

By: [Signature]
City Attorney

Exhibit A: Definitions

- "AB 117" means Assembly Bill 117 (Stat. 2002, Ch. 838, codified at Public Utilities Code Section 366.2), which created Community Choice Aggregation.
- "Act" means the Joint Exercise of Powers Act of the State of California (Chapter 5, Division 7, Title 1 of the Government Code commencing with Section 6500).
- "Agreement" means this Joint Powers Agreement.
- "Authority" means the Clean Energy Alliance.
- "Authority Document(s)" means document(s) duly adopted by the Board by resolution or motion implementing the powers, functions and activities of the Authority, including but not limited to the Operating Policies and Procedures, the annual budget, and plans and policies.
- "Board" means the Board of Directors of the Authority.
- "Community Choice Aggregation" or "CCA" means an electric service option available to cities, counties, and other public agencies pursuant to Public Utilities Code Section 366.2.
- "CCA Program" means the Authority's Community Choice Aggregation program established, conducted and operated under Public Utilities Code Section 366.2.
- "Days" shall mean calendar days unless otherwise specified by this Agreement.
- "Director" means a member of the Board representing a Party appointed in accordance with Sections 4.1 (Board of Directors) and 4.2 (Appointment and Removal of Directors) of this Agreement.
- "Effective Date" means the date on which the Agreement shall become effective and the Authority shall exist as a separate public agency, as further described in Section 2.1 (Effective Date and Term) of this Agreement.
- "Founding Member" means any jurisdiction that becomes a member of the Authority before October 1, 2020, as identified in Exhibit B.
- "Governing Body" means for any city, its City Council; and for any other public agency, the equivalent policy making body that exercises ultimate decision-making authority over such agency.
- "Initial Costs" means reasonable and necessary implementation costs advanced by the Founding Members in support of the formation of the Authority and approved by the Board for reimbursement, which are (a) directly related to the establishment of the Authority and its CCA program, and (b) incurred by the Authority or its Members relating to the initial operation of the Authority, such as the hiring of the executive and operations staff, any required accounting, administrative, technical and legal services in support of the

Authority's initial formation activities or in support of the negotiation, preparation and approval of power purchase agreements, and activities associated with drafting and obtaining approval of the Authority's implementation plan. Initial Costs do not include costs associated with the investigation of the CCA model, attendance at routine planning meetings, or a Party's pre-formation reports related to their decision to pursue CCA or join the Authority. Initial costs also do not include the costs incurred by the City of Solana Beach relating to the termination of its CCA program. The Authority Board shall determine the repayment timing and termination date for the Initial Costs.

"Investor Owned Utilities" means a privately-owned electric utility whose stock is publicly traded and is subject to CPUC regulation.

"Parties" means, collectively, the signatories to this Agreement that have satisfied the conditions as defined above for "Founding Members" or in Section 2.4 (Addition of Parties) of this Agreement, such that they are considered members of the Authority.

"Party" means, singularly, a signatory to this Agreement that has satisfied the conditions as defined above for "Founding Members" or in Section 2.4 (Addition of Parties) of this Agreement, such that it is considered a member of the Authority.

Exhibit B: List of Founding Members

Any public agency that becomes a member by October 1, 2020

City of Carlsbad

City of Del Mar

City of Solana Beach

**AMENDED AND RESTATED
AMENDMENT NO. 1 TO
CLEAN ENERGY ALLIANCE
JOINT POWERS AGREEMENT**

This Amended and Restated Amendment No. 1 to Clean Energy Alliance Joint Powers Agreement (hereinafter “Amendment”), is entered into by and between the Parties listed on Exhibit B hereto effective August 25, 2022, and is made in reference to the following facts:

- A. Effective November 4, 2019, the Founding Members of Clean Energy Alliance (“CEA”) entered into that certain Clean Energy Alliance Joint Powers Agreement (“Agreement”).
- B. On October 27, 2021, through a unanimous vote of its City Council, the City of Escondido adopted Resolution No. 2021-169 authorizing the execution of the Agreement and authorizing staff to take other actions necessary for the City of Escondido to join CEA, and introduced Ordinance No. 2021-12 ordaining the City Council’s decision, pursuant to Public Utilities Code Section 366.2 to implement a Community Choice Aggregation (“CCA”) program within the jurisdiction of the City of Escondido by participating in CEA, under the terms and conditions of the Agreement.
- C. On November 17, 2021, the City of Escondido conducted a second reading and adopted Ordinance No. 2021-169 ordaining the City Council’s decision, pursuant to Public Utilities Code Section 366.2 to implement a CCA program within the jurisdiction of the City of Escondido by participating in CEA, under the terms and conditions of the Agreement.
- D. On November 18, 2021, the Board of Directors of CEA authorized the City of Escondido to become a member of CEA pursuant to Section 2.4 of the Agreement.
- E. On November 9, 2021, through a unanimous vote of its City Council, the City of San Marcos adopted Resolution No. 2021-8950 authorizing the execution of the Agreement and authorizing staff to take other actions necessary for the City of San Marcos to join CEA, and introduced Ordinance No. 2021-1508 ordaining the City Council’s decision, pursuant to Public Utilities Code Section 366.2 to implement a Community Choice Aggregation (“CCA”) program within the jurisdiction of the City of San Marcos by participating in CEA, under the terms and conditions of the Agreement.
- F. On November 23, 2021, the City of San Marcos conducted a second reading and adopted Ordinance No. 2021-1508 ordaining the City Council’s decision, pursuant

to Public Utilities Code Section 366.2 to implement a CCA program within the jurisdiction of the City of San Marcos by participating in CEA, under the terms and conditions of the Agreement.

- G. On December 17, 2021, the Board of Directors of CEA authorized the City of San Marcos to become a member of CEA pursuant to Section 2.4 of the Agreement.
- H. On June 8, 2022, through a majority vote of its City Council, the City of Oceanside adopted Resolution No 22-R0372-1 authorizing the execution of the Agreement and authorizing staff to take other actions necessary for the City of Oceanside to join CEA, and introduced Ordinance No. 22-OR0396-1 ordaining the City Council's decision, pursuant to Public Utilities Code Section 366.2 to implement a Community Choice Aggregation ("CCA") program within the jurisdiction of the City of Oceanside by participating in CEA, under the terms and conditions of the Agreement.
- I. On June 22, 2022, the City of Oceanside conducted a second reading and adopted Ordinance No. 22-OR0396-1 ordaining the City Council's decision, pursuant to Public Utilities Code Section 366.2 to implement a CCA program within the jurisdiction of the City of Oceanside by participating in CEA, under the terms and conditions of the Agreement.
- J. On July 28, 2022, the Board of Directors of CEA considered authorization of the City of Oceanside to become a member of CEA pursuant to Section 2.4 of the Agreement.
- K. On June 28, 2022, through a unanimous vote of its City Council, the City of Vista adopted Resolution No. 2022-113 authorizing the execution of the Agreement and authorizing staff to take other actions necessary for the City of Vista to join CEA, and introduced and adopted Ordinance No. 2022-9 ordaining the City Council's decision, pursuant to Public Utilities Code Section 366.2 to implement a Community Choice Aggregation ("CCA") program within the jurisdiction of the City of Vista by participating in CEA, under the terms and conditions of the Agreement.
- L. On July 28, 2022, the Board of Directors of CEA considered authorization of the City of Vista to become a member of CEA pursuant to Section 2.4 of the Agreement.
- M. CEA's Board of Directors approved amendments to the Agreement by Resolution 2021-012 dated September 30, 2021 (which included an Amendment No. 1), Resolution 2021-014 dated November 18, 2021 (approving the City of Escondido as a Member) and Resolution 2021-015 dated December 17, 2021 (approving the City of San Marcos as a Member) (collectively, "Previous Amendments").
- N. The Parties wish to amend the Agreement on the terms set forth below and to document, ratify, restate and amend Previous Amendments and the addition of new members to CEA.

- O. On July 25, 2022, the form of this amendment was circulated to CEA’s members for signature and return to CEA for CEA Board of Directors approval at its August 25, 2022 meeting.

NOW, THEREFORE, in consideration of their mutual promises as herein set forth, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree to amend the Agreement as follows:

1. The above recitals are true and correct.
2. The word “Founding” is hereby stricken from the first paragraph of the Agreement and from Section 1.2.
3. Exhibit B (List of Founding Members) to the Agreement shall be deleted in its entirety and replaced with the Exhibit B (List of Members) attached to this Amendment as Exhibit B, which is fully incorporated herein by this reference.
4. The first sentence of Section 5.1 Elected and Appointed Officers of the Agreement is hereby amended to read as follows:

“For each calendar year, the Board shall elect a Chair and Vice Chair from among the Directors and for each fiscal year shall appoint a Secretary and a Treasurer as provided in Government Code Section 6505.5.”
5. The first sentence of Section 5.2 Chair and Vice Chair of the Agreement is hereby amended to read as follows:

“For each calendar year, the Board shall elect a Chair and Vice Chair from among the Directors.”
6. This Amendment may be executed electronically and in counterparts, which together shall be, for all purposes, the same as one original agreement.
7. The terms set forth in this Amendment shall have the meanings ascribed to them in the Agreement for all purposes unless the context clearly indicates some other meaning.
8. This Amendment amends and restates the Previous Amendments to the Agreement.
9. Except as otherwise provided in this Amendment, each and every provision, term and condition contained in the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment effective as of the date first indicated above.

[SIGNATURES ON FOLLOWING PAGES]

MEMBER:

CITY OF _____

By: _____
City Manager

Date: _____

APPROVAL AS TO FORM:

By: _____
City Attorney Date

ATTEST:

By: _____
City Clerk Date

EXHIBIT B: List of Members

Founding Members (public agencies becoming a member by October 1, 2020)

City of Carlsbad

City of Del Mar

City of Solana Beach

Members becoming a member after October 1, 2020

City of Escondido (effective November 18, 2021)

City of San Marcos (effective December 17, 2021)

City of Oceanside (effective July 28, 2022)

City of Vista (effective July 28, 2022)

RESOLUTION 2022-109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE AMENDED AND RESTATED AMENDMENT NO. 1 TO THE CLEAN ENERGY ALLIANCE JOINT POWERS AGREEMENT AND RATIFYING THE CITY MANAGER'S EXECUTION OF SUCH AMENDMENT

WHEREAS, on October 9, 2019, the City Council of the City of Solana Beach adopted Resolution 2019-136 approving and authorizing the execution of the Joint Powers Agreement (Agreement) creating the Clean Energy Alliance (CEA) and the City's membership in it; and

WHEREAS, the City executed the Agreement on November 4, 2019; and

WHEREAS, Section 9.8 of the Agreement allows for written amendments to the Agreement to be accomplished by CEA's Board of Directors in accordance with the Special Voting requirements of Section 4.12; and

WHEREAS, from time to time, CEA's Board has approved amendments to the Agreement, including addition of new member agencies pursuant to Section 2.4 of the Agreement; and

WHEREAS, on July 28, 2022, CEA's Board adopted Resolution 2022-004 authorizing the Cities of Oceanside and Vista to become parties to the Agreement and members of CEA; and

WHEREAS, on July 25, 2022, CEA gave notice to the City of Solana Beach of the Amended and Restated Amendment No. 1 to the Clean Energy Alliance Joint Powers Agreement (Amendment) as required by the Agreement; and

WHEREAS, Resolution 2019-136 authorized the City Manager to execute the Agreement in its original form together with minor technical or clerical corrections and also authorized and directed the City Manager to take such further actions as may be necessary and appropriate to implement the intent and purposes of the Resolution; and

WHEREAS, the City Manager has executed the Amendment.

NOW, THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the above recitations are true and correct.
2. That the Amendment is approved and the City Manager's execution of it is ratified.
3. That the City Manager, or his designee, is authorized to execute any further

- amendments to the Agreement that are minor technical or clerical corrections.
4. The City Manager, or his designee, is authorized and directed to take such further actions as may be necessary and appropriate to implement the intent and purposes of this Resolution.

PASSED AND ADOPTED this 24th day of August 2022, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSTAIN: Councilmembers –
ABSENT: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: August 24, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a Development Review Permit to Construct a Single-Story Addition to an Existing Single-Story, Single-Family Residence with an attached Garage and Perform Associated Site Improvements at 418 Glencrest Drive, Solana Beach (Case # DRP21-014; Applicants: Jeanna & John Peterson; APN: 263-242-05; Resolution 2022-097)**

BACKGROUND:

The Applicants, Jeanna and John Peterson, are requesting City Council (Council) approval of a Development Review Permit (DRP) to construct an 824 square-foot first-story addition to an existing one-story, single-family residence, to construct a 218 square-foot golf cart storage addition to an existing 467 square-foot attached garage and perform associated site improvements at 418 Glencrest Drive. The 15,364 square-foot lot is located at 418 Glencrest Drive and is within both the Low Residential (LR) Zone and Scaled Residential Overlay Zone (SROZ).

The Applicants propose grading in the amounts of 25 cubic yards of cut, 250 cubic yards of fill, 10 cubic yards of excavation for footings, and 39 cubic yards for removal and recompaction. The total aggregate grading quantity would be 324 cubic yards. The project meets two thresholds for the requirement of a DRP, including: 1) construction in excess of 60 percent of the maximum allowable floor area; and 2) for aggregate grading in excess of 100 cubic yards. The highest point or elevation of new construction would not exceed 16 feet as measured from the pre-existing grade at 15 feet 11 inches (or 218.30 MSL); therefore, the project is exempt from the View Assessment/Structure Development Permit requirement of Solana Beach Municipal Code (SBMC) Chapter 17.63.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2022-097 (Attachment 1).

CITY COUNCIL ACTION:

DISCUSSION:

The subject property is located on the east side of Glencrest Drive north of Dell Street and south of Glencrest Place. The 15,364 square-foot lot fronts on Glencrest Drive to the west, with residential properties to the north, east and south. The topography of the project site slopes down in the rear (east) of the residence to the rear property line with an approximately 13-foot grade differential. The topography of the front yard slopes down from Glencrest Drive, east, towards the residence with an approximately 4-foot grade differential. There are two recorded easements on the lot 1) a drainage easement located along the north property line of the lot; and 2) Santa Fe Irrigation District is in the process of relinquishing a water easement that runs north/south through the lot.

The site is currently developed with an 1,827 square-foot one-story, single-family residence with an attached 467 square-foot garage. The Applicants are proposing an addition to the residence and garage as well as performing site improvements including grading, landscaping, and the construction of a swimming pool. The project plans are provided in Attachment 2.

Table 1 (below) provides a comparison of the zoning regulations with the Applicants' proposed design.

Table 1		
LOT INFORMATION		
Property Address:	418 Glencrest Dr.	Zoning Designation: LR (3 du/ac)
Lot Size (Gross & Net):	15,364 ft ²	# of Units Allowed: D/U, 1 ADU, and 1 JADU
Max. Allowable Floor area:	4,611 ft ²	# of Units Requested: 1 Dwelling Unit
Proposed Floor area:	3,136 ft ²	Setbacks:
Below Max. Floor area by:	1,475 ft ²	Required
Max. Allowable Height:	25 ft.	Proposed
Max. Proposed Height:	15'11" ft.	Front (W) 20 ft. 20.3 ft.
Highest Point/Ridge:	218.30 MSL	Interior Side (N) 5 ft. 5.5 ft.
Overlay Zones(s):	SROZ	Interior Side (S) 5 ft. 5.1 ft.
		Rear (E) 25 ft. 82.8 ft.
PROPOSED PROJECT INFORMATION		
Floor area Breakdown:		Requested Permits:
Existing Residence	1,827 ft ²	DRP: A DRP is required for:
Proposed Addition	824 ft ²	1) a structure that exceeds 60% of the maximum allowable floor area; and
Existing Garage	467 ft ²	2) grading in excess of 100 cubic yards (aggregate)
Proposed Golf Cart Storage Addition	218 ft ²	
Subtotal	3,336 ft ²	
Off-Street Parking Exemption	- 200 ft ²	
Total Floor area	3,136 ft²	
Proposed Grading: 25 yd³ cut, 250 yd³ of fill and 225 yd³ of import, 10 yd³ cut for footings, 39 yd³ for removal and recompaction.		
Proposed Parking: One-Car Garage and One on driveway		Existing Development: Single-Family Residence
Proposed Fences and Walls: Yes		
Proposed Accessory Dwelling Unit: No		

Proposed Accessory Structure: Yes, Golf Cart Storage Addition to Existing Garage	
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Staff has prepared draft findings for approval of the project in the attached Resolution 2022-097 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2022-097.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed development includes grading in excess of 100 cubic yards and a residence that exceeds 60% of the maximum allowable floor area. In addition to meeting the zoning requirements, the project must also be found in compliance with development review criteria. The following is a list of the development review criteria topics:

1. Relationship with Adjacent Land Uses
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas
5. Grading
6. Lighting
7. Usable Open Space

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2022-097 provides the full discussion of the findings.

1. The proposed development is consistent with the general plan and all applicable requirements of this title, including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the development review criteria.
3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.

4. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicants obtaining the required permit or approval from the other agency.

If the above findings cannot be made, the Council shall deny the DRP. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

Relationship with Adjacent Land Uses:

The property is located within the Low Residential (LR) Zone. The surrounding properties area also in the LR Zone and are developed with a mixture of one- and two-story, single-family residences. The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Low Density Residential in the General Plan and intended for single-family residential development with a maximum density of three (3) dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated and could be found to be in conformance with the regulations of the SROZ. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

Building and Structure Placement:

The Applicants are proposing an addition to an existing single-story, single-family residence and attached garage and to perform site improvements. The proposed additions would be located in the buildable area of the lot and the driveway access would be maintained from Glencrest Drive near the southwest portion of the lot.

The proposed project, as designed, meets the minimum required front-yard, interior-side and rear-yard setbacks.

The first floor living area in the existing footprint of the residence consists of a great room, kitchen, family room, and three bedrooms that would remain without any changes. To the west of the existing footprint, the Applicants are proposing to construct an entry addition. South of the existing garage footprint, the Applicants are proposing to construct an addition for golf cart storage, and east of the existing garage and south of the existing family room the Applicants are proposing a main bedroom, and laundry room. A four-foot addition is also proposed along the east side of the existing family room. A new 550

square-foot deck is proposed along the east side of the family room and bedroom addition.

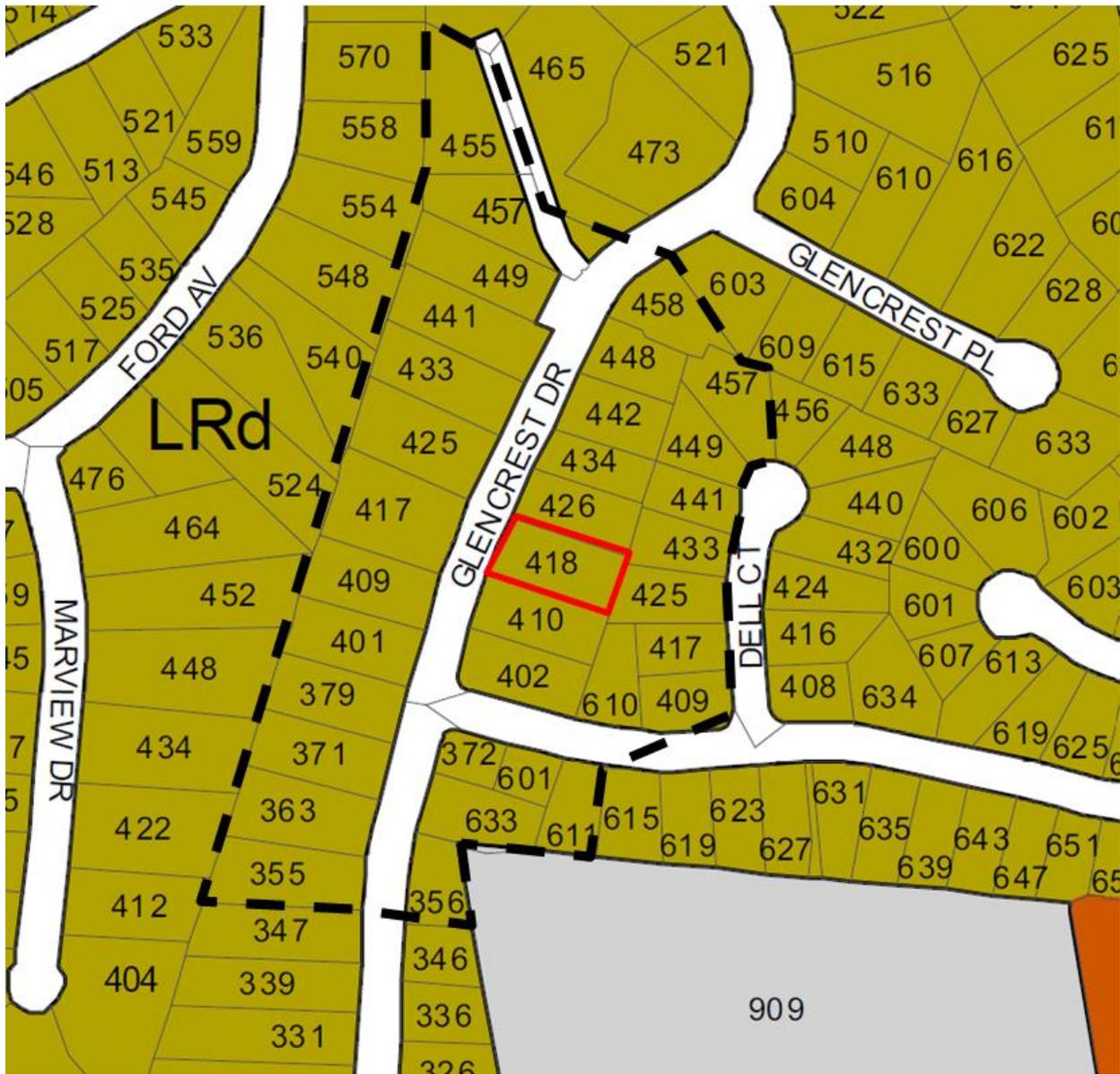
The SBMC parking regulations require two off-street parking spaces per single-family residence. When a required space is provided in a garage, up to 200 square feet of floor area is exempted for each required space. One of the required parking spaces is provided on the driveway within the buildable area which is consistent with the OSPDM. The existing 467 square-foot garage and 218 square-foot addition to the garage would provide the second required parking space; therefore, 200 square feet of the garage is exempt from the calculation of floor area. With the exemption, the total proposed floor area onsite would be 3,136 square feet, which is 1,475 square feet below the maximum allowable floor area for the 15,364 square-foot lot. The maximum allowable floor area calculation for this project is as follows:

0.500 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 ft ² to 15,000 ft ²	1,575 ft ²
0.100 for 15,000 ft ² to 20,000 ft ²	36 ft ²
<hr/> Maximum Allowable Floor Area:	4,611 ft ²

As designed, the project complies with all required setbacks under the designation “d” on the City’s official Zoning Map. The residence would be setback 20.3 feet from the front property line along Glencrest Drive, approximately 5.5 feet from the north side property line, approximately 82.8 feet from the rear property line, and approximately 5.1 feet from the south side property line. The maximum building height for the LR Zone is 25 feet. The proposed addition to the residence would not exceed 16 feet above the pre-existing grade with the highest portion of the structure to be at 15 feet 11 inches or 218.30 feet above MSL. The existing one-story residence is below 16’ in height from existing grade. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

Neighborhood Comparison:

Staff compared the proposed project to 33 other properties within the surrounding area. This area includes properties on the east and west sides of Glencrest Drive, properties on Dell St, and properties on Dell Ct. as shown on the following map.



The properties evaluated in this comparison are also located in the LR Zone. The existing homes range in size from 1,484 square feet to 4,109 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, and non-habitable accessory building area in the total square footage. Additionally, the Assessor would not double count areas with a ceiling height of 15 feet or greater. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the existing garage and the proposed garage addition:

Project Gross Building Area:	3,336 ft ²
Subtract Garage Area	-685 ft ²
Project Area for Comparison to Assessor's Data:	4,617 ft ²

Table 2 is based upon the County Assessor's data and SanGIS data. It contains neighboring lot sizes, the square footage of existing development and the maximum allowable square footage for potential development on each lot.

Table 2						
#	Property Address	Lot Size in ft ² (SanGIS)	Existing ft ² (Assessor)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	355 GLENCREST DR	18,519	1,960		4,927	LR
2	356 GLENCREST DR	15,238	4,109		4,599	LR
3	363 GLENCREST DR	18,584	1,902		4,933	LR
4	371 GLENCREST DR	15,659	1,964		4,641	LR
5	372 GLENCREST DR	7,014	2,193		3,177	LR
6	379 GLENCREST DR	16,229	1,814		4,698	LR
7	401 GLENCREST DR	15,220	3,017		4,597	LR
8	402 GLENCREST DR	15,560	2,066		6,631	LR
9	409 GLENCREST DR	15,422	2,211		4,617	LR
10	410 GLENCREST DR	14,000	3,050		4,400	LR
11	417 GLENCREST DR	22,191	2,173		5,185	LR
12	418 GLENCREST DR	15,364	1,827	2,651	4,611	LR
13	425 GLENCREST DR	20,466	2,135		5,098	LR
14	426 GLENCREST DR	13,133	2,172		4,248	LR
15	433 GLENCREST DR	17,229	2,172		4,798	LR
16	434 GLENCREST DR	9,307	1,779		3,579	LR
17	441 GLENCREST DR	18,359	2,773		4,911	LR
18	442 GLENCREST DR	13,035	2,497		4,231	LR
19	448 GLENCREST DR	10,640	2,327		3,812	LR
20	449 GLENCREST DR	16,085	1,484		4,684	LR
21	455 GLENCREST DR	22,852	1,716		5,218	LR
22	457 GLENCREST DR	21,190	2,984		5,135	LR
23	458 GLENCREST DR	12,633	1,907		4,161	LR
24	601 DELL ST	6,064	1,896		3,011	LR
25	611 DELL ST	10,200	1,870		3,735	LR
26	610 DELL ST	10,400	2,021		3,770	LR
27	409 DELL CT	9,900	1,870		3,683	LR
28	417 DELL CT	8,400	1,632		3,420	LR
29	425 DELL CT	11,600	2,021		3,980	LR
30	433 DELL CT	9,900	2,960		3,683	LR
31	441 DELL CT	8,900	2021		3,508	LR
32	449 DELL CT	9,700	2,845		3,648	LR

33	457 DELL CT	13,811	2,042	3,052	4,295	LR
34	364 GLENCREST DR	16,428	2,277		4,718	LR

Fences, Walls and Retaining Walls:

The Applicants propose to construct new retaining walls within the required interior side and rear yards. Per SBMC 17.20.040(O) and 17.60.070(C) and (D), fences and walls within the interior and rear yards shall not exceed six (6) feet in height except for an additional two (2) feet of fence height (to a maximum total height of eight feet) provided the additional two (2) feet of fence is at least 50 percent open to light and air. The retaining walls are proposed to be located within the interior side and rear yard setbacks and would be a maximum of 3.5 feet in height. The proposed walls within the buildable area would be a maximum of 5 feet. The existing 5-foot perimeter fence along the side and rear property lines is proposed to remain. If the Applicants decide to modify any of the design of the proposed fences and walls or construct additional fences and walls, a condition of project approval indicates that they would be required to comply with SBMC 17.20.040(O) and 17.60.070(C) and (D).

Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City’s third-party landscape architect, who has recommended approval. The Applicants will be required to submit a detailed construction landscape plan that will be reviewed by the City’s third-party landscape architect for substantial conformance with the conceptual plan and compliance with SBMC Chapter 17.56. In addition, the City’s third-party landscape architect will perform an inspection during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual require two (2) parking spaces for a single-family residence. One of the required parking spaces is currently provided in the existing attached garage and one space is provided on the driveway within the buildable area.

Grading:

The Applicants propose to lower the existing grade east of the residence approximately two (2) feet to create a flat patio area. The Applicants are also proposing to raise the

existing grade approximately two (2) feet in the rear portion of the property to create a pool and landscape area. New retaining walls are proposed within the required interior-side yard, rear yard, and the buildable area.

The Applicants propose grading in the amounts of 25 cubic yards of cut, 250 cubic yards of fill, 10 cubic yards of excavation for footings, and 39 cubic yards for removal and recompaction. The total aggregate grading quantity would be 324 cubic yards. The Applicants propose 225 cubic yards of import.

Lighting:

A condition of project approval requires that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

Usable Open Space:

The project consists of a first-story addition and grading in excess of 100 cubic yards on an existing developed lot, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

Property Frontage & Public Right-of-Way Improvements:

The existing property frontage is unimproved with a gravel area, vegetation, and a storm drain inlet and grate that is functioning as the storm drain collection system to intercept the surface runoff from the road and surrounding areas. If approved, the Applicants will be required to construct the City standard concrete mountable curb and replace the gravel area with decomposed granite (D.G.) along the entire property frontage and construct a new driveway approach with 2:1 transition to the proposed D.G. pathway. The Applicants will also be required to remove and replace the existing grate catch basin to the satisfaction of the City Engineer.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on August 11, 2022. As of the date of preparation of this Staff Report, Staff has not received any formal correspondence from neighbors or interested parties in support of, or in opposition to, the proposed project.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2022-097 for Council's consideration

based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval.

The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Section 15301 is a Class 1 exemption for an addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2022-097.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

The proposed project could be found to be consistent with the General Plan and the SBMC and could 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 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2022-097 conditionally approving a DRP for a first-story addition and to conduct grading in excess of 100 cubic yards on a lot with an existing single-family residence with an attached garage at 418 Glencrest Drive, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-097
2. Project Plans

RESOLUTION 2022-097

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING THE CONSTRUCTION OF A SQUARE FOOTAGE ADDITION TO AN EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 418 GLENCREST DRIVE, SOLANA BEACH

APPLICANTS: Jeanna and John Peterson
APPLICATION: DRP21-014

WHEREAS, Jeanna and John Peterson (hereinafter referred to as “Applicants”), have submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of Solana Beach Municipal Code Section 17.72.030; and

WHEREAS, at the Public Hearing on August 24, 2022, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council of the City of Solana Beach found the application request exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and

WHEREAS, this decision is based upon the evidence presented at the Public Hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the Public Hearing.

NOW THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to construct a single-story addition to an existing single-story, single-family residence with an attached garage and perform associated site improvements at 418 Glencrest Drive, is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

- A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:
 - I. *The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.*

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Residential, which allows for a maximum three dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Zoning Ordinance Consistency: The project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) (SBMC 17.20.030 and 17.48.040), which delineates maximum allowable Floor Area Ratio (FAR), Permitted Uses and Structures (SBMC Section 17.20.020), which provides for uses of the property for a single-family residence. Further, the project adheres to all property development regulations established for the LR Zone and cited by SBMC Section 17.020.030.

The project is consistent with the provisions for minimum yard dimensions (i.e., setbacks), maximum allowable floor area, maximum allowable building height, and parking requirements.

II. *The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:*

- a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and where feasible, complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.*

The property is located within the Low Residential (LR) Zone. The surrounding properties are also in the LR Zone and are developed with a mixture of one- and two-story, single-family residences. The project, as designed, is consistent with the permitted uses for the LR Zone as described in Solana Beach Municipal Code (SBMC) Sections 17.20.010 and 17.12.020. The property is designated Low Density Residential in the General Plan and intended for single-family residential development with a maximum density of three (3) dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated and could be found to be in conformance with the regulations of the SROZ. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

- b. *Building and Structure Placement: Buildings and structures shall be sited and designed in a manner which visually and functionally enhances their intended use.*

The Applicants are proposing an addition to an existing single-story, single-family residence and attached garage and to perform site improvements. The proposed additions would be located in the buildable area of the lot and the driveway access would be maintained from Glencrest Drive near the southwest portion of the lot.

The proposed project, as designed, meets the minimum required front-yard, interior-side and rear-yard setbacks.

The first floor living area in the existing footprint of the residence which consist of a great room, kitchen, family room, and three bedrooms would remain without any changes. To the west of the existing footprint, the Applicants are proposing to construct an entry addition. South of the existing garage to the southeast of the existing footprint, the Applicants are proposing to construct an addition for golf cart storage to the existing attached garage, and east of the existing garage and south of the existing family room the Applicants are proposing a main bedroom, and laundry room. A four-foot addition is proposed along the east side of the existing family room and family room addition to the existing living area. A new 550 square-foot deck is proposed along the east side of the family room and bedroom addition along the east side of the residence.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When a required space is provided in a garage, up to 200 square feet of floor area is exempted for each required space. One of the required parking spaces is provided on the driveway within the buildable area which is consistent with the OSPDM. The existing 467 square-foot garage and 218 square-foot addition to the garage would provide the second required parking space; therefore, 200

square feet of the garage is exempt from the calculation of floor area. With the exemption, the total proposed floor area onsite would be 3,136 square feet, which is 1,475 square feet below the maximum allowable floor area for the 15,364 square-foot lot. The maximum allowable floor area calculation for this project is as follows:

0.500 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 ft ² to 15,000 ft ²	1,575 ft ²
0.100 for 15,000 ft ² to 20,000 ft ²	36 ft ²
Maximum Allowable Floor Area:	
	4,611 ft ²

As designed, the project complies with all required setbacks under the designation “D” on the City’s official Zoning Map. The residence would be setback 20.3 feet from the front property line along Glencrest Drive, approximately 5.5 feet from the north side property line, approximately 82.8 feet from the rear property line, and approximately 5.1 feet from the south side property line. The maximum building height for the LR Zone is 25 feet. The proposed addition to the residence would not exceed 16 feet above the pre-existing grade with the highest portion of the structure to be at 15 feet 11 inches or 218.30 feet above MSL. The existing one-story residence is below 16’ in height from existing grade. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

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- c. *Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. Trees and other large plantings shall not obstruct significant views when installed or at maturity.*

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City’s third-party landscape architect, who has recommended approval. The Applicants will be required to submit a detailed construction

landscape plan that will be reviewed by the City's third-party landscape architect for substantial conformance with the conceptual plan and compliance with SBMC Chapter 17.56. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

- d. *Roads, Pedestrian Walkways, Parking and Storage Areas: Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view, to the extent feasible, by existing topography, by the placement of buildings and structures, or by landscaping and plantings.*

The SBMC parking regulations require two off-street parking spaces per single-family residence. When a required space is provided in a garage, 200 square feet of floor area is exempted for each required space. One of the required parking spaces is provided on the driveway within the buildable area which is consistent with the OSPDM. The existing 467 square-foot garage and 218 square-foot addition to the garage would provide the second required parking space; therefore, 200 square feet of the garage is exempt from the calculation of floor area.

The existing property frontage is unimproved with a gravel area, vegetation, and a storm drain inlet and grate that is functioning as the storm drain collection system to intercept the surface runoff from the road and surrounding areas. If approved, the Applicants will be required to construct the City's standard concrete mountable curb and replace the gravel area with decomposed granite (D.G.) along the entire property frontage and construct a new driveway approach with 2:1 transition to the proposed D.G. pathway. The Applicants will also be required to remove and replace the existing grate catch basin to the satisfaction of the City Engineer.

- e. *Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall*

be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.

The Applicants propose to lower the existing grade east of the residence approximately two (2) feet to create a flat patio area. The Applicants are also proposing to raise the existing grade approximately two (2) feet in the rear portion of the property to create a pool and landscape area. New retaining walls are proposed within the required interior-side yard, rear yard, and the buildable area.

The Applicants propose grading in the amounts of 25 cubic yards of cut, 250 cubic yards of fill, 10 cubic yards of excavation for footings, and 39 cubic yards for removal and recompaction. The total aggregate grading quantity would be 324 cubic yards. The Applicants propose 225 cubic yards of import.

- f. Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).*

A condition of project approval requires that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

- g. Usable Open Space: Recreational facilities proposed within required usable open space shall be located and designed to maintain essential open space values.*

The project consists of a first-story addition and grading in excess of 100 cubic yards on an existing developed lot, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

- III. All required permits and approvals including variances, conditional use permits, and comprehensive sign plans have been obtained prior to or concurrently with the development review permit.*

All required permits are being processed concurrently with the Development Review Permit.

- IV. *If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicant obtaining the required permit or approval from the other agency.*

The Applicants are required to obtain approval from the California Coastal Commission prior to issuance of Building and Grading Permits.

IV. CONDITIONS

Prior to use or development of the property in reliance on this permit, the Applicants shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicants shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on August 24, 2022, and located in the project file with a submittal date of August 8, 2022.
- III. Prior to requesting a framing inspection, the Applicants shall submit a height certification, signed by a licensed land surveyor, certifying that the building envelope of the proposed addition is in conformance with the plans as approved by the City Council on August 24, 2022 and will not exceed 15 feet 11 inches in height from the pre-existing grade or 218.30 feet above MSL.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.

- VII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060).
- VIII. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.

B. Fire Department Conditions:

- I. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- II. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
- III. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation. Per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2.01. Sprinklers will be

required unless the cost of installation exceeds 15% of the total valuation of the project.

- IV. CLASS “A” ROOF: All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

- I. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to Final Inspection of the Building Permit.
 - a. Construction of the 9” X 9” X 12” concrete curb along the property frontage with transitions to the existing improvements on both ends to the satisfaction of the City Engineer.
 - b. Construction of the 10-ft wide D.G area compacted and graded at maximum 2% towards the flow line for walking and parking purposes to the satisfaction of the City Engineer.
 - c. Construction of the new storm drain inlet and grate.
 - d. Construction of the concrete step along Glencrest Dr.
 - e. Construction of the 18” HDPE storm drain pipe along the northerly property line as shown on the preliminary grading plan.
- II. The Applicants shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit. The EMRA shall be recorded against this property for all private improvements in the 8-ft wide drainage easement including but not limited to:
 - a. New 18” high density polyethylene pipe (HDPE).
 - b. New storm drain inlet and grate.
 - c. Existing concrete headwall.
 - d. Existing culvert.
- III. The Applicants shall grant the City an additional 3.5 ft wide drainage easement shown per plans. The Applicants shall provide the Plat and Legal Description prepared by a Registered Civil Engineer prior to the release of the Grading Bond.
- IV. The Applicants shall record a Hold Harmless Agreement prior to release of the Grading Bond. The document will hold the City of Solana Beach harmless for the sewer systems on the Applicants’ property.
- V. All construction demolition materials shall be recycled according to the City’s Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.

- VI. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- VII. The Applicants shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicants shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicants shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. The Applicants shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to the release of the Grading Bond and Security Deposit.
 - d. The Applicants shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
 - e. The Applicants are responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicants shall obtain a letter of permission from the adjoining

property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.

- f. Cut and fill slopes shall be set back from site boundaries and buildings in accordance with SBMC 15.40.140 and to the satisfaction of the City Engineer.
- g. The Applicants shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- h. The Applicants shall obtain and submit grading security in a form prescribed by the City Engineer.
- i. The Applicants shall obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- j. The Applicants shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- k. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicants. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- l. The Applicants shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.

- m. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- n. No increased cross lot drainage shall be allowed.
- o. Prior to obtaining a building permit, the Applicants shall submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E. If a demolition permit is required for removing existing structures before grading, the Applicants shall obtain the demolition permit separately in order to certify the grading prior to issuance of the Building Permit.

D. City Council Conditions:

- I. N/A

V. EXPIRATION

The Development Review Permit for the project will expire 24 months from the date of this Resolution, unless the Applicant has obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.

VI. INDEMNIFICATION AGREEMENT

The Applicants shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicants of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicants shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicants regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicants shall not be required to pay or perform any settlement unless such settlement is approved by the Applicants.

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020, you are

hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 24th day of August 2022, by the following vote:

- AYES: Councilmembers –
- NOES: Councilmembers –
- ABSENT: Councilmembers –
- ABSTAIN: Councilmembers –

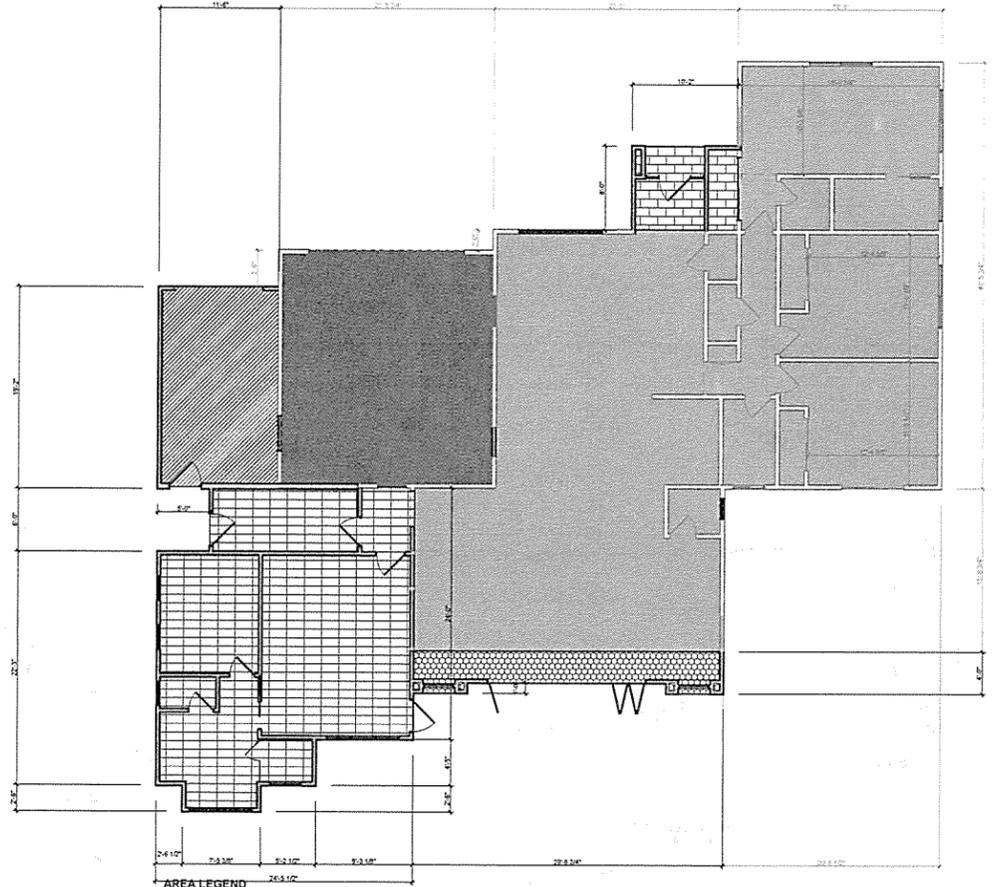
LESA HEEBNER, MAYOR

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

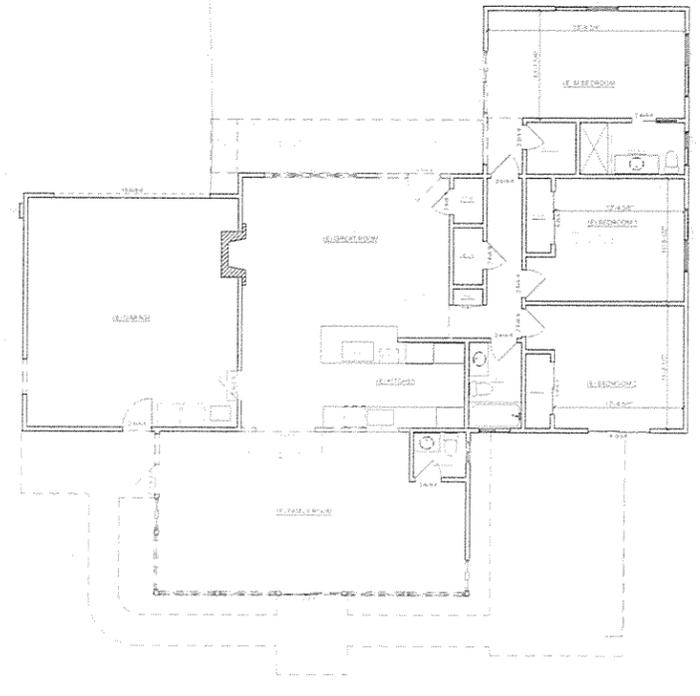


AREA LEGEND

	BEDROOM ADDITION	642 sq ft
	FAMILY ROOM ADDITION	101 sq ft
	ENTRY ADDITION	81 sq ft
	GOLF CART GAR./STORAGE AREA	218 sq ft
	EXISTING RESIDENCE	7,187 sq ft
	EXISTING GARAGE	487 sq ft

All dimensions are measured from the exterior wall surfaces.

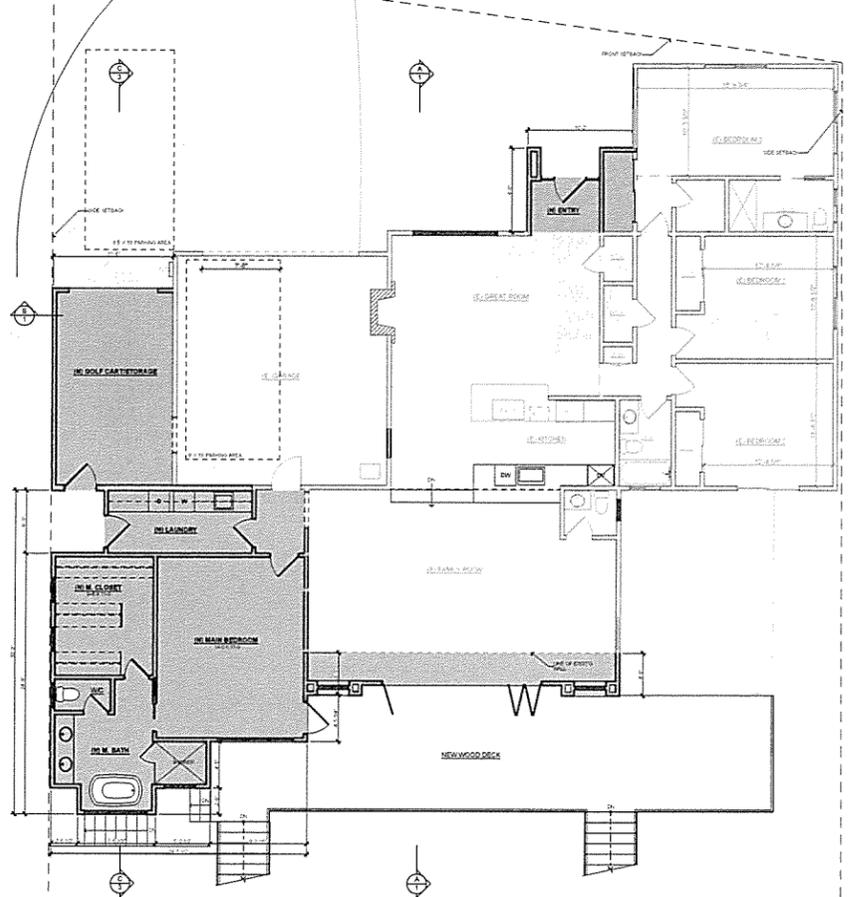
AREA PLAN
SCALE: 1/8" = 1'-0"



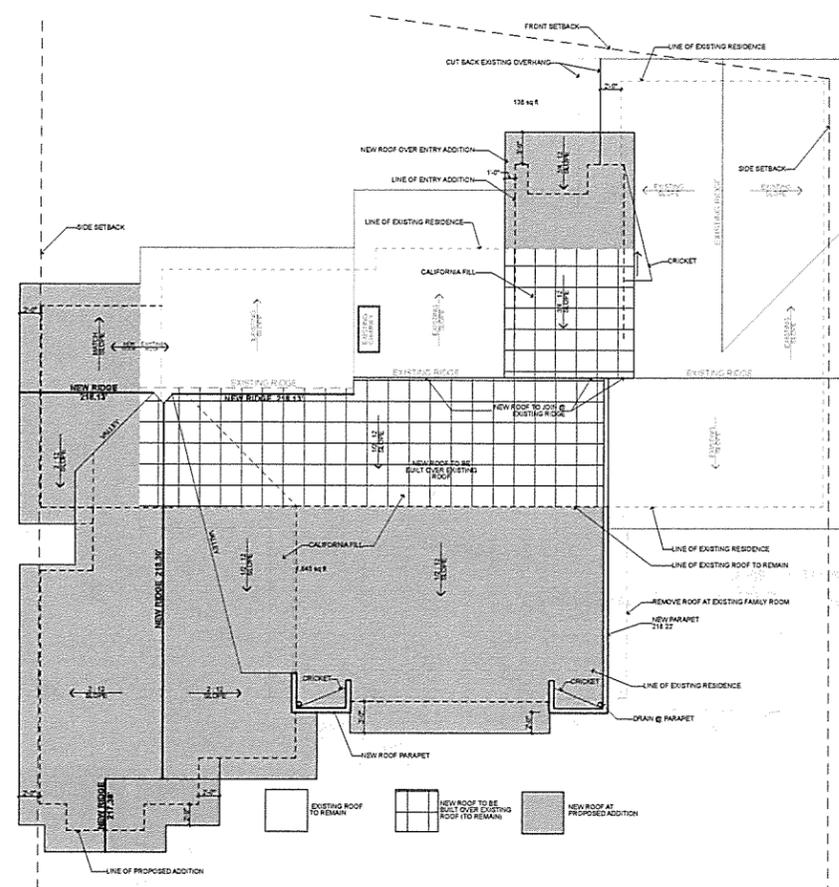
EXISTING / DEMO FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND

	DEMOL'D EXISTING WALL
	EXISTING WALL TO REMAIN
	NEW WALLS



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

PROJECT INFORMATION

APN: 263-242-05-00
 SITE ADDRESS: 418 Glencrest Dr, Solana Beach, CA 92075
 LEGAL DESCRIPTION:
 LOT 31 OF GLENCREST, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3451, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 27, 1956.

ZONE:
 LR3
 SCALED RESIDENTIAL OVERLAY ZONE (SROZ)

	PROPOSED	PROPOSED
FRONT SETBACK:	20'-0"	20'-4"
SIDE SETBACK: (N)	5'-0"	5'-6"
SIDE SETBACK: (S)	5'-0"	5'-1"
STREET SIDE SETBACK:	10'-0"	N/A
REAR SETBACK:	25'-0"	82'-10"

MAX BUILDING HEIGHT:	25'-0"
EXISTING BUILDING HGT:	12'-6"
PROPOSED BUILDING HGT:	15'-11"

LOT AREA:	GROSS	15,364 SF
	NET	15,364 SF

MAXIMUM ALLOWABLE FLOOR AREA (FAR) CALC (SROZ):

0.50 x 6,000 =	3,000 s.f.
0.175 x 9,000 =	1,575 s.f.
0.100 x 364 =	36 s.f.

4,611 s.f. Max. Floor Area Allowed.

PROPOSED BUILDING AREA:

EXISTING PRINCIPLE RESIDENCE:	1,827 SF
EXISTING PRINCIPLE RESIDENCE GARAGE:	467 SF
PROPOSED ENTRY ADDITION:	81 SF
PROPOSED GOLF CART GARAGE ADD:	218 SF
PROPOSED FAMILY ROOM ADDITION:	101 SF
PROPOSED M BEDRM / LAUNDRY ADDITION:	642 SF
PRINCIPLE RESIDENCE TOTAL:	3,336 SF

PARKING EXEMPT:	-200 SF
TOTAL FLOOR AREA:	3,136 SF

REAR YARD DECK: 550 SF

TWO PARKING SPACES ARE REQUIRED AND ARE EXISTING AS SHOWN ON THE PLANS

GRADING:

SITE GRADING: CUT= 25 CY; FILL= 250 CY; (225 CY IMPORT)
 EXCAVATION FOR THE FOOTINGS OF NEW CONSTRUCTION: 10 CY
 REMOVAL AND RE-COMPACT FOR CONSTRUCTION: 39 CY
 TOTAL GRADING: 324 CY

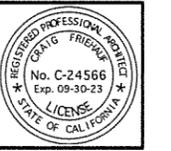
TYPE OF CONSTRUCTION: V-B
 FIRE SPRINKLERS: CONDITIONED REQUIREMENT (PER SBFD)

OWNER:
 JEANNA AND JOHN PETERSON
 418 Glencrest Dr
 Solana Beach, CA. 92075
 ph 206.898.9386

OWNER'S REPRESENTATIVE:
 CRAIG FRIEHAUF
 FRIEHAUF ARCHITECTS INC.
 341 South Cedros Ave Suite D
 Solana Beach, CA. 92075
 ph 858.792.6116



Peterson Residence
 418 Glencrest Dr
 Solana Beach, CA. 92075



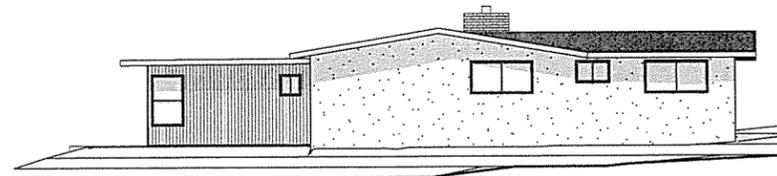
FRIEHAUF ARCHITECTS
 341 South Cedros Avenue, Suite D
 Solana Beach, California, 92075
 858.792.6116 Tel
 friehaufinc@sbcglobal.net

DATE:

APRIL 30, 2021
 CDP / SDP
 JUNE 3, 2022

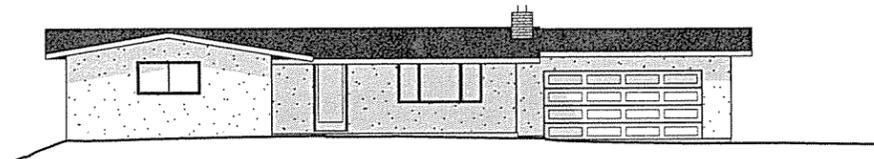
SHEET NO.

2



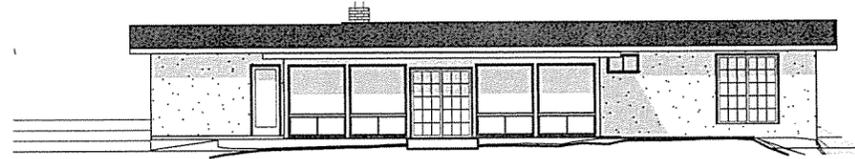
EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



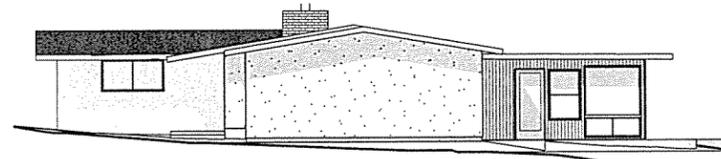
EXISTING WEST ELEVATION

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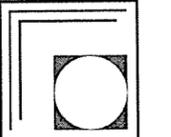
EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



Peterson Residence
418 Glencrest Dr
Solana Beach, CA. 92075

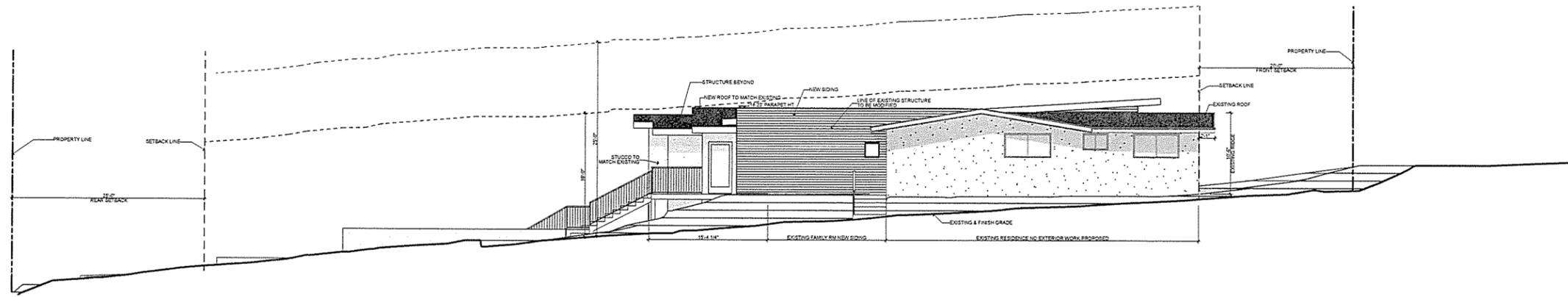


FRIEHAUF ARCHITECTS
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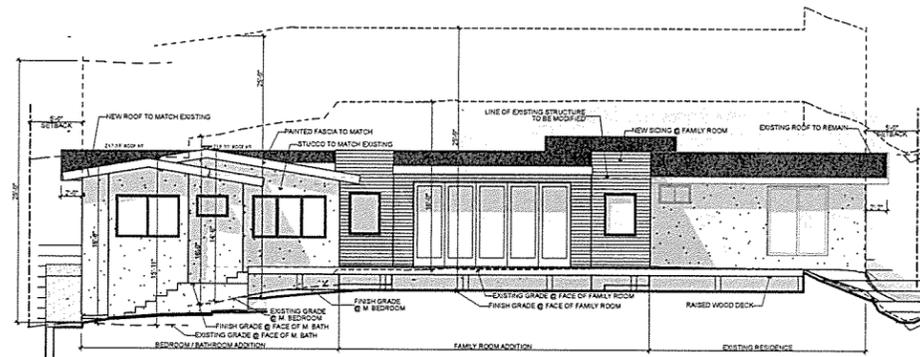
DATE:

APRIL 30, 2021
CDP / SDP
JUNE 3, 2022

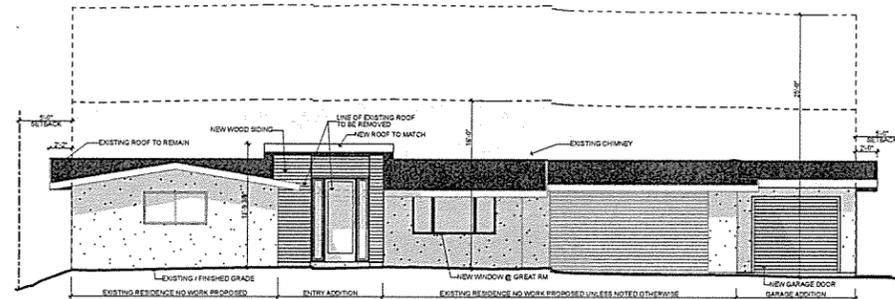
SHEET NO.



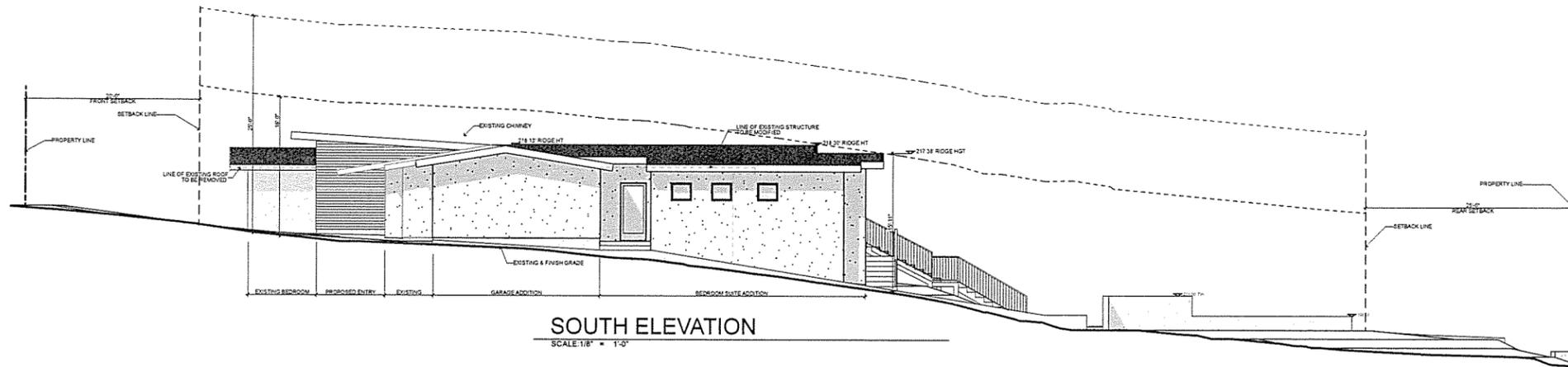
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



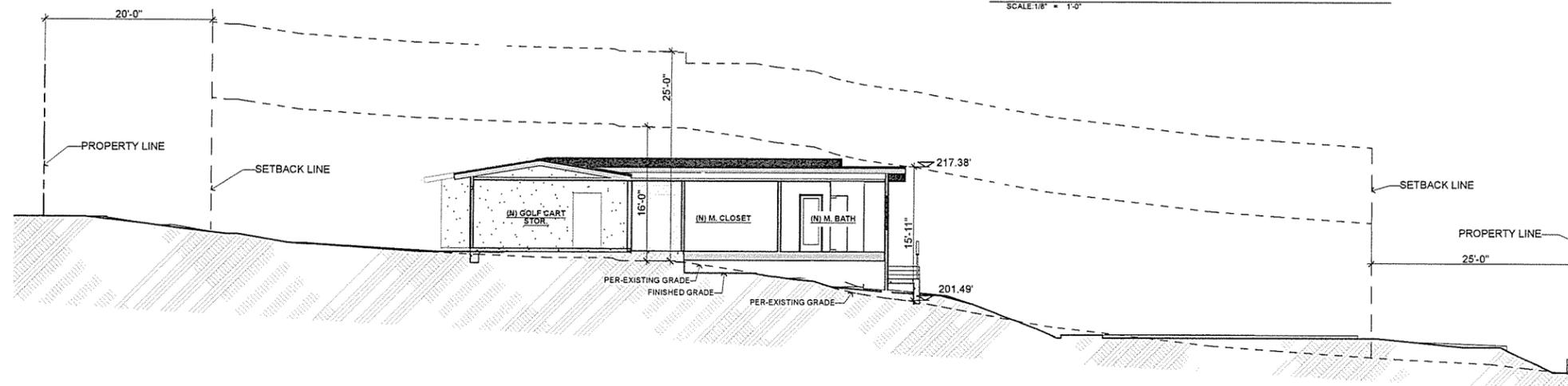
EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



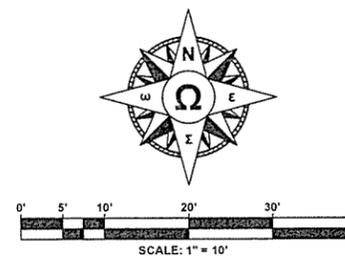
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C SITE SECTION
SCALE: 1/8" = 1'-0"

TOPOGRAPHIC BASE MAP GLENCREST DRIVE (PETERSON RESIDENCE)

LOSKUTOFF 2000 TRUST (04-28-00)
428 GLENCREST DR
SOLANA BEACH, CA 92075
APN 263-242-08-00



OWNER:

JOHN PETERSON AND JEANNA PETERSON, HUSBAND AND WIFE AS COMMUNITY PROPERTY

SITE ADDRESS:

418 GLENCREST DRIVE
SOLANA BEACH, CA 92075

ASSESSOR'S PARCEL NUMBER:

263-242-05

TITLE INFORMATION:

TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. DIV-6407002, EFFECTIVE DATE: OCTOBER 12, 2020.

LEGAL DESCRIPTION:

LOT 31 OF GLENCREST, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3451, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 27, 1956.

EASEMENT & EXCEPTIONS NOTES:

THE FOLLOWING IS A LIST OF EASEMENT EXCEPTIONS TO COVERAGE AS LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT. SURVEY RELATED ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREON. ANY AGREEMENTS, ASSESSMENTS, COVENANTS & CONDITIONS & RESTRICTIONS, FINANCING STATEMENTS, LEASES, LICENSES, PERMITS, RESOLUTIONS, TAXES, OR WAIVERS THAT APPEAR IN SAID REPORT ARE NOT LISTED HEREON.

3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION INCLUDING BUT NOT LIMITED TO: DRAINAGE EASEMENT AND PIPE LINE EASEMENT AND INCIDENTAL PURPOSES AFFECTING SAID LAND.
4. AN EASEMENT FOR NEW WATER MAINS AND RIGHT OF WAY TO MAINTAIN, OPERATE, REPAIR, RECONSTRUCT, RENEW AND ENLARGE EXISTING PIPE LINES FOR THE CONVEYANCE OF WATER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 16, 1955 AS BOOK 5794, PAGE 529 OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
7. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
8. THIS TRANSACTION MAY BE SUBJECT TO A GEOGRAPHIC TARGETING ORDER ("GTO") ISSUED PURSUANT TO THE BANK SECRECY ACT. INFORMATION NECESSARY TO COMPLY WITH THE GTO MUST BE PROVIDED PRIOR TO THE CLOSING. THIS TRANSACTION WILL NOT BE INSURED UNTIL THIS INFORMATION IS SUBMITTED, REVIEWED AND FOUND TO BE COMPLETE.

VERTICAL BENCHMARK:

DESCRIPTION: CITY OF SOLANA BEACH SURVEY CONTROL POINT 2010, NAMED "ENC-46" BEING A 2.5" CITY OF ENCINITAS BRASS DISC IN NORTHWEST CORNER OF CONCRETE DROP INLET IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF SANTA HELENA AND SANTA ROSITA STREETS.

ELEVATION: 170.21' (NAVD88)

SOURCE OF TOPOGRAPHY:

FIELD SURVEY PERFORMED BY OMEGA LAND SURVEYING, INC. BETWEEN DECEMBER 17, 2020 AND DECEMBER 23, 2020.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY LINE OF LOT 31 AS SHOWN ON CR 10202. SAID BEARING BEING "N 73°13'45" W"

BOUNDARY NOTES:

THE BOUNDARY AND ALL DIMENSIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY COMPLETED BY OMEGA LAND SURVEYING ON 12/23/2020 TO BE SHOWN ON A FORTHCOMING CORNER RECORD TO BE FILED WITH THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

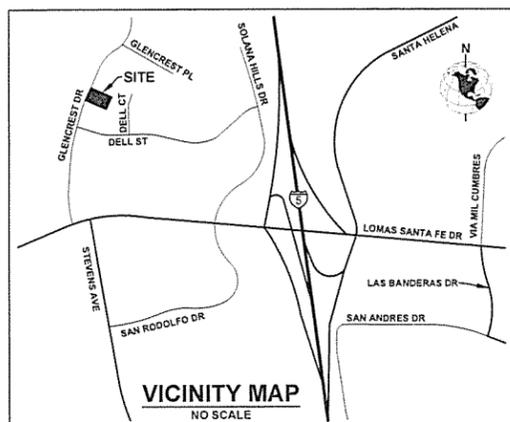
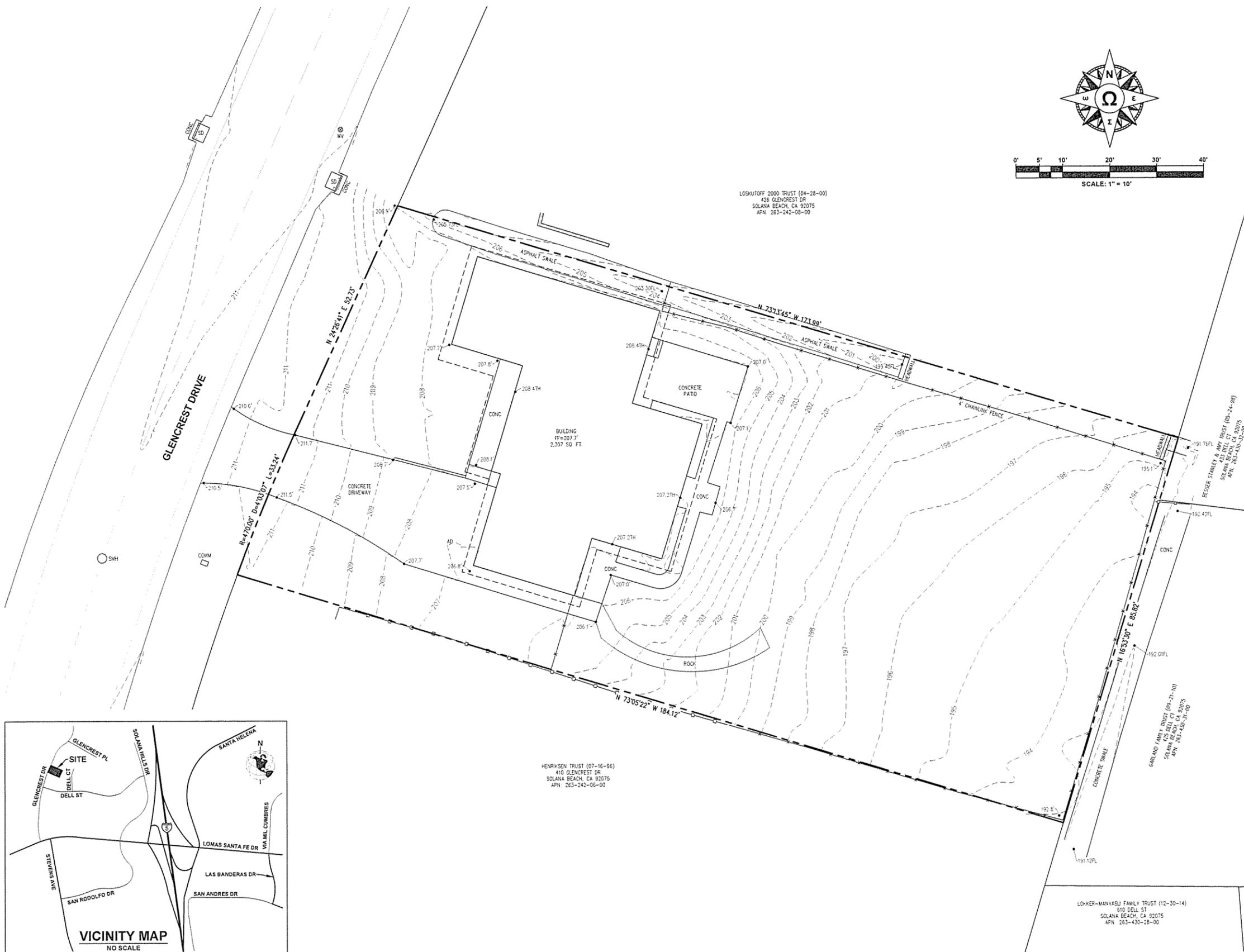
THE BOUNDARY SHOWN HEREON IS TENTATIVE UNTIL THE COMPLETION AND RECORDED OF SAID RECORD OF SURVEY.

GROSS AREA:

15,365 SQUARE FEET (0.353 ACRES), MORE OR LESS

ABBREVIATIONS:

AC	ASPHALT CONCRETE
AD	AREA DRAIN
CONC	CONCRETE
COMM	COMMUNICATION UTILITIES
SD	STORM DRAIN UTILITIES
SMH	SEWER MANHOLE
TH	THRESHOLD
WV	WATER VALVE



HENRIKSEN TRUST (07-16-06)
410 GLENCREST DR
SOLANA BEACH, CA 92075
APN 263-242-06-00

LOWKER-MANKASLI FAMILY TRUST (12-30-14)
610 DELL ST
SOLANA BEACH, CA 92075
APN 263-430-28-00

PREPARED BY:

Ryan J. Wakefield 1/12/2021

RYAN J. WAKEFIELD

DATE

LS 9117



4340 VIEWRIDGE AVENUE, SUITE B
SAN DIEGO, CALIFORNIA 92123
PH: 858.634.2085 FX: 858.634.8627
ADMIN@OMEGA-SURVEYING.COM



GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
- A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
UNDERGROUND S.A. (800) 227-2600
- A SOILS REPORT SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WALKING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 a.m. AND 6:00 p.m. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL FACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS: CUT 1:2 FILL 1:2
CUT: 70 CY (OUTSIDE OF STRUCTURE)
FILL: 50 CY (OUTSIDE OF STRUCTURE)
EXPORT: 10 CY

CUT: 10 CY (BELOW THE STRUCTURE)
FILL: 30 CY (BELOW THE STRUCTURE)
IMPORT: 20 CY

(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)

** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.

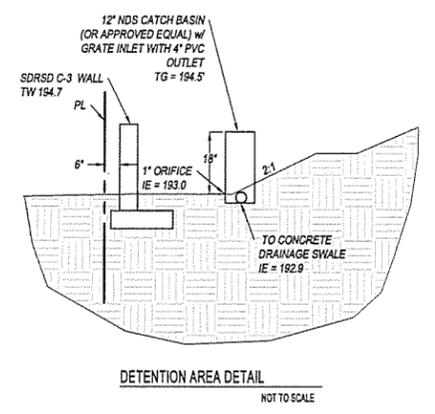
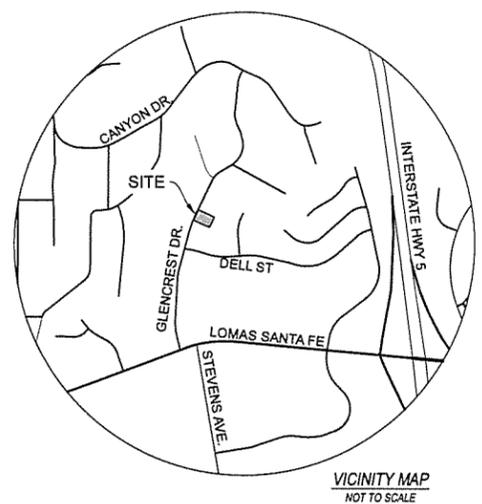
GENERAL NOTES - CONTINUED

- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGLE UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 658.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
- FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
- UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AN AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SBOR 218 HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN." THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

ADDITIONAL NOTES:

- HOLD HARMLESS AGREEMENT WILL BE REQUIRED FOR SEWER, A SEWER BACKFLOW PREVENTER ON THE LATERAL TO BE CONSTRUCTED
- PROPOSED DRIVEWAY SHALL HAVE 2:1 TRANSITIONS TO THE PROPOSED D.G. PATHWAY
- PROPOSED DETENTION BASIN LOCATION. NOTE, AN EASEMENT SHALL BE RECORDED FOR MAINTENANCE BY PROPERTY OWNERS IN PERPETUITY, PRIOR TO FINAL OCCUPANCY
- CITY REQUIRED 3.5' OF ADDITIONAL DRAINAGE EASEMENT AS CONDITION OF APPROVAL, EXCEPT THE AREAS AT THE BUILDING FACE OFFSET 2.25'
- THE EXISTING STORM DRAIN INLET AND GRATE ON THE FRONTAGE OF GLENCREST AVENUE TO BE REMOVED AND REPLACED AS CONDITION OF APPROVAL. (SDRSO D-3A, TYPE C)
- EXISTING FIRE HYDRANT, CONTRACTOR TO VERIFY LOCATION IN FIELD
- EXISTING UTILITY POLE TO BE PROTECTED IN PLACE, CONTRACTOR TO VERIFY LOCATION IN FIELD
- EXISTING 1" LATERAL WITH 3/4" WATER METER LOCATION FOR PROJECT PROPERTY, CONTRACTOR TO VERIFY LOCATION IN FIELD
- EXISTING WATER METER LOCATION FOR ADJACENT PROPERTY, CONTRACTOR TO VERIFY LOCATION IN FIELD
- WALL AREA DETAIL, SEE SHEET 2
- 0' CURB OR WOOD HEADER AT THE DISCRETION OF THE ARCHITECT

PRELIMINARY GRADING PLAN



EASEMENT SCHEDULE

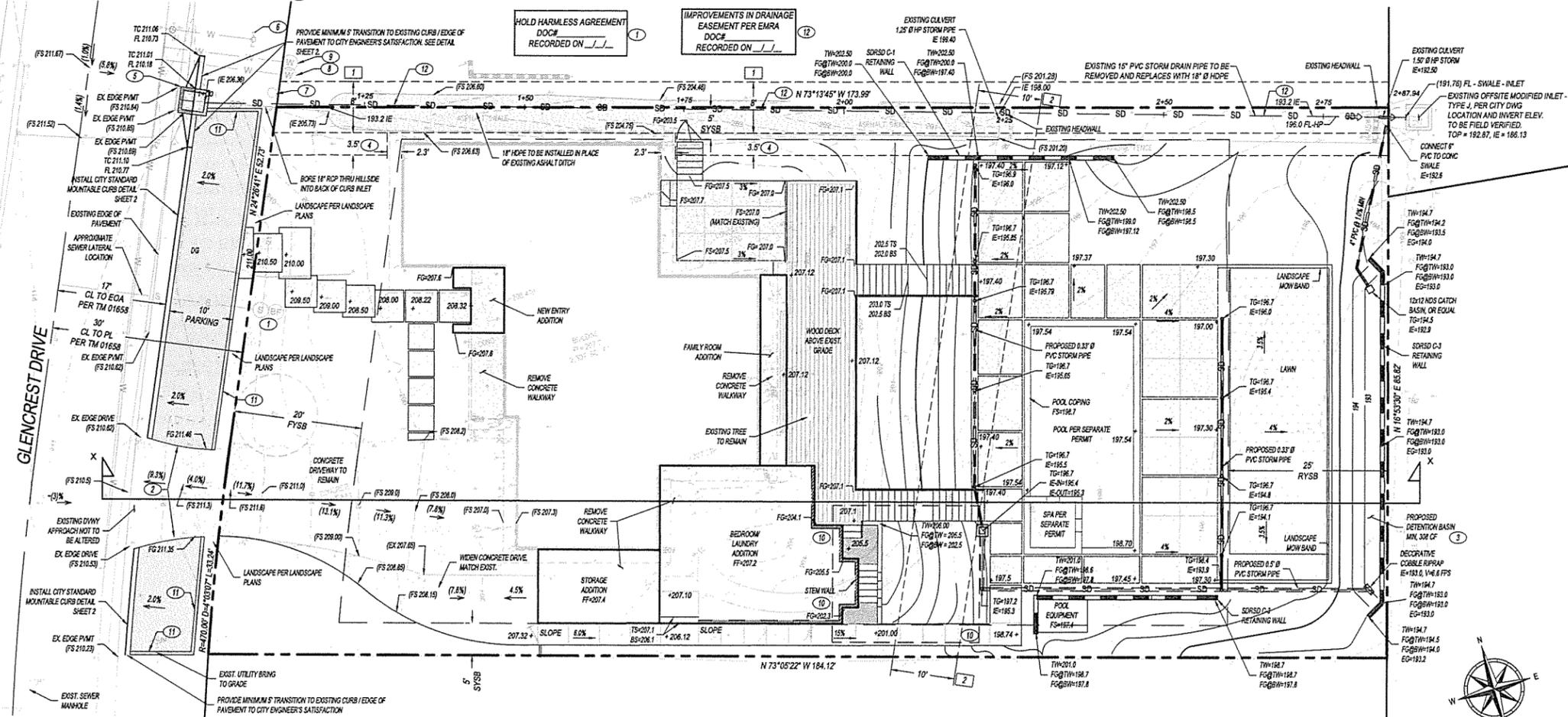
- 8' DRAINAGE EASEMENT AND PIPE LINE EASEMENT AND INCIDENTAL PURPOSES AFFECTING SAID LAND. SEE ADDITIONAL NOTE #4.

EASEMENT TO BE QUITCLAIMED

- AN EASEMENT FOR NEW WATER MAINS AND RIGHT OF WAY TO MAINTAIN, OPERATE, REPAIR, RECONSTRUCT, RENEW AND ENLARGE EXISTING PIPE LINES FOR THE CONVEYANCE OF WATER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 16, 1955 AS BOOK 5794, PAGE 529 OF OFFICIAL RECORDS.

ADDITIONAL NOTES:

- PROPOSED HOPE @ 18" STORM DRAIN PROFILE ON SHEET 2 OF 2.



LEGAL DESCRIPTION

LOT 31 OF GLENCREST, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3451, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 27, 1956.

A.P.N.: 263-242-05-00
SITE ADDRESS: 418 GLENCREST DRIVE, SOLANA BEACH, CA 92075
OWNER/PERMITTEE: JOHN PETERSON AND JEANNA PETERSON, 418 GLENCREST DRIVE, SOLANA BEACH, CA 92075
TOPOGRAPHIC SURVEY: OMEGA LAND SURVEYING, 4340 VIEVRIIDGE AVE, SUITE B, SAN DIEGO, CA 92123, (619) 434-2065

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:

STANDARD SPECIFICATIONS

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS.
- CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES"
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

STANDARD DRAWINGS

- SAN DIEGO REGIONAL STANDARD DRAWINGS
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

LEGEND

ITEM DESCRIPTION	SYMBOL
PROPERTY LINE	---
CENTERLINE OF ROAD	---
PROPOSED DETAIL	---
PROPOSED CONCRETE HARDSCAPE	---
EXISTING CONCRETE HARDSCAPE	---
PROPOSED CONTOUR LINE	---
PROPOSED SPOT ELEVATION	---
EXISTING CONTOUR LINE	---
PROPOSED STORM DRAIN PIPE	---
PROPOSED CURB INLET	---

OWNER'S CERTIFICATE

I, _____ AS OWNER/DEVELOPER OF THE PROPERTY DESCRIBED HEREIN ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT MY DIRECTION WITH MY FULL CONSENT, FULLY UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS CONTAINED HEREIN AND AS ATTACHED BY REFERENCE TO THIS GRADING PLAN.
 IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.
 IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.
 I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 60 DAYS OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

JOHN PETERSON AND JEANNA PETERSON
 418 GLENCREST DRIVE
 SOLANA BEACH, CA 92075

DECLARATION OF RESPONSIBLE CHARGE

I, BRIAN M. ARDOLINO, HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6103 OF THE BUSINESS AND PROFESSIONS CODE, AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH RESOLUTION NO. 2007-170.
 I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SOLANA BEACH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF RESPONSIBILITIES FOR PROJECT DESIGN.

BY: *Brian Ardolino*
 BRIAN ARDOLINO
 P.E. No. 71651 Exp. 12/31/2023
 PASCO LARET SUITER & ASSOCIATES



EARTHWORK QUANTITIES:

SITE GRADING (OUTSIDE OF STRUCTURE): CUT: 0 CY FILL: 30 CY	EXCAVATION FOR FOOTINGS: X CY REMOVAL & RECOMPACTION (UNDER STRUCTURE): XX CY
SITE GRADING (BELOW STRUCTURE): CUT: 25 CY FILL: 220 CY	TOTAL GRADING (CUT AND FILL OUTSIDE & BELOW STRUCTURE): 275 CY TOTAL IMPORT: 235 CY

* EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SWELL FACTORS.

SHEET INDEX

- SHEET 1: PRELIMINARY GRADING PLAN
- SHEET 2: EROSION CONTROL NOTES - SECTIONS

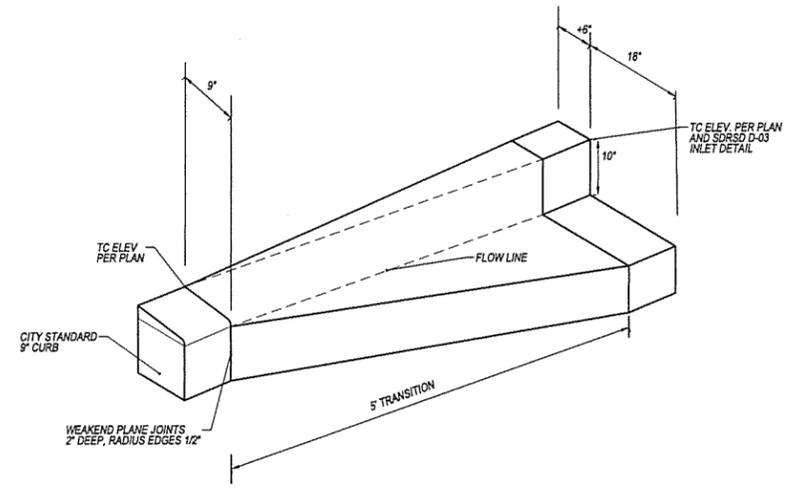
PASCO LARET SUITER & ASSOCIATES
 San Diego | Encinitas | Orange County
 Phone 858.259.8212 | www.plsaengineering.com

ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
RDM / JAS Drawn By: <i>Brian Ardolino</i> Name: BRIAN ARDOLINO R.C.E. No. 71651 Exp. 12/31/23				By: Review Engineer Date:	By: _____ City Engineer R.C.E. Date: _____ Exp: _____	DESCRIPTION: 2.5" BRASS DISC VERT. CONTROL MONUMENT LOCATION: EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH WITH THE INTERSECTION OF LOMAS SANTA FE DRIVE RECORD FROM: ROS NO. 22482 IE. N.50°35'42" E ELEV: 71.450 DATUM: NAVD 88	PRELIMINARY GRADING PLAN FOR: 418 GLENCREST DRIVE	SHEET 1 OF 2 PLSA 9594

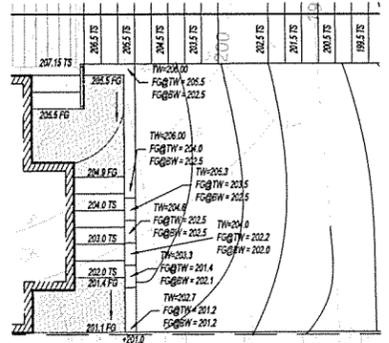
EROSION CONTROL NOTES

- STORM WATER AND NON-STORM WATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER AND NON-STORM WATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.
- EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPE PLANS AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS, OR BY TEMPORARY EROSION CONTROL CONFORMING TO THE FOLLOWING:

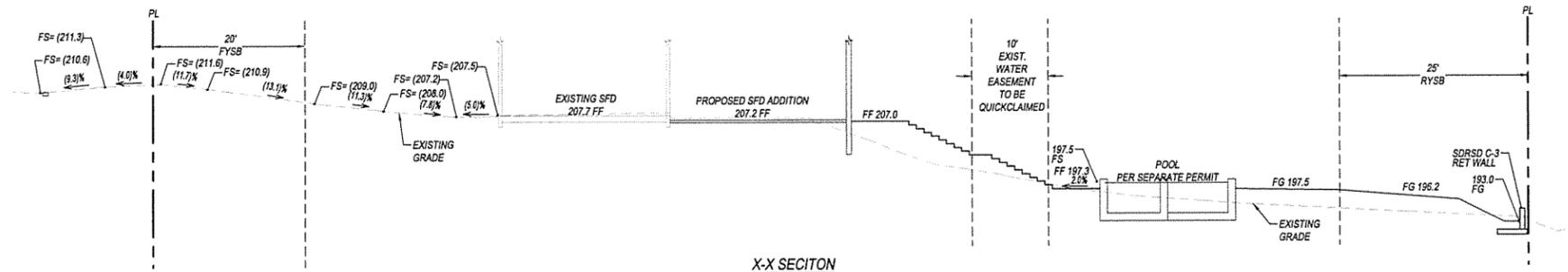
LBS/ACRE	NON-IRRIGATED HYDROSEED MIX WITH A FIBER MATRIX APPLIED AT 4,000 LBS/ACRE	SEED SPECIES
20	70% PLUS	ATRIPLEX GLAUCA
50		PLANTAGO INSULARIS
8		ENCELIS FARNOSIA
6	SCARIFIED	LOTUS SCOPARIUS
7	50% PLUS	EXCHSCHOLTZIA CALIF.
91		
- THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
- IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.



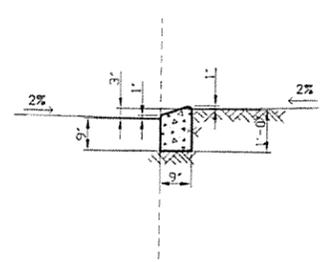
CURB + GUTTER TO ROLLED CURB TRANSITION
NOT TO SCALE



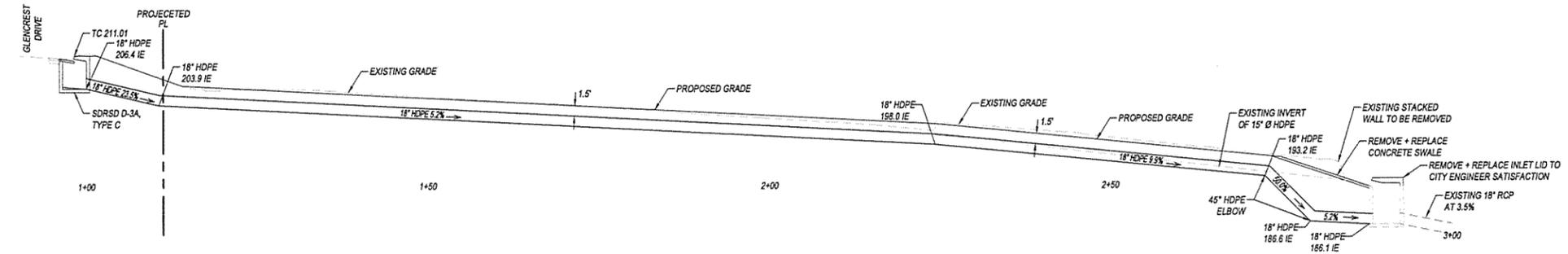
WALL AREA DETAIL
SCALE 1" = 5'



X-X SECTION
SCALE 1" = 10'



CITY 9\"/>



18\"/>



COASTAL COMMISSION PERMIT NO.

ENGINEER OF WORK		CITY APPROVED CHANGES		APP'D	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH		DRAWING NO.
RDM/JAS	By: <i>Brian Ardolino</i> Date: MAY 2022					By: _____	By: _____	DESCRIPTION: 2.5\"/>			
Drawn By	Name: BRIAN ARDOLINO					Review Engineer	_____, City Engineer R.C.E.	LOCATION: EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH WITH THE INTERSECTION OF LOMAS SANTA FE DRIVE	PRELIMINARY GRADING PLAN FOR		
	R.C.E. 71651 Exp: 12/31/23					Date: _____	Date: _____	RECORD FROM: RGS NO. 22452 IE: N 50°55'42\"/>			
								ELEV: 21.450 DATUM: NAVD83	418 GLENCREST DRIVE		SHEET 2 OF 2

Peterson Residence

418 Glencrest Drive, Solana Beach, CA 92075

Landscape Improvements - 8 February 2022

GENERAL NOTES -

SCOPE OF WORK

All work shall comply with all city standards. The work shall include all labor, materials, equipment and incidentals necessary for the installation of all work indicated in these plans and the specifications. Contractor shall verify specific conditions of the work to be performed w/ the invitation to bid.

QUALITY OF MATERIALS

Materials specified in the plans and specifications shall prevail when of a higher standard than those required to meet state and local codes.

PLAN BACKGROUND

These plans are based upon an electronic file provided to LOST WEST by others. Contractor shall verify site information in the field. LOST WEST has prepared these plans and specifications as Project Landscape Architect. LOST WEST shall not be responsible for any work which is not explicitly detailed in these plans, and is not responsible for the work of any other company or person(s) providing services on this project either in the past or in the future. The contractor shall be solely responsible for determining the method and means of construction.

CHANGES TO PLANS

The designs and technical information presented in these plans and specifications are the property of LOST WEST. Changes without the expressed written consent of LOST WEST are prohibited and would relieve LOST WEST of all responsibility as to eventual project outcome.

EXISTING SITE CONDITIONS

Contractor shall be responsible for contacting Underground Service Alert for the mark-out of utilities prior to the commencement of any work related to these plans.

Contractor shall verify the location of all structures above and below ground within and adjacent to the project site prior to and during the course of work. Contractor shall inform Owner and LOST WEST immediately should discrepancies between the plans and actual site conditions be discovered which have a negative effect on the design or it's implementation.

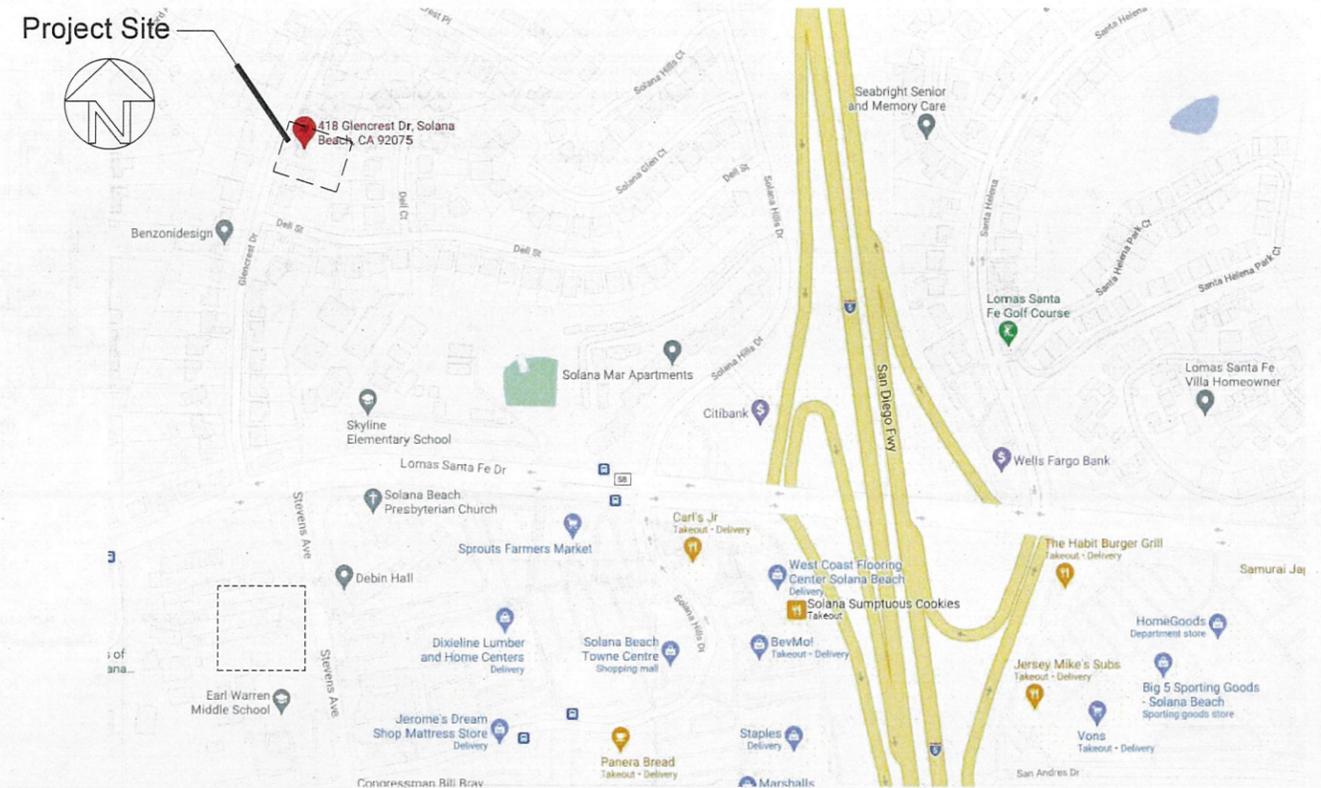
JOB-SITE CONDITIONS

Contractor shall maintain job-site in a weed free state during construction and the maintenance period by use of a non-selective herbicide. Contractor shall keep site neat and free of construction debris and unneeded equipment at all times.

SPECIFICATIONS AND STANDARD PLANS

Any work in the public Right-of-Way shall be installed in accordance with the Standard Specifications for Public Works Construction, latest edition, the Standard Plans for Public Works Construction, latest edition, and any relevant city and regional standard plans or specifications, in addition to the information provided in the plans and specifications found herein.

VICINITY MAP - Not to Scale



Landscape Area Calculations -

Total Lot Area	~15,360. sq. ft.
Total Landscape Area	6,935. sq. ft.
Lawn Area	846. sq. ft.
Pool/Spa Area	537. sq. ft.
Lawn Percentage of Total Landscape	12%

Required Statement:

"I am familiar with the requirements for landscape and irrigation plans contained in the City's Water Efficient Landscape Regulations. I have prepared this plan in compliance with those regulations and the Landscape Design Manual. I certify that the plan implements those regulations to provide efficient use of water."

2/8/2022

Underground Service Alert



Know what's below.
Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG



SIGNATURE
2/8/2022

LOST WEST

A CALIFORNIA CORPORATION
LANDSCAPE ARCHITECTURE
35 YEARS

PO BOX 2352 Carlsbad, CA 92018
5208 Townsend Ave. Los Angeles, CA 90041
TEL: (760) 533-7338 OR (323) 258-8214

PLAN DATE:
02/08/2022

PLOTTING HISTORY:
07/09/21 - Version 1
08/23/21 - Version 2
02/08/22 - Version 3

PROJECT NO.: 2115 -
Peterson Residence

MARK	REVISIONS	BY	APPR.	DATE

BENCH MARK:

DRAWN BY:
CHECKED BY:
RECOMMENDED BY:

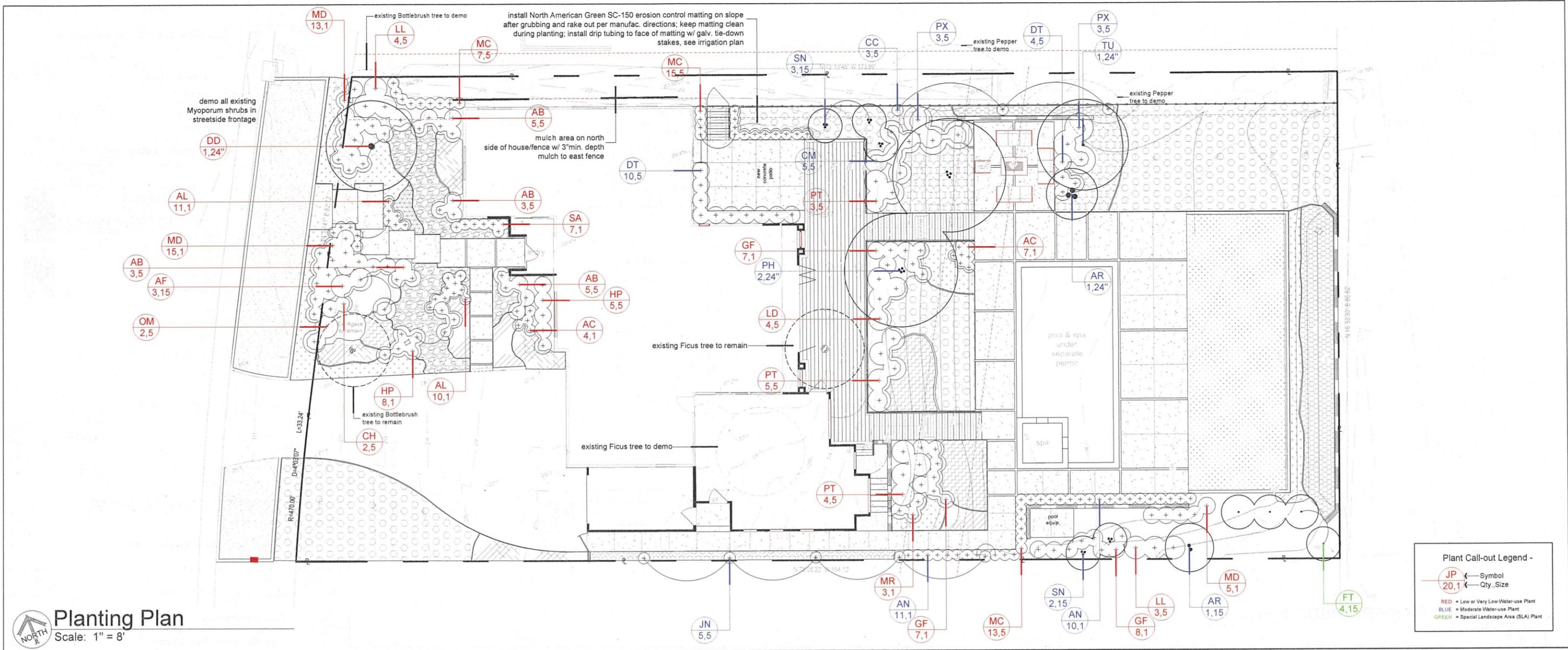
PETERSON RESIDENCE
418 Glencrest Drive, Solana Beach, CA 92075
APN 263-242-05

LANDSCAPE IMPROVEMENTS
Title Sheet

DRAWING NO.

L1

SHEET 1 OF
3 SHEETS



Plant Call-out Legend -

JP ← Symbol
 20,1 ← Qty./Size

RED = Low or Very Low Water-use Plant
 BLUE = Moderate Water-use Plant
 GREEN = Special Landscape Area (SLA) Plant

Planting Plan
 Scale: 1" = 8'

Planting Legend -

Sym	Botanical Name	Common Name	Mature Ht.	Qty.	Size	WUCOLS	Remarks
Trees -							
AR	Archontophoenix cunninghamiana	King Palm	50'	1,1	24" box, 15 gal.	Moderate	See plan for No. of trunks
DD	Dracaena draco	Dragon Tree	18'	1	24" box	Very Low	Single Trunk
FT	Fruit Trees	Dwarf or Semi-Dwarf	8'	4	15 gal.	SLA	Types selected by Owner
PH	Phoenix reclinata	Senegal Date Palm	20'-30'	2	24" box	Moderate	Four-trunk multi
SN	Strelitzia nicolai	Giant Bird-of-Paradise	30'	5	15 gal.	Moderate	Natural form
TU	Tupidanthus calyptrotus	Ncn	25'	1	24" box	Moderate	Low branching; natural form
Shrubs, Perennials, Vines -							
AB	Agave attenuata 'Boutin Blue'	NCN	2.5'	16	5 gal.	Low	
AL	Aloe 'Blue Elf'	Aloe	1'	21	1 gal.	Low	
AF	Aloe ferox	Cape Aloe	8"	3	15 gal.	Low	
AN	Anigozanthos 'Bush Ranger'	Kangaroo Paw	2'	21	1 gal.	Moderate	
AC	Asclepias speciosa	Showy Milkweed	2'	11	1 gal.	V. Low	
CH	Cereus hildmannianus	Night Blooming Cereus	4'	2	5 gal.	V. Low	
CC	Clytostoma callistegioides	Violet Trumpet Vine	-	3	5 gal.	Moderate	Staked; train on fence
CM	Coprosma r. 'Marble Queen'	Variegated Mirror Plant	2'	5	5 gal.	Moderate	
DT	Dianella tasmanica variegata	Flax Lily	3'	14	5 gal.	Moderate	
GF	Galvezia s. 'Firecracker'	Island Bush Snapdragon	3'	22	1 gal.	V. Low	
HP	Hesperaloe parviflora	Red Yucca	3'	5,8	5 gal., 1 gal.	V. Low	
JN	Jasminum nitidum	Angelwing Jasmine	-	5	5 gal.	Moderate	Staked; train on fence
LL	Leonotis leonurus	Lion's Tail	4'	7	5 gal.	Low	
LD	Leucospermum 'Brandi de la Cruz'	Pincushion	4'	4	5 gal.	Low	
MD	Muhlenbergia dubia	Pine Muhly	2.5'	33	1 gal.	Low	
MR	Muhlenbergia rigens	Deer Grass	3'	3	1 gal.	Low	
MC	Myrtus communis	Myrtle	4'	35	5 gal.	Low	Hedge at 4'

OM	Opuntia microdasys	Bunny Ears	2'	2	5 gal.	Very Low
PX	Philodendron 'Xanadu'	Ncn	2.5'	6	5 gal.	Moderate
PT	Phormium tenax 'Merlot'	Flax	6'	12	5 gal.	Low
SA	Sansevieria trifasciata	Mother-in-Law's Tongue	4'	7	1 gal.	Low

Living Ground Cover - Hatch Sym., Botanical/Common Name; Mature Ht.; Cont. Size; Spacing; WUCOLS; (SF area)

Achillea millefolium 'Paprika/Yarrow; 1.5'; 1 gal.; 2'-0"o.c.; Low; (22sf)
Bulbine frutescens/Stalked Bulbine; 1.5'; 1 gal.; 3'-0"o.c.; Low; (125sf)
Carex tumulicola/European Grey Sedge; 1.5'; 1 gal.; 3'-0"o.c.; Low; (478sf)
Juncus patens 'Elk Blue'/CA Grey Rush; 2'; 1 gal.; 3'-0"o.c.; Low; (318sf)
Lawn: 'Tifway II' hybrid bermuda grass by West Coast Turf, from sod; Moderate; (846sf)
Myoporum parvifolium 'Putah Creek'/Ncn; 1'; 1 gal.; 6'-0"o.c.; Low; (870sf)
Senecio mandraliscae/Blue Chalk Sticks; 1'; flats; 2'-0"o.c.; Low; (101sf)
Trachelospermum jasminoides/Star Jasmine; 1.5'; flats; 3'-0"o.c.; Moderate; (390sf)
Zauschneria californica/Hummingbird Flower; 1.5'; 1 gal.; 4'-0"o.c.; Very Low; (225sf)

Non-Living Ground Cover - In all areas, place stones over Typar, or equal, weed control fabric to a minimum depth of 3"

Decomposed Granite: 'Palm Springs Gold' D.G.; 3" min. compacted depth; (41sf in backyard; 680sf in street ROW)
Mexican Beach Pebble - Mixed: As Ground Cover - 50% 1" to 2" size, mixed with 50% 2" to 3" size; (350SF) In The Gaps Between Paving Slabs - 1/2" to 1" size (62SF)

Planting Notes -

- Contractor shall exercise care in locating underground pipelines & utilities prior to digging; resolving all conflicts in field.
- Contractor shall take 1 soil sample from site and send to an agronomic soils testing lab for analysis and amendment guidelines. Contractor shall then amend soil per those lab guidelines and provide a copy of the report to the owner. The soil prep shall include, at a minimum, 4 cubic yards of compost/1000 sf incorporated into soil to a depth of 6 inches.
- Contractor shall install plantings per the plans, details and specifications, and any applicable manufacturers specifications.
- All planting areas shall be mulched to a minimum depth of 3" with shredded bark mulch, or equal. Contractor shall provide sample of mulch to Owner for approval prior to purchase and installation.
- Prior to mulching, contractor shall rake out all planting areas and adjust fine grade as necessary to conform to civil grading plan.
- Trees planted within 6 feet of paving shall have DeepRoot, or equal, 24" root barriers installed per the manufacturer's directions.

Existing Trees Note -

The property has six existing trees (There are no native tree species existing on the property)
 Front Yard - Two Callistemon species/Bottlebrush: One to remain and be cleaned & laced; one to be removed
 Rear Yard - Two Ficus species; one to remain and one to be removed; Two Schinus species to be removed

Maintenance Schedule -

- Planting and irrigation shall be maintained on a weekly basis to include:
- Mowing and edging lawn
 - Trimming trees as necessary to remove dead or crossing branches
 - Pruning shrubs and ground cover to maintain a neat appearance
 - Fertilizing on a monthly basis for overall plant health w/ Best 'Turf Supreme', or equal, for lawn, and Best '15-15-15' for other plantings
 - Mulch shall be maintained at 3" min. thickness for all exposed areas
 - The controller should be checked monthly to be certain that the solar-sync sensor is working correctly
 - Each station should be turned on manually once per month to check for leaks
 - Drip station filters should be cleaned twice per year w/ soapy water

Underground Service Alert

Know what's below.
 Call before you dig.
 TWO WORKING DAYS BEFORE YOU DIG

REGISTERED LANDSCAPE ARCHITECT

Robert V. Mekjian
 NO. 3183
 EXP. 05-31-22

STATE OF CALIFORNIA

2/8/2022

LOST WEST
 A CALIFORNIA CORPORATION
 LANDSCAPE ARCHITECTURE
 35 YEARS

PO BOX 2352 Carlsbad, CA 92018
 5208 Townsend Ave. Los Angeles, CA 90041
 TEL: (760) 533-7338 OR (323) 258-8214

PLAN DATE:
 02/08/2022

PLOTTING HISTORY:
 07/09/21 - Version 1
 08/23/21 - Version 2
 02/08/22 - Version 3

PROJECT NO.: 2115 -
 Peterson Residence

MARK	REVISIONS	BY	APPR.	DATE

BENCH MARK:

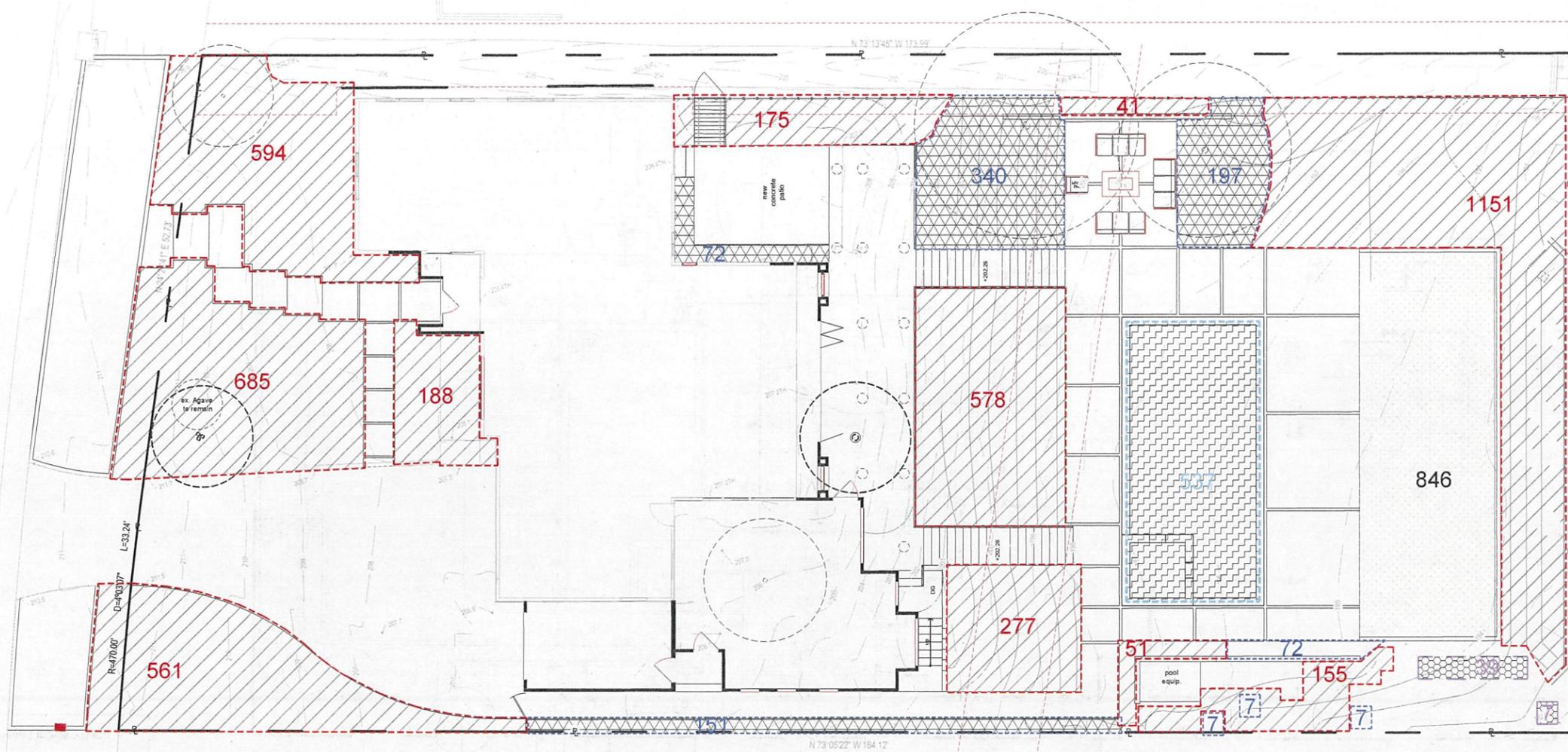
DRAWN BY:	
CHECKED BY:	
RECOMMENDED BY:	

PETERSON RESIDENCE
 418 Glencrest Drive, Solana Beach, CA 92075
 APN 263-242-05

LANDSCAPE IMPROVEMENTS
Planting Plan

DRAWING NO.
L2

SHEET 2 OF 3 SHEETS



Water Conservation Plan
Scale: 1" = 8'



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Applicant Last Name: _____ Project/Plan Check Number: _____ Project Address: _____

The project's Estimated Total Water Use is calculated using the following formula: $ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$

ETWU = Estimated total water use per year (gallons per year)
 ETo = Evapotranspiration rate (inches per year)
 PF = Plant Factor from WUCOLS (see Definitions)
 HA = Hydro-zone Area (square feet): Define hydro-zones by water use: very low, low, moderate and high
 SLA = Special Landscape Area (square feet): Edible plants, irrigated with recycled water, & turf used for active play
 0.62 = Conversion Factor (to gallons per square foot)
 IE = Irrigation Efficiency

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				SLA
	1	2	3	4	
Evapotranspiration Rate (ETo) See "A" below	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - 0.62	0.62				
(Line 1 x Line 2)	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See "B" below	low	moderate	moderate	high	
Hydrozone Area (HA) - in square feet	4456	857	846	537	46
(Line 4 x Line 5)	1337	514	508	537	
Irrigation Efficiency (IE) See "C" below	.81	.81	.75	1.0	
(Line 6 + Line 7)	1650	635	677	537	
TOTAL of all Line 8 boxes + SLA	3545				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	90,114				

ETo - Evapotranspiration rate - 41 (west of I-5) / 47 (east of I-5)
PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used where more than one PF is shown in a hydro-zone.
 0.1 - VLW - Very Low Water Use Plants
 0.3 - LW - Low Water Use Plants
 0.6 - MW - Moderate Water Use Plants
 1.0 - HW - High Water Use Plants
IE - Irrigation Efficiency
 Sprinkler - .75
 Drip & Micro-spray - .81
 A different IE may be used if supported by documentation subject to approval by the City Planner

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:
 Evapotranspiration adjustment factor (ETAF) use .55 residential .45 non-residential

$\frac{25.42}{25.42 \text{ or } 29.14} \times 0.55$	$\frac{0.45}{0.45}$	$\frac{46}{46}$	$\frac{46}{46}$	MAWA
Total Landscape Area			Total SLA	94,791
25.42 x [3708 + 21] = 94,791				

January 2016 Page 3 of 9

HYDRO-ZONE SQUARE FOOTAGE

Outline/Sym.	Hydro-zone Description	Square Footage
	Tifway Lawn - Moderate Water-use	846 sq. ft.
	Low Water-use Plants	4456 sq. ft.
	Moderate Water-use Plants	857 sq. ft.
	Special Landscape Area	46 sq. ft.
	High Water-use (Pool & Spa)	537 sq. ft.
	Total Landscape Area	6,742 sq. ft.

PLANT WATER-USE CLASSIFICATION NOTE:
 The water use of the plants shown on the planting plan were determined by using the "WUCOLS IV - Water Use Classification of Landscape Species" available at: https://ucanr.edu/sites/wucols/plant_search/.

 Know what's below. Call before you dig. <small>TWO WORKING DAYS BEFORE YOU DIG</small>	 Robert V. Mekjian NO. 3183 EXP. 05-31-22 SIGNATURE: _____ DATE: 2/8/2022	LOST WEST <small>A CALIFORNIA CORPORATION</small> LANDSCAPE ARCHITECTURE 35 YEARS PO BOX 2352 Carlsbad, CA 92018 5208 Townsend Ave. Los Angeles, CA 90041 TEL: (760) 533-7338 OR (323) 258-8214	PLAN DATE: 02/08/2022 PLOTTING HISTORY: 07/09/21 - Version 1 08/23/21 - Version 2 02/08/22 - Version 3 PROJECT NO.: 2115 - Peterson Residence	MARK _____ BY _____ APPR. _____ DATE _____ BENCH MARK: _____	DRAWN BY: _____ CHECKED BY: _____ RECOMMENDED BY: _____	PETERSON RESIDENCE 418 Glencrest Drive, Solana Beach, CA 92075 APN 263-242-05 LANDSCAPE IMPROVEMENTS Water Conservation Plan	DRAWING NO. L3 SHEET <u>3</u> OF <u>3</u> SHEETS
				UNDERGROUND SERVICE ALERT		PROJECT NO.: 2115 - Peterson Residence	



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: August 24, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a DRP, SDP, and SDP Waiver to Demolish a Single-Family Residence, Construct a Replacement Single-Family Residence with a Basement and an Attached Garage, and Perform Associated Site Improvements at 506 Pacific Avenue. (Applicant: Jim and Kathleen Boyd; Application: DRP20-014/SDP20-020; APN: 263-041-17; Resolution No. 2022-049)**

BACKGROUND:

The Applicants, Jim and Kathleen Boyd, are requesting City Council approval of a Development Review Permit (DRP), Structure Development Permit (SDP), and SDP Waiver to demolish a single-story single-family residence, construct a replacement 3,021 square-foot, two-story single-family residence built above a 1,179 square-foot basement with an attached 377 square-foot two-car garage, and perform associated site improvements at 506 Pacific Avenue. The 6,120 square-foot lot is located within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ). The project proposes grading in the amounts of 40 cubic yards of cut and 40 cubic yards of fill outside of the footprint of the structure, 750 cubic yards of excavation for the basement, 50 cubic yards of excavation for footings, 880 cubic yards of removal and recompaction, an aggregate grading quantity of 1,760 cubic yards, and 800 cubic yards of export off site. The maximum building height is proposed at 24.19 feet above the proposed grade with the highest point of the residence at 97.10 feet above Mean Sea Level (MSL).

The project meets three thresholds for the requirement of a DRP, including: 1) grading in excess of 100 cubic yards; 2) construction in excess of 60 percent of the maximum allowable floor area; and 3) construction of a second story that exceeds 35 percent of the floor area of the first floor. The project requires an SDP because the proposed development exceeds 16 feet in height above the existing grade. The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request, as contained in Resolution 2022-049 (Attachment 1). The project plans, dated August 3, 2022, are included in Attachment 2.

CITY COUNCIL ACTION:

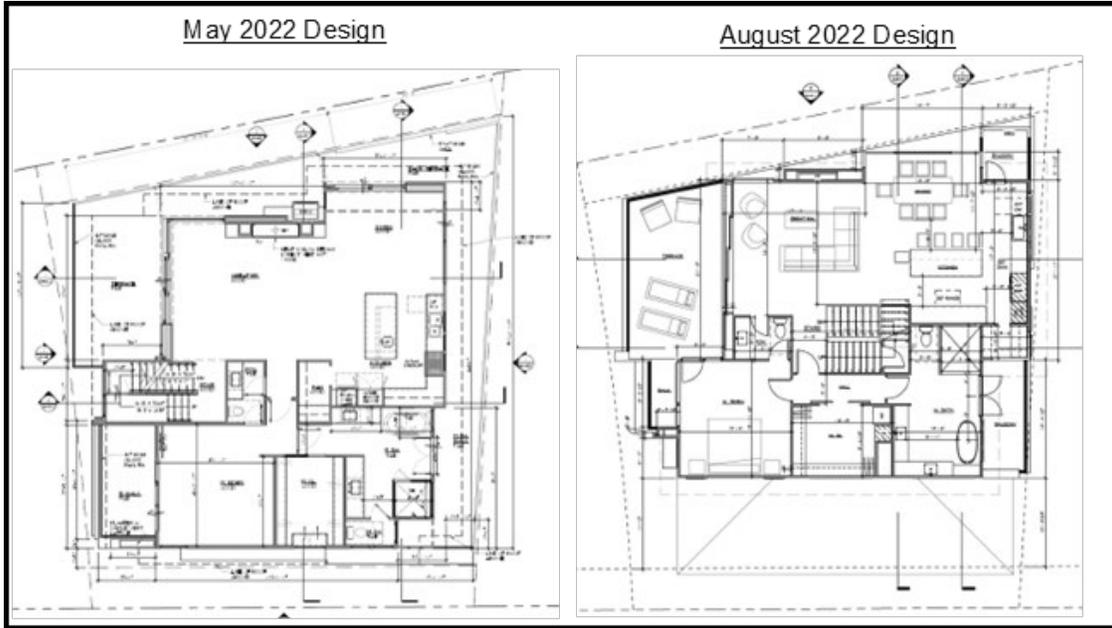
The View Assessment Commission (VAC) made a recommendation to the City Council to deny the project based on view impairment from the adjacent property at 504 Pacific Avenue. The Applicants presented a modified project at the May 11, 2022 City Council meeting and the Staff Report is included in Attachment 3. The City Council was unable to make the required findings to approve the project. The Council was unable to find that the structure is designed and situated in such a manner as to minimize impairment of views (SDP Finding #3) from 504 Pacific Avenue nor that the site planning and building and structure placement was designed to minimize adverse impacts/effects (DRP Finding #2, criteria #1 and #2) on 504 Pacific Avenue. Concerns were raised as it relates to the proposed second floor living area, deck and roof deck. The Council voted to continue the application to allow the Applicants the opportunity to address the referenced concerns.

DISCUSSION:

The Applicants submitted a revised design that would increase the floor area of the first floor living area, decrease the garage, decrease the second (upper) floor, and decrease the basement. The proposed changes would result in a net increase of 77 square feet of gross floor area for the project. The reduced massing of the second floor would be shifted toward the north, creating a 15 to 16-foot southern side-yard setback. The previously proposed second floor decks would be reduced to three smaller private decks (a terrace off the great room, a barbeque balcony off the kitchen, and a balcony off the primary suite bathroom). In response to comments related to the removal of the proposed roof deck, the Applicants are proposing to reduce it in size and relocate it further to the north. Table 1 (below) compares the floor area, deck area, and setbacks of the project proposed on May 11, 2022 and the currently proposed modified project.

Table 1			
	May 11, 2022	August 24, 2022	Difference
Floor Area Comparison			
First Floor Living Area	1,388 SF	1,601 SF	+ 213 SF
Second Floor Living Area	1,508 SF	1,420 SF	- 88 SF
First Floor Garage	448 SF	377 SF	- 71 SF
Basement Living Area	1,274 SF	1,179 SF	- 95 SF
Subtotal	4,618 SF	4,577 SF	- 41 SF
Garage Exemption	- 400 SF	- 377 SF	- 23 SF
Basement Exemption	- 1,274 SF	- 1,179 SF	- 95 SF
Total Floor Area Proposed	2,944 SF	3,021 SF	+ 77 SF
Maximum Allowable 3,021	77 below max	Exact maximum	
Deck Square Footage Comparison			
Second Floor Decks	90 + 760	260 + 33 + 70	
Total Second Floor Decks	850 SF	363 SF	- 487 SF
Roof Deck	289 SF	147 SF	- 142 SF
Setbacks Comparison (1st Floor / 2nd Floor)			
Front (W)	25'-5" / 26'-10"	25'-5" / 25'-5"	0'-0" / -1'-5"
Interior Side (N)	5'-7" / 5'-3"	6'-9" / 6'-9"	+1'-2" / +1'-6"
Interior Side (S)	5'-9" / 7'-3"	6'-0" / 15'-8"	+0'-3" / +8'-5"
Rear (E)	26'-10" / 29'-10"	25'-4' / 25'-10"	-1'-6" / -4'-0"

The exhibit below compares the second-floor plans with the May 11, 2022 design on the left and revised design on the right.



The exhibit below compares the May 11, 2022 and the current south elevations, which is the view of the property from the adjacent property at 504 Pacific Avenue. The current (August 2022) design includes the outline of the May 2022 design shown in blue.



The revised (current) design would project outside of the originally proposed building envelope that was depicted by story poles and underwent the 30-day SDP notice in May of 2021. In addition to approval of the DRP and SDP, therefore, the Applicants are requesting City Council approval of an SDP Waiver to waive the requirement that the new massing be noticed again to the neighbors. The Applicants provided an updated request for Council approval, which is included in Attachment 4.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on August 5, 2022. The neighbor located immediately to the south at 504 Pacific Avenue, Kathy de Paolo, has raised concerns with the proposed project, including filing for View Assessment. Correspondence from Kathy de Paolo (504 Pacific Avenue) is included in Attachment 5. The neighbors located immediately to the north at 508 Pacific Avenue, Cindy and Richard Metcalf, have submitted correspondence in support of the SDP Waiver (Attachment 6).

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2022-049 for Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval.

The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. Examples of this exemption include one single-family residence or second dwelling unit in a residential zone. In urbanized areas, up to three-single-family residences may be constructed or converted under this exemption.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2022-049.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- Deny the project if all required findings for the DRP and SDP cannot be made.

DEPARTMENT RECOMMENDATION:

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, should the City Council be able to make the findings to approve the SDP, 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 2022-049 conditionally approving a DRP, SDP, and SDP Waiver to demolish a single-family residence, construct a replacement 3,021 square-foot, two-story single-family residence built above a 1,179 square-foot basement with an attached 377 square-foot two-car garage, and perform associated site improvements at 506 Pacific Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-049
2. Project Plans Dated August 4, 2022
3. May 11, 2022 Staff Report
4. Applicant's Request for Approval
5. Correspondence – De Paolo at 504 Pacific Ave
6. Correspondence – Metcalf at 508 Pacific Ave

RESOLUTION 2022-049

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT, STRUCTURE DEVELOPMENT PERMIT, AND STRUCTURE DEVELOPMENT PERMIT WAIVER TO DEMOLISH A SINGLE-FAMILY RESIDENCE, CONSTRUCT A REPLACEMENT TWO-STORY SINGLE-FAMILY RESIDENCE WITH A BASEMENT AND AN ATTACHED TWO-CAR GARAGE, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 506 PACIFIC AVENUE, SOLANA BEACH

**APPLICANT: JIM AND KATHLEEN BOYD
CASE NO.: DRP20-014/SDP20-020**

WHEREAS, Jim and Kathleen Boyd (hereinafter referred to as “Applicants”), have submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the View Assessment Committee recommended denial of the project on January 18, 2022 based on an Application for View Assessment from 506 Pacific Avenue; and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of Solana Beach Municipal Code Section 17.72.030; and

WHEREAS, at the Public Hearing on May 11, 2022, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council of the City of Solana Beach continued the project so that the Applicants could revise the project to address comments made at the May 11, 2022 Council meeting; and

WHEREAS, at the public hearing on August 24, 2022, the City Council received and considered evidence concerning the proposed application as revised; and

WHEREAS, the City Council determined the primary viewing area to be _____; and

WHEREAS, the City Council found the application request exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and

WHEREAS, this decision is based upon the evidence presented at the hearing, and any information the City Council gathered by viewing the site and the area as disclosed

at the hearing.

NOW THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to demolish a single-story single-family residence, construct a replacement 3,021 square-foot, two-story single-family residence built above a 1,179 square-foot basement with an attached 377 square-foot two-car garage, and perform associated site improvements and the request for a SDP Waiver to encroach outside of the original story pole envelope at 506 Pacific Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

- A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

- I. The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.*

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Medium Density Residential in the General Plan and intended for single-family residential development with a maximum density of five to seven dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Zoning Ordinance Consistency: The project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) (SBMC 17.20.030 and 17.48.040), which delineates maximum allowable Floor Area Ratio (FAR), Permitted Uses and Structures (SBMC Section 17.20.020) which provides for uses of the property for a single-family residence. Further, the project adheres to all property development regulations established for the Medium Residential (MR) Zone and cited by SBMC Section 17.020.030.

The project is meets the minimum number of off-street parking spaces and the required front-, side- and rear-yard setbacks and is below the maximum allowable structure height and gross floor area for the property.

II. *The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:*

- a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

The property is located within the MR Zone. Surrounding properties are also located within the MR Zone and are developed with a mixture of one- and two-story single-family residences. The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Medium Density Residential in the General Plan and intended for single-family residences developed at a maximum density of five to seven dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated, and is in conformance with, the regulations of the SROZ. As a condition of project approval, the Applicants are required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

- b. *Building and Structure Placement: Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.*

The Applicants are proposing to demolish the existing residence, construct a replacement two-story, single-family residence with basement and an attached two-car garage, and perform associated improvements. The project would be located in the buildable area of the lot and the driveway access would be maintained from Pacific Avenue along the portion of the front (west) property line.

The 1,179 square-foot basement would consist of a game room with a wet bar, two bedrooms each with emergency egress through a lightwell on the northern side of the structure, a full bathroom, a storage room, and stairway access to the first floor. The 1,601 square-foot first floor would consist of the main entry, a media room with a wet bar, a laundry room, two bedrooms, a full bathroom, a third bedroom with an ensuite bathroom, an office, and access to an attached 377 square-foot two-car garage. The 1,420 square-foot second floor would consist of an open-concept living room, dining room and kitchen, a powder room, and the primary bedroom suite with a private balcony located on the southern portion of the east side of the residence. The great room would open to a terrace on the west side of the residence and an additional BBQ balcony would be located in the northeast corner off the kitchen. There would be a two-tiered spa located in the northeast corner of the rear yard, a fire pit and additional seating areas in the southern portion of the rear yard, a storage area for trash and recycle in the northern side yard, and a 147 square-foot uncovered roof deck accessed by the internal staircase.

According to the SROZ, the proposed subterranean basement is considered “Basement- No Exposed Sides” in which the basement living area can be exempt from the calculation of floor area if there are no exposed sides. A building side is considered exposed when the finished floor of the living area directly above the basement (at any point) is more than three feet above the adjacent natural or finished grade, whichever is lower. Currently, the plans show a basement with no exposure; therefore, the proposed basement living area of 1,179 square feet would be exempt from the calculation of floor area.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 377 square-foot attached garage would provide two unobstructed parking spaces;

therefore, the square footage of the garage is exempt from the calculation of floor area.

With the SROZ basement exemption (1179 square feet) and the off-street parking garage exemption (377 square feet), the total proposed floor area would be 3,021 square feet, which is the exact maximum allowable floor area for the 6,120 square-foot lot located in the SROZ. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.500 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 – 15,000 ft ²	21 ft ²
<hr/> Total Allowable Floor Area:	<hr/> 3,021 ft ²

As designed, the project complies with all required setbacks under the designation “D” on the City’s official Zoning Map. The residence would be setback at least 25 feet from the front (west) property line, 5 feet from the northern side property line, 25 feet from the rear (east) property line, and 5 feet from the southern side property line. The maximum building height for the MR Zone is 25 feet. The maximum height of the proposed residence would be 24.19 feet above the proposed grade with the highest portion of the structure to be at 97.10 feet above MSL. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

- c. Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City’s third-party landscape architect, who has recommended approval. The Applicants will be required to submit detailed construction

landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

- d. *Roads, Pedestrian Walkways, Parking and Storage Areas: Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view, to the extent feasible, by existing topography, by the placement of buildings and structures, or by landscaping and plantings.*

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are proposing to construct a 377 square-foot attached garage in the northwest corner of the proposed residence. The garage would be accessed by a driveway on the northwest corner of the property from Pacific Avenue. The proposed two-car garage satisfies the required off-street parking for the single-family residence.

- e. *Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.*

The project includes approximately 40 cubic yards of cut and 40 cubic yards of fill outside of the footprint of the structure, 750 cubic yards of excavation for the basement, 50 cubic yards of excavation for footings, 880 cubic yards of removal and recompaction, which is an aggregate grading quantity of 1,760 cubic yards, and 800 cubic yards of export off site. The proposed grading outside the footprint of the structure will level the existing flat yard areas surrounding the residence and construct drainage improvements including bio retention basins located in the rear yard. The majority of the proposed grading is associated with the excavation for the proposed 1,179 square-foot basement that

will have a finished floor approximately 10 feet below the finished floor of the first floor and the finished grade of the yard areas.

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).*

All new exterior lighting fixtures shall comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

- g. *Usable Open Space: Recreational facilities proposed within required usable open space shall be located and designed to maintain essential open space values.*

The project consists of the construction of a replacement single-family residence with a basement, an attached garage, and associated site improvements on a developed residential lot, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

- III. *All required permits and approvals including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.*

All required permits are being processed concurrently with the Development Review Permit.

- IV. *If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicants obtaining the required permit or approval from the other agency.*

The Applicants shall obtain approval from the California Coastal Commission prior to issuance of Building or Grading Permits.

- B. In accordance with Chapter 17.63 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:

- I. *The Applicant for the Structure Development Permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve the view impairment issues.*

To be completed based on Council findings.

- II. *The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the city's general plan, local coastal program, or city designated viewing areas.*

To be completed based on Council findings.

- III. *The structure is designed and situated in such a manner as to minimize impairment of views.*

To be completed based on Council findings.

- IV. *There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) Considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of structures similar to the proposed structure.*

To be completed based on Council findings.

- V. *The proposed structure is compatible with the immediate neighborhood character.*

To be completed based on Council findings.

IV. CONDITIONS

Prior to use or development of the property in reliance on this permit, the Applicants shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicants shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.

- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on August 24, 2022, and located in the project file with a submittal date of August 5, 2022.
- III. Prior to requesting a framing inspection, the Applicants shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on August 24, 2022, and that the maximum height of the proposed addition will not exceed 24.19 feet above the proposed grade or 97.10 feet above MSL, which is the maximum proposed structure height reflected on the project plans.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
- VIII. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on Pacific Avenue and minimize impact to the surrounding neighbors.
- X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.

B. Fire Department Conditions:

- I. ACCESS ROAD MINIMUM DIMENSIONS: Fire apparatus access roads shall have an unobstructed improved width of not less than 20

feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.

- II. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- III. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4 inches high with a ½ inch stroke width for residential buildings, 8 inches high with a ½ inch stroke for commercial and multi-family residential buildings, and 12 inches high with a 1-inch stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
- IV. AUTOMATIC FIRE SPRINKLERS SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.
- V. CLASS “A” ROOF: All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department.
- VI. BASEMENT:
 - a. All basements shall be designed and equipped with emergency exit systems consisting of operable windows, window wells or exit doors that lead directly outside via staircase and exit door or exit door at grade.
 - b. Window wells/light wells that intrude into side yard or backyard setbacks of five feet or less, shall require a hinged grating covering the window well/lightwell opening. The grating shall be capable of

supporting a weight of 250lb person; yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City Staff (Fire, Building, Planning).

C. Engineering Department Conditions:

- I. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a. Construction of the proposed SDRSD G-14A driveway approach.
 - b. Construction of the proposed pavers.
 - c. Construction of the proposed gravel.
 - d. Construction of the proposed artificial turf.
- II. The Applicants shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit. The EMRA shall be recorded against this property for all private improvements in the public right-of-way including, but not limited to:
 - a. Proposed pavers.
 - b. Proposed gravel.
 - c. Proposed artificial turf.
 - d. Proposed private improvements in the sewer easements.
- III. The Applicants shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless resulting from any backflow from sewer on the Applicants' property. The Applicants shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- IV. Submit proof to the Engineering Department that the required California Coastal Commission permits have been obtained prior to the issuance of any building or grading permits.

- V. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- VI. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

GRADING:

- I. Obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicants shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicants shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The Grading Plan shall incorporate all recommendations contained in the soils report.
 - c. The Applicants shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to Final Inspection of the Building Permit.
 - d. The Applicants shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
 - e. The Applicants are responsible to protect the adjacent properties during construction. If any grading, construction activity, access or

potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicants shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.

- f. The Applicants shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicants shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicants shall obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- i. The Applicants shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicants. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicants shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- l. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.

- m. No increased cross lot drainage shall be allowed.
- n. The Applicants shall obtain the Grading Permit concurrently with Building Permit issuance.

D. COUNCIL CONDITIONS

- I. N/A

V. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.1.6 and 1.18 in addition to any applicable revocation proceedings.

VI. EXPIRATION

The Development Review Permit for the project shall expire 24 months from the date of this Resolution, unless the Applicants have obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.

VII. INDEMNIFICATION AGREEMENT

The Applicants shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicants of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicants shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicants regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicants shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the

effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 24th day of August, 2022, by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSENT: Councilmembers –
ABSTAIN: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

VICINITY MAP



SITE DATA

BUILDING ADDRESS
506 PACIFIC AVE.
SOLANA BEACH, CA 92075

ASSESSOR'S PARCEL NUMBER
263-042-1700

LEGAL DESCRIPTION
LOT 4, BLOCK 3, MAP 2143

ZONE: MR
OVERLAYS: SCALED RESIDENTIAL OVERLAY ZONE

LOT SIZE: 6,120 SF
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: Y-B SPRINKLERED (NFFA 13D)

EXISTING LIVING AREA: 1559 SF
EXISTING GARAGE AREA: 178 SF

PROPOSED 1ST FLOOR AREA: 1,601 SF
PROPOSED 2ND FLOOR AREA: 1,420 SF
PROPOSED BASEMENT AREA: 1,179 SF
PROPOSED GARAGE AREA: 377 SF
TOTAL BUILDING AREA: 4,577 SF
OFF-STREET PARKING EXEMPTION: -377 SF
BASEMENT AREA EXEMPTION: -1,179 SF
TOTAL BUILDING TOWARDS FAR: 3,021 SF
MAX ALLOWABLE FAR SF: 3,021 SF

TOTAL LIVING ADDITION AREA: 4,200 SF
TOTAL TERRACE & BALCONY AREA: 385 SF
TOTAL ROOF DECK AREA: 174 SF

MAX COVERAGE - NONE (NOT A STEEP HILLSIDE)

HEIGHT LIMIT: 25'-0" MAX.

SEISMIC ZONE 4
CLIMATE ZONE 1

SETBACKS:	REQUIRED	PROPOSED
FRONT YARD	25'-0"	26'-6 3/4"
SIDE YARDS	5'-0"	5'-7"
REAR YARD	25'-0"	26'-10"

PARKING SPACES:	REQUIRED	PROVIDED
	2	2

EARTHWORK QUANTITIES

(SEE PRELIMINARY GRADING PLAN FOR ADDITIONAL INFORMATION).

SITE GRADING (OUTSIDE OF STRUCTURE)
CUT: 40 CY
FILL: 40 CY
NET: 0 CY IMPORT/EXPORT

EXCAVATION FOR BASEMENT: 750 CY (CUT)
EXCAVATION FOR FOOTINGS & FOUNDATION: 50 CY (CUT)

TOTAL GRADING (CUT & FILL OUTSIDE & BELOW STRUCTURE): 880 CY (+R & R) CUT

SHEET INDEX

- AS-1 SITE PLAN
- C-1 PRELIMINARY GRADING PLAN
- C-2 SITE SECTIONS AND DETAILS
- A-1.1 DEMOLITION PLAN
- A-2.0 PROPOSED BASEMENT FLOOR PLAN
- A-2.1 PROPOSED FIRST FLOOR PLAN
- A-2.2 PROPOSED SECOND FLOOR PLAN
- A-2.3 PROPOSED FLOOR AREA DIAGRAM
- A-3.1 PROPOSED ROOF PLAN
- A-4.1 EXTERIOR ELEVATIONS
- A-4.2 EXTERIOR ELEVATIONS
- A-6.1 BUILDING SECTIONS
- A-6.2 BUILDING SECTIONS
- SP-1 STORY FOLE PLAN
- SP-2 STORY FOLE ELEVATIONS
- SP-3 STORY FOLE ELEVATIONS
- L-0 LANDSCAPE COVER
- L-1 LANDSCAPE NOTES & LEGEND
- L-2 LANDSCAPE DEVELOPMENT PLAN
- L-3 WATER CONSERVATION PLAN
- L-4 EXISTING TREE PLAN
- L-5 STREET ELEVATION

SITE SQUARE FOOTAGE TOTALS

	Existing (SF)	Proposed Total (SF)
Non-landscaped Area ^a	3,867 SF	3,942 SF
Non-irrigated Landscape ^b		
Irrigated Landscape	2,253 SF	1,922 SF
Water Features ^c		256 SF
Decorative Hardscape ^d		0 SF
Total Lot Area	6,120 SF	6,120 SF

	Area of Work ^e (SF)
Irrigated Landscape	1,922 SF
Water Features ^c	256 SF
Decorative Hardscape ^d	0 SF
Aggregate Landscape Area^f	2,178 SF

New development projects: If aggregate landscape area > 500 sf, a landscape package is required
Rehabilitated Landscape: If aggregate landscape area > 2,500 sf, a landscape package is required

^a A landscaped area does not include the footprint of a building, decks, patio, sidewalk, driveway, parking lot, or other hardscape that does not meet the criteria in SBMC 17.56.150.
^b An area without irrigation designated for nondevelopment such as designated open space area with existing native vegetation.
^c A design element where open water performs an aesthetic or recreational function. A water feature includes a pond, lake, waterfall, fountain, artificial streams, spa and swimming pool.
^d Rock and stone or pervious design features, such as decomposed granite ground cover, that are adjacent to a vegetated area.
^e Area of replacement and/or new irrigated landscape, water features, and/or decorative hardscape associated with the project.

PROJECT TEAM

OWNER/APPLICANT
JAMES & KATHLEEN BOYD
506 PACIFIC AVE.
SOLANA BEACH, CA 92075
TEL: (858) 342-9802

ARCHITECT
OASIS ARCHITECTURE & DESIGN, INC.
1015 TURQUOISE STREET
SUITE 2
SAN DIEGO, CA 92109
TEL: (858) 273-5632
CONTACT: MARK MORRIS

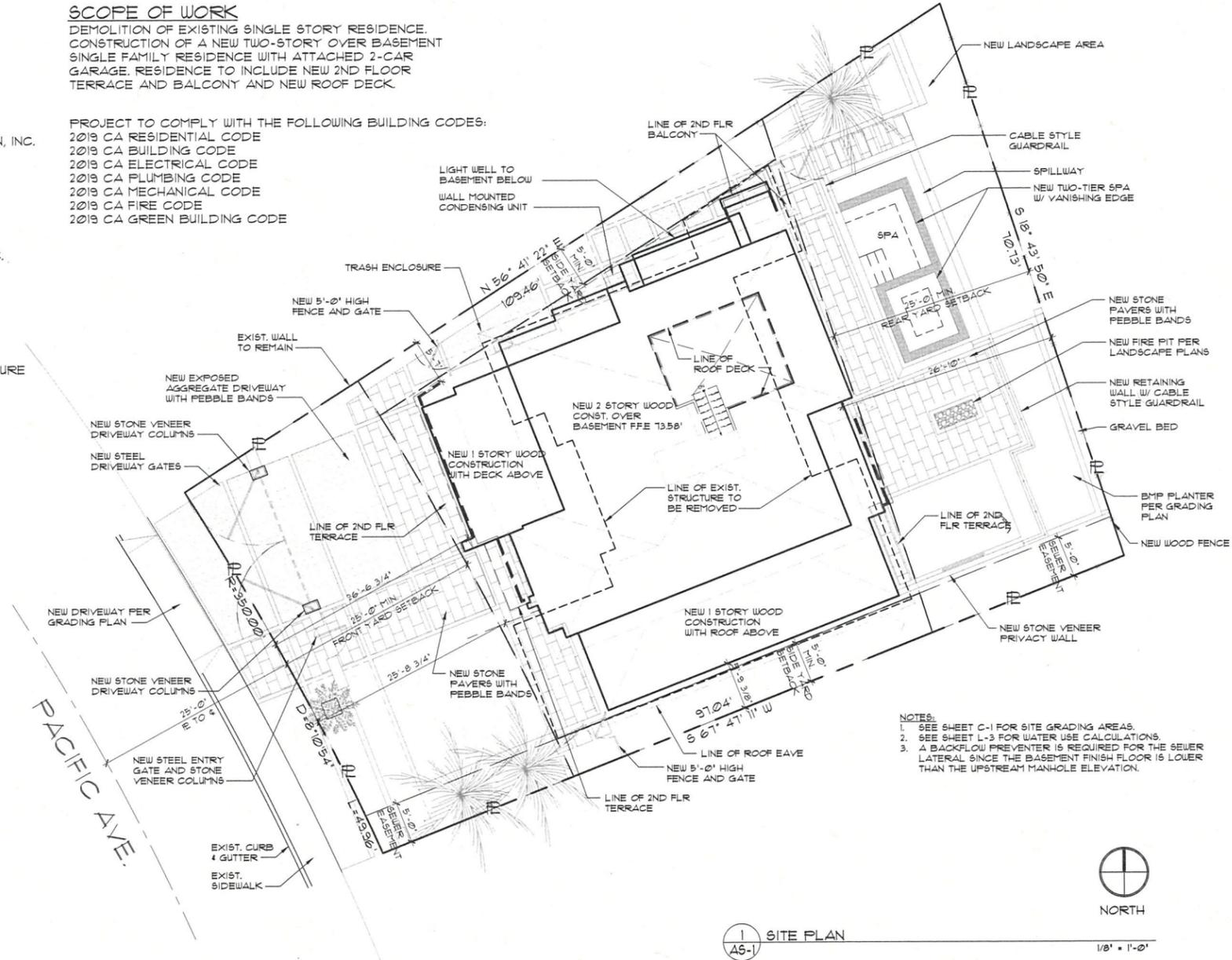
CIVIL ENGINEER
PASCO LARET SUITER & ASSOC.
935 N. HIGHWAY 101
SUITE A
SOLANA BEACH, CA 92075
TEL: (858) 259-8212
CONTACT: TYLER LAWSON

LANDSCAPE ARCHITECT
TOPIA LANDSCAPE ARCHITECTURE
5055 NORTH HARBOR DRIVE
SUITE 200
SAN DIEGO, CA 92106
TEL: (858) 458-0555
CONTACT: FRANK MARCZYNSKI

SCOPE OF WORK

DEMOLITION OF EXISTING SINGLE STORY RESIDENCE.
CONSTRUCTION OF A NEW TWO-STORY OVER BASEMENT
SINGLE FAMILY RESIDENCE WITH ATTACHED 2-CAR
GARAGE. RESIDENCE TO INCLUDE NEW 2ND FLOOR
TERRACE AND BALCONY AND NEW ROOF DECK.

PROJECT TO COMPLY WITH THE FOLLOWING BUILDING CODES:
2019 CA RESIDENTIAL CODE
2019 CA BUILDING CODE
2019 CA ELECTRICAL CODE
2019 CA PLUMBING CODE
2019 CA MECHANICAL CODE
2019 CA FIRE CODE
2019 CA GREEN BUILDING CODE

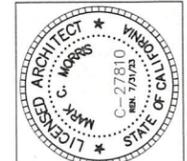


NOTES:
1. SEE SHEET C-1 FOR SITE GRADING AREAS.
2. SEE SHEET L-3 FOR WATER USE CALCULATIONS.
3. A BACKFLOW PREVENTER IS REQUIRED FOR THE SEWER LATERAL SINCE THE BASEMENT FINISH FLOOR IS LOWER THAN THE UPSTREAM MANHOLE ELEVATION.

1 SITE PLAN
AS-1



ATTACHMENT 2



BOYD RESIDENCE
506 PACIFIC AVE.
SOLANA BEACH, CA 92075

1. DESIGN REVIEW SUBMITTAL 11/15/2020
2. DESIGN REVIEW RESUBMITTAL 02/18/2021
3. DESIGN REVIEW RESUBMITTAL 04/08/2021
4. DESIGN REVIEW RESUBMITTAL 11/30/2021
5. DESIGN REVIEW RESUBMITTAL 04/18/2022



OASIS
ARCHITECTURE & DESIGN, INC.

858-273-5632

1015 TURQUOISE ST.
SUITE 2
SAN DIEGO, CA
92109

THIS DRAWING IS INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY MANNER WITHOUT THE PERMISSION OF THE ARCHITECT.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

DRAWN BY	CHECKED BY
ELB	MCM
DATE	JOB NO.
06/06/22	1805

SITE PLAN

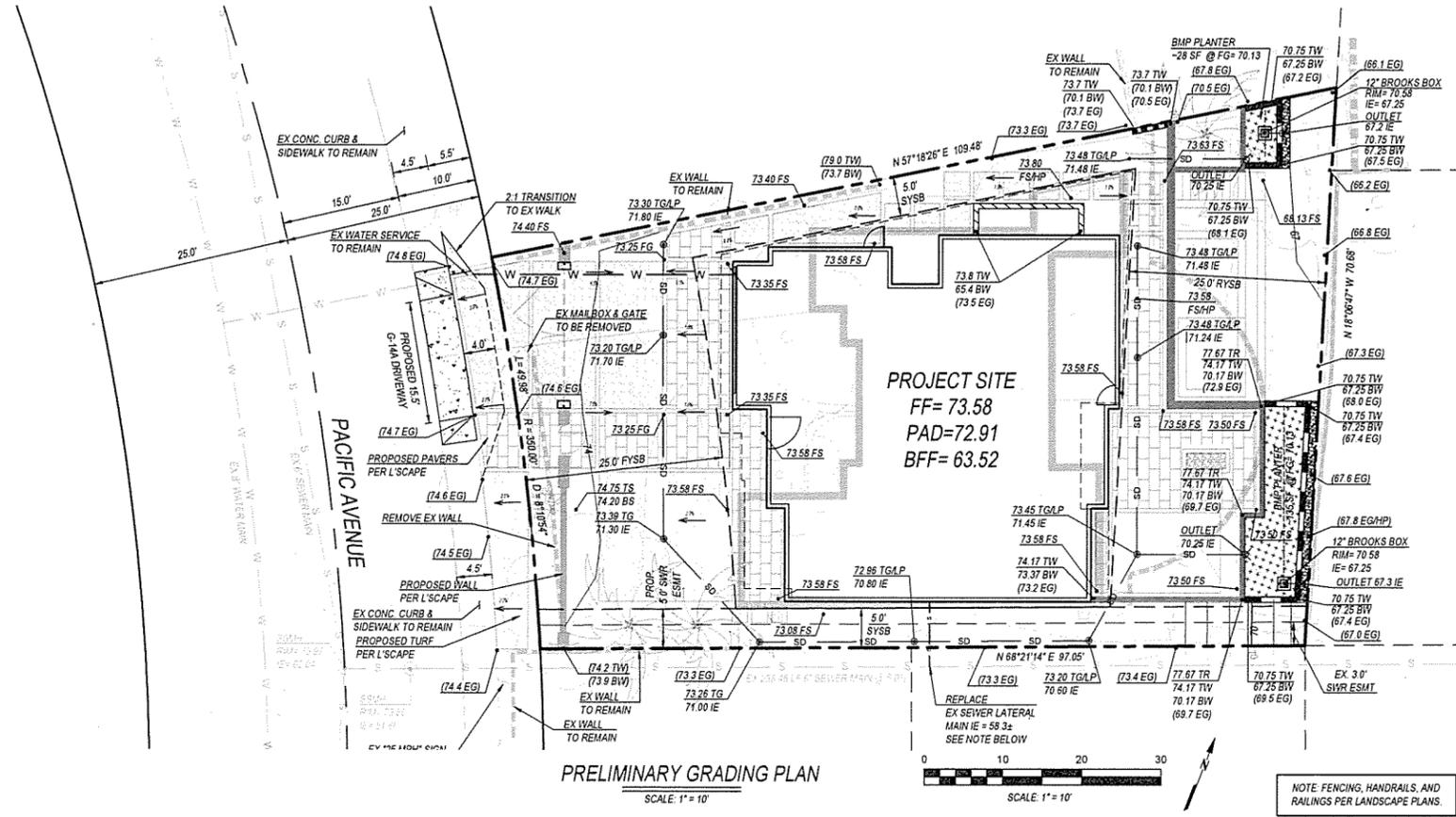
AS-1

GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
- A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
UNDERGROUND S.A. (800)-227-2600
- A SOILS REPORT SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 a.m. AND 6:00 p.m. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL FACES
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS: CUT 2:1 FILL 2:1 (PER SOILS REPORT)
NET CUT: 20 CY NET FILL: 120 CY EXCAVATION FOR BASEMENT: 700 CY
NET EXPORT: 600 CY
REMEDIAL GRADING: TBD (PER SOILS REPORT)
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)
** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858 720 2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
- FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
- UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AN AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING "THE GRADING UNDER PERMIT NO. SBGR-216 HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN." THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

PRELIMINARY GRADING PLAN

506 PACIFIC AVENUE



LEGAL DESCRIPTION
LOT 4 OF SOLANA BEACH VISTA, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF NO. 2143, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 17TH, 1928

A.P.N.: 263-042-17

SITE ADDRESS: 506 PACIFIC AVENUE
SOLANA BEACH, CA 92075

OWNER/PERMITTEE: JIM BOYD
506 PACIFIC AVENUE
SOLANA BEACH, CA 92075

TOPOGRAPHIC SURVEY: PASCO LARET SUITER & ASSOCIATES
(858)-259-8212

WORK TO BE DONE
THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:

STANDARD SPECIFICATIONS
(1) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS.
(2) CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROL FOR CONSTRUCTION AND MAINTENANCE WORK ZONES"
(3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

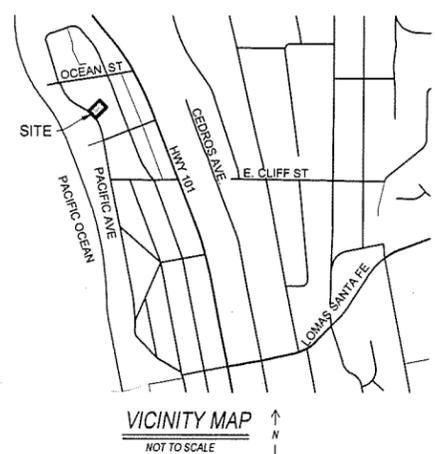
STANDARD DRAWINGS
(1) SAN DIEGO REGIONAL STANDARD DRAWINGS
(2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

LEGEND

ITEM DESCRIPTION	SYMBOL
PROPERTY LINE / PROJECT BOUNDARY	---
EXISTING CENTERLINE	---
ADJACENT PROPERTY LINE	---
EXISTING RIGHT OF WAY LINE	---
PROPOSED SETBACKS	---
PROPOSED CONTOUR LINE	---
EXISTING CONTOUR LINE	---
PROPOSED BUILDING PER ARCH'L PLAN	---
PROPOSED LIGHTWELL PER ARCH'L PLAN	---
PROPOSED ROOF OVERHANG PER ARCH'L PLAN	---
PROPOSED PAVERS PER L'SCAPE PLAN	---
PROPOSED CONCRETE DRIVEWAY PER L'SCAPE PLAN	---
PROPOSED GRAVEL BAND PER L'SCAPE	---
PROPOSED POOL PER L'SCAPE	---
PROPOSED WALL PER L'SCAPE	---
PROPOSED RETAINING WALL	---
PROPOSED BMP PLANTER AREA	---
PROPOSED RIPRAP DISPERSION STRIP	---
EXISTING RETAINING WALL TO REMAIN	---
PROPOSED 4" PVC STORM DRAIN	SD
PROPOSED 6" PER PVC UNDERDRAIN	SD
PROPOSED 6" NDS AREA DRAIN	SD
PROPOSED 12" BROOKS BOX	SD
PROPOSED SEWER LATERAL	S
PROPOSED WATER SERVICE	W
EXISTING SEWER LATERAL TO REMAIN	S
EXISTING WATER SERVICE/METER TO REMAIN	W

EROSION CONTROL NOTES

- STORM WATER AND NON-STORM WATER DISCHARGE CONTROL. BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER AND NON-STORM WATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
 - EROSION AND SEDIMENT CONTROL. EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.
 - EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPE PLANS AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS, OR BY TEMPORARY EROSION CONTROL CONFORMING TO THE FOLLOWING:
NON-IRRIGATED HYDROSEED MIX WITH A FIBER MATRIX APPLIED AT 4,000 LB/ACRE
- | LBS/ACRE | % PURITY/ACRE | SEED SPECIES |
|----------|---------------|----------------------|
| 20 | 70% PLUS | ATRIPLEX GLAUCOA |
| 50 | | PLANTAGO INSULARIS |
| 8 | | ENCHELIS FARNOSIDA |
| 6 | SCARIFIED | LOTUS SCOPARULIS |
| 7 | 50% PLUS | EXCHSCHOLTZIA CALIF. |
- TOTAL: 91 LBS/ACRE
- THE TOPS OF ALL SLOPES TALLER THAN 6' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
 - CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
 - SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
 - SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
 - THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
 - THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
 - THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
 - IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.



ZONE INFORMATION

TOTAL PARCELS: 1
TOTAL UNITS: 1
GENERAL PLAN DESIGNATION: MRG
SPECIAL OVERLAY: SCALED RESIDENTIAL
HEIGHT: 25-FT
MIN NET LOT AREA: 5,000 SF
PRESIDENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL

LOT INFORMATION

TOTAL GROSS LOT AREA: 6,120 SF
TOTAL NET LOT AREA: 6,120 SF
TOTAL DISTURBED AREA: 6,120 SF

SITE AREA TABULATION

	EXISTING SITE	PROPOSED SITE	NET CHANGE
IMPERVIOUS	3,860 SF	3,047 SF	-753 SF
PERVIOUS	2,320 SF	3,073 SF	+753 SF
TOTAL	6,120 SF	6,120 SF	0 SF
% IMPERVIOUS	62.0%	49.8%	-12.2%

SITE SETBACKS

	EXISTING SITE	PROPOSED SITE
FRONT YARD	25 FT	25 FT
REAR YARD	5 FT	5 FT
SIDE YARD	25 FT	25 FT

EARTHWORK QUANTITIES:

SITE GRADING (OUTSIDE OF STRUCTURE):
CUT: 40 CY
FILL: 40 CY
NET: 0 CY IMPORT/EXPORT

EXCAVATION FOR BASEMENT: 750 CY (CUT)
EXCAVATION FOR FOOTINGS & FOUNDATION: 50 CY (CUT)

TOTAL GRADING (CUT AND FILL OUTSIDE & BELOW STRUCTURE): 800 CY (+R&R) CUT

* EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SWELL FACTORS.

* OVEREXCAVATION / REMOVE & RECOMPACT VOLUME TO BE DETERMINED PER RECOMMENDATION OF GEOTECHNICAL REPORT

NOTE: UTILITIES ARE KNOWN TO EXIST IN THE AREA. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.

EXISTING UTILITIES ARE SHOWN PER AVAILABLE RECORD INFORMATION. CONTRACTOR TO VERIFY SIZE, DEPTH, LOCATION, AND MATERIAL PRIOR TO CONSTRUCTION.

NOTE: A BACKFLOW VALVE WILL BE REQUIRED ON THE SEWER LATERAL SERVING THE PROPOSED DEVELOPMENT.

A HOLD HARMLESS AGREEMENT WITH THE CITY OF SOLANA BEACH FOR THE PUBLIC SEWER WITHIN PROPERTY LIMITS TO BE RECORDED PRIOR TO FINAL OCCUPANCY.

NOTE: BMP'S ARE TO BE PRIVATELY MAINTAINED AND THE FACILITIES NOT MODIFIED OR REMOVED WITHOUT A PERMIT FROM THE CITY.

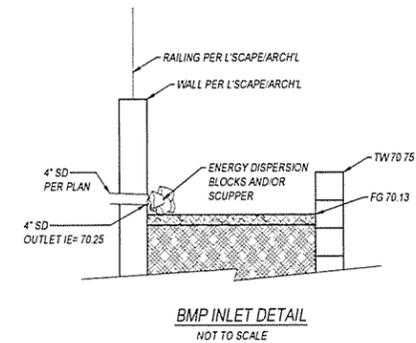
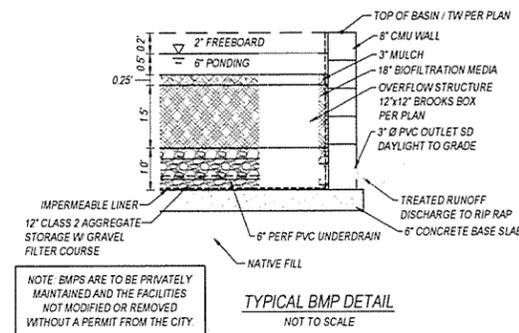
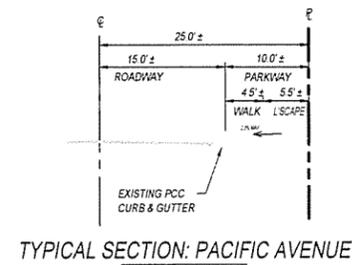
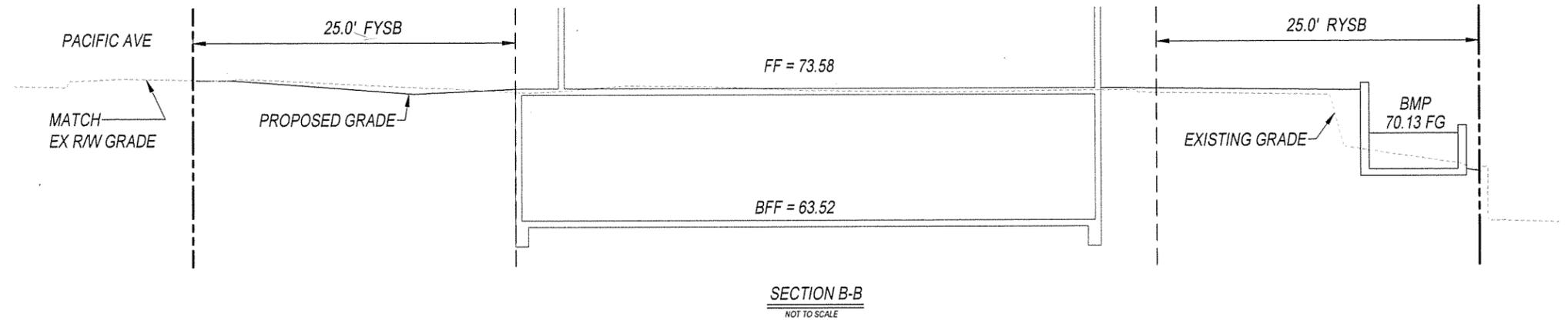
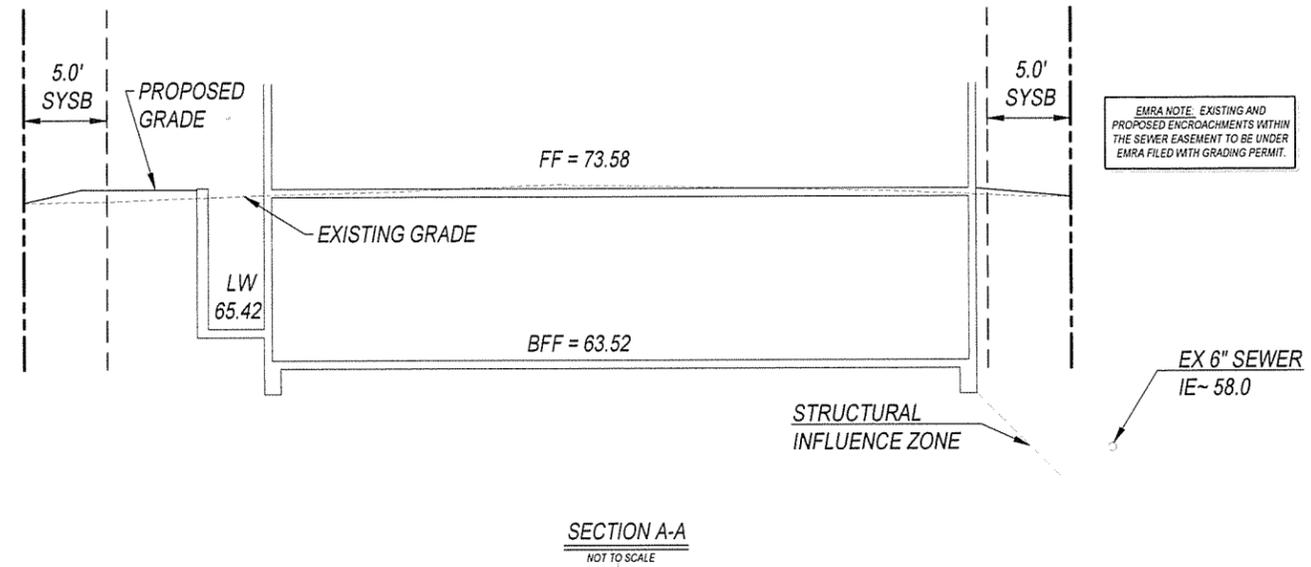
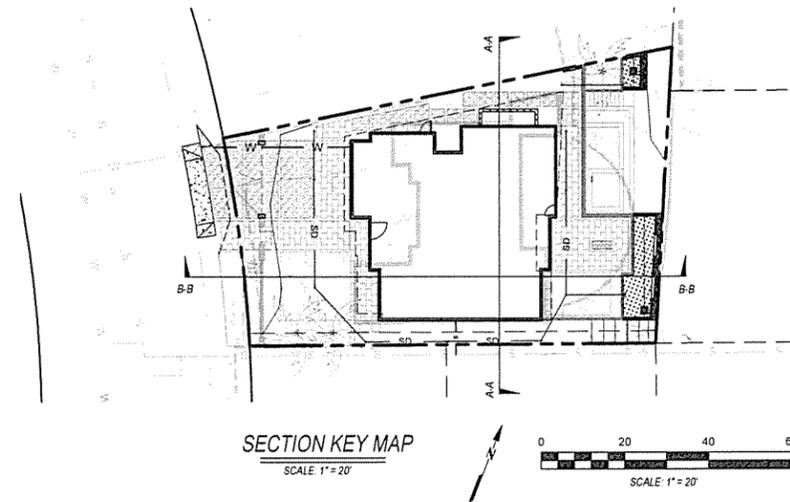
EMRA NOTE: EXISTING AND PROPOSED ENCROACHMENTS WITHIN THE SEWER EASEMENT TO BE UNDER EMRA FILED WITH GRADING PERMIT.



PREPARED BY:
PASCO LARET SUITER & ASSOCIATES
San Diego | Solana Beach | Orange County
Phone 858.259.8212 | www.plsengineering.com

PRELIMINARY GRADING PLAN

506 PACIFIC AVENUE



EMRA NOTE: EXISTING AND PROPOSED ENCROACHMENTS WITHIN THE SEWER EASEMENT TO BE UNDER EMRA FILED WITH GRADING PERMIT.

EX 6" SEWER IE ~ 58.0

NOTE FENCING, HANDRAILS, AND RAILINGS PER LANDSCAPE PLANS

NOTE: BMPs ARE TO BE PRIVATELY MAINTAINED AND THE FACILITIES NOT MODIFIED OR REMOVED WITHOUT A PERMIT FROM THE CITY.



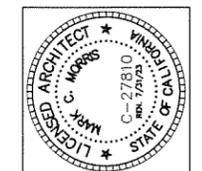
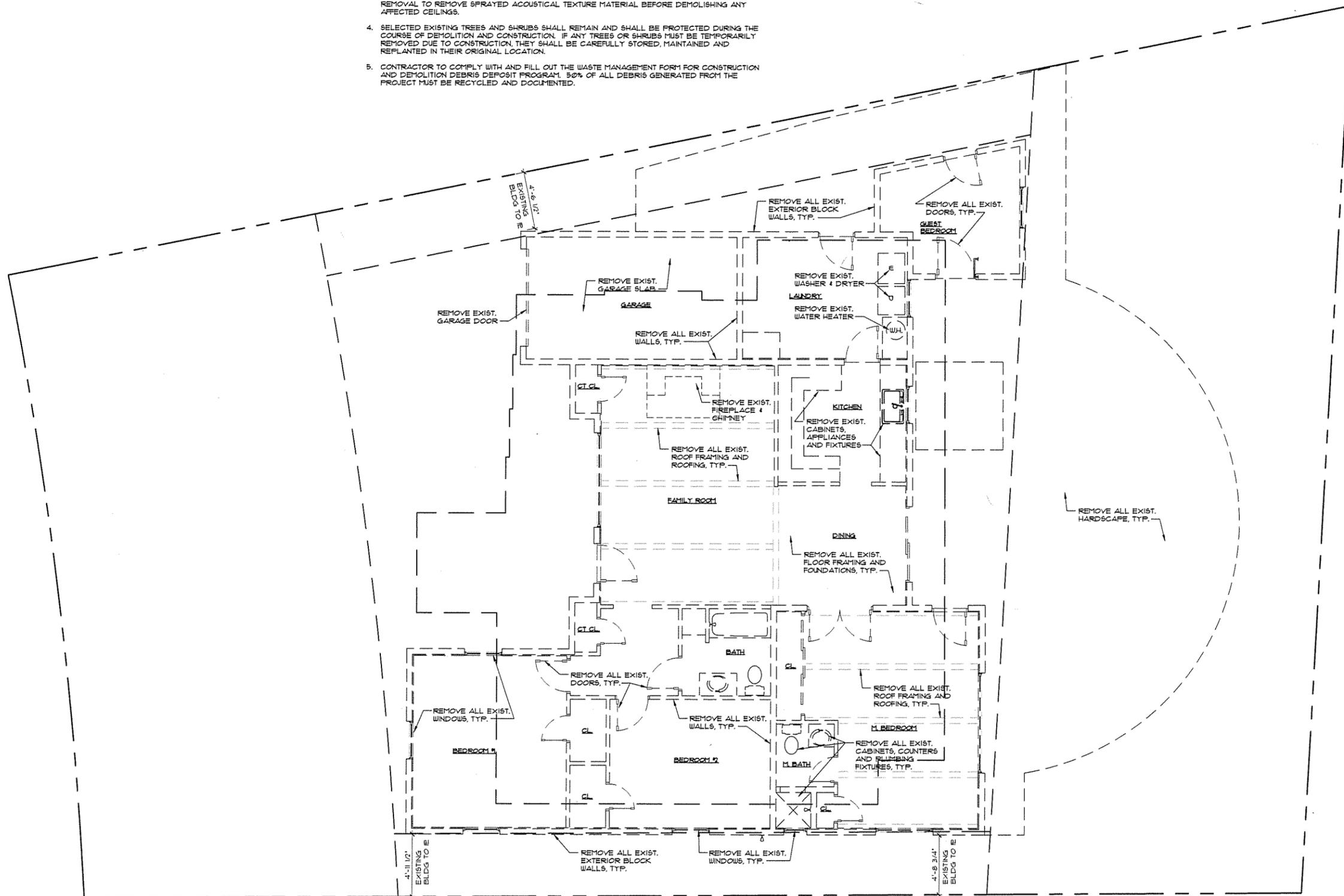
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& ASSOCIATES
San Diego | Solana Beach | Orange County
Phone 858.259.8212 | www.plsaengineering.com

DEMOLITION NOTES

1. ALL ITEMS NOTED AS 'REMOVED' SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED OF.
2. DISCONNECTION AND/OR REMOVAL OF UTILITIES AND PHONE AND CABLE TELEVISION LINES SHALL BE COORDINATED AS REQUIRED WITH THE APPROPRIATE COMPANIES OR AGENCIES.
3. BEFORE SCRAPING OR REMOVING CEILING LID WHERE SPRAYED ACOUSTICAL CEILING TEXTURE OCCURS, CONTRACTOR SHALL HAVE MINIMUM NUMBER OF SPRAYED ACOUSTICAL TEXTURE SAMPLES TESTED BY AN APPROVED LAB. IF SAMPLES TEST POSITIVE FOR ASBESTOS, CONTRACTOR SHALL CONTRACT WITH A COMPANY THAT IS LICENSED BY THE STATE OF CALIFORNIA FOR ASBESTOS REMOVAL TO REMOVE SPRAYED ACOUSTICAL TEXTURE MATERIAL BEFORE DEMOLISHING ANY AFFECTED CEILINGS.
4. SELECTED EXISTING TREES AND SHRUBS SHALL REMAIN AND SHALL BE PROTECTED DURING THE COURSE OF DEMOLITION AND CONSTRUCTION. IF ANY TREES OR SHRUBS MUST BE TEMPORARILY REMOVED DUE TO CONSTRUCTION, THEY SHALL BE CAREFULLY STORED, MAINTAINED AND REPLANTED IN THEIR ORIGINAL LOCATION.
5. CONTRACTOR TO COMPLY WITH AND FILL OUT THE WASTE MANAGEMENT FORM FOR CONSTRUCTION AND DEMOLITION DEBRIS DEPOSIT PROGRAM. 50% OF ALL DEBRIS GENERATED FROM THE PROJECT MUST BE RECYCLED AND DOCUMENTED.

LEGEND

- ==== WALLS TO BE DEMOLISHED
- ===== WINDOW TO BE REMOVED
- |— DOOR TO BE REMOVED



BOYD RESIDENCE
 506 PACIFIC AVE.
 SOLANA BEACH, CA 92075

1. DESIGN REVIEW SUBMITTAL 11/19/2020
2. DESIGN REVIEW RESUBMITTAL 02/18/2021
3. DESIGN REVIEW RESUBMITTAL 04/08/2021
4. DESIGN REVIEW RESUBMITTAL 11/30/2021
5. DESIGN REVIEW RESUBMITTAL 04/18/2022

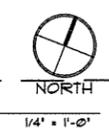
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DATE 06/06/22	JOB NO. 1805

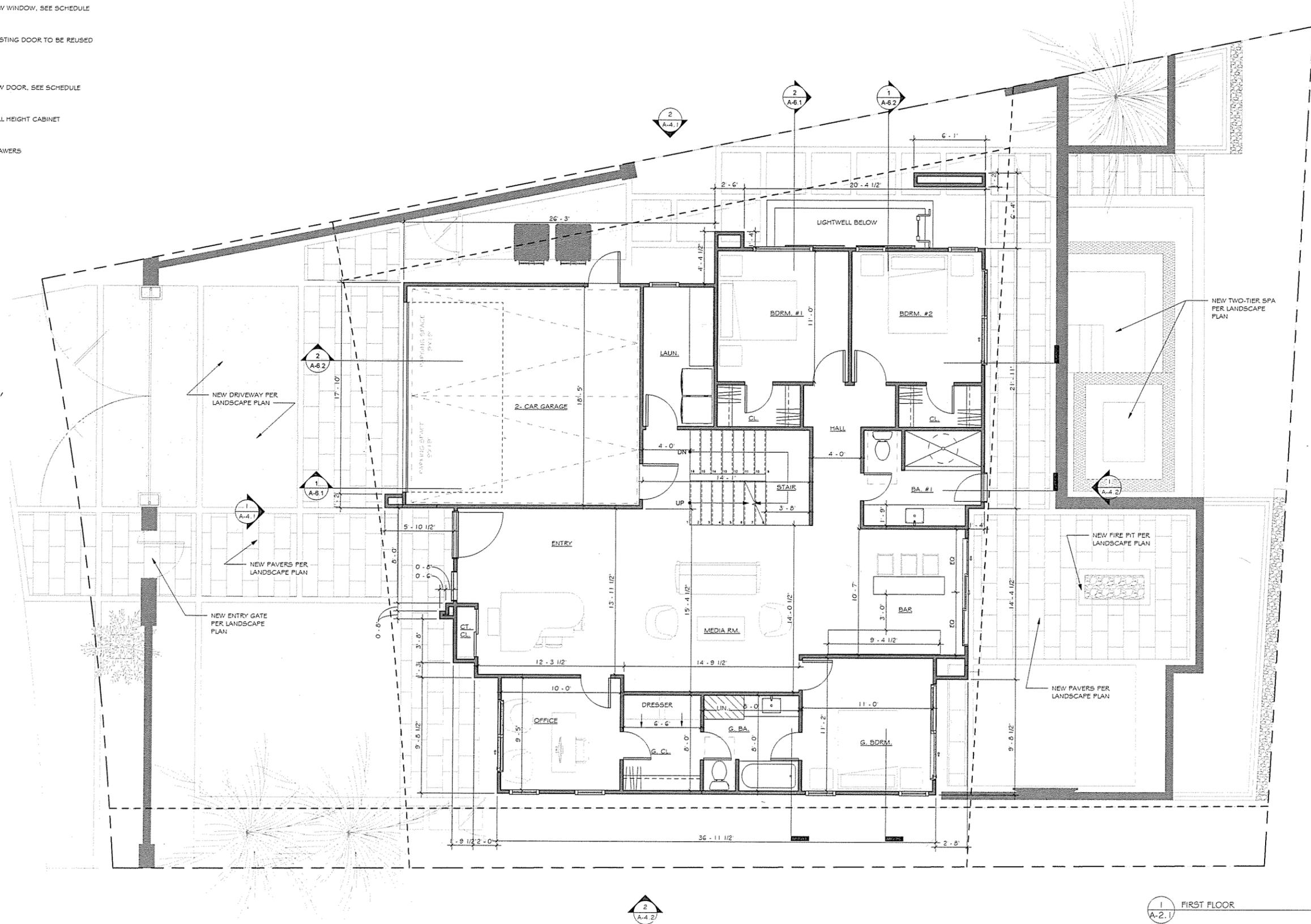
DEMO PLAN

A-1.1



LEGEND

-  EXIST. WALLS TO REMAIN
-  NEW STUD WALLS
-  NEW SHEAR WALLS, SEE STRUCTURAL FOR DETAILS
-  WINDOW TO REMAIN
-  NEW WINDOW, SEE SCHEDULE
-  EXISTING DOOR TO BE REUSED
-  NEW DOOR, SEE SCHEDULE
-  FULL HEIGHT CABINET
-  DRAWERS



BOYD RESIDENCE
 506 PACIFIC AVENUE
 SOLANA BEACH, CA 92075

PROJECT STATUS

1	DESIGN REVIEW SUBMITTAL 1/11/2022
2	DESIGN REVIEW RESUBMITTAL 02/16/2022
3	DESIGN REVIEW RESUBMITTAL 04/06/2022
4	DESIGN REVIEW RESUBMITTAL 1/18/2023
5	DESIGN REVIEW RESUBMITTAL 04/11/2023
6	



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DATE 6/6/22	JOB NO. 1805

FIRST FLOOR
 PLAN

A-2.1

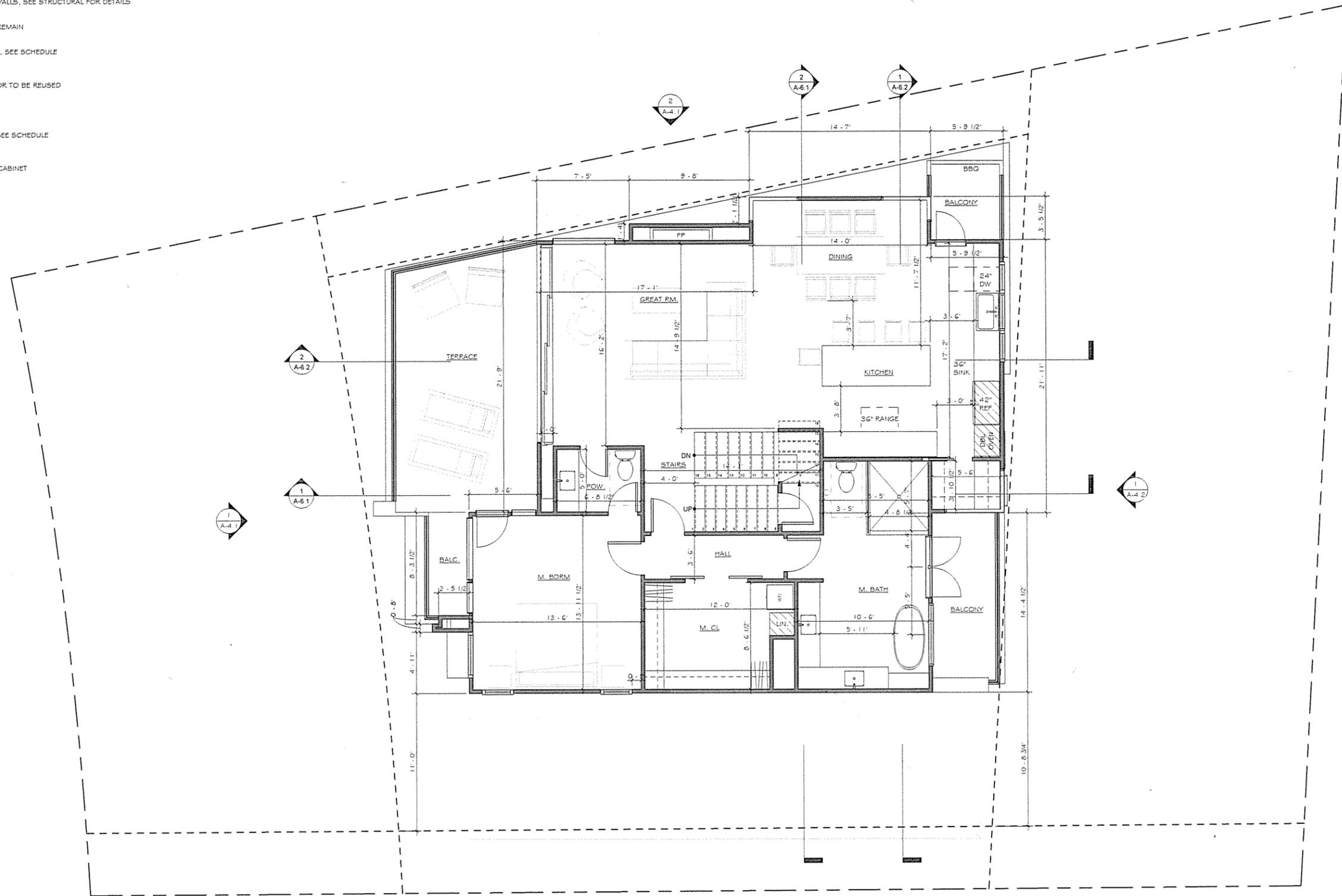
1 FIRST FLOOR
 A-2.1

1/4" = 1'-0"

OF

LEGEND

-  EXIST. WALLS TO REMAIN
-  NEW STUD WALLS
-  NEW SHEAR WALLS, SEE STRUCTURAL FOR DETAILS
-  WINDOW TO REMAIN
-  NEW WINDOW, SEE SCHEDULE
-  EXISTING DOOR TO BE REUSED
-  NEW DOOR, SEE SCHEDULE
-  FULL HEIGHT CABINET
-  DRAWERS



BOYD RESIDENCE
 506 PACIFIC AVENUE
 SOLANA BEACH, CA 92075

PROJECT STATUS

1. DESIGN REVIEW SUBMITTAL 11/10/2020
2. DESIGN REVIEW RESUBMITTAL 02/11/2021
3. DESIGN REVIEW RESUBMITTAL 04/08/2021
4. DESIGN REVIEW RESUBMITTAL 11/20/2021
5. DESIGN REVIEW RESUBMITTAL 04/16/2022
- 6.



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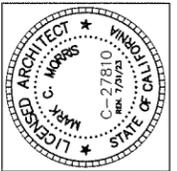
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 SUITE 2
 SAN DIEGO, CA
 92109

THE OWNER, ARCHITECT AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR OMISSIONS BY THE OWNER OR CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES OR INJURIES TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS.

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DATE 6/6/22	JOB NO 1805

SECOND FLOOR
 PLAN

A-2.2



BOYD RESIDENCE
 506 PACIFIC AVE.
 SOLANA BEACH, CA 92075

FLOOR AREA CALCULATION

PROPOSED 1ST FLOOR LIVING AREA:	1,601 SF
PROPOSED 2ND FLOOR LIVING AREA:	1,420 SF
PROPOSED BASEMENT AREA:	1,179 SF
PROPOSED GARAGE AREA:	371 SF
TOTAL BUILDING AREA:	4,571 SF
OFF-STREET PARKING EXEMPTION:	-371 SF
BASEMENT AREA EXEMPTION:	-1,179 SF
TOTAL BUILDING TOWARDS FAR:	3,021 SF
MAX ALLOWABLE FAR:	3,021 SF

TOTAL LIVING ADDITION AREA:	4,200 SF
TOTAL TERRACE & BALCONY AREA:	385 SF
TOTAL ROOF DECK AREA:	174 SF

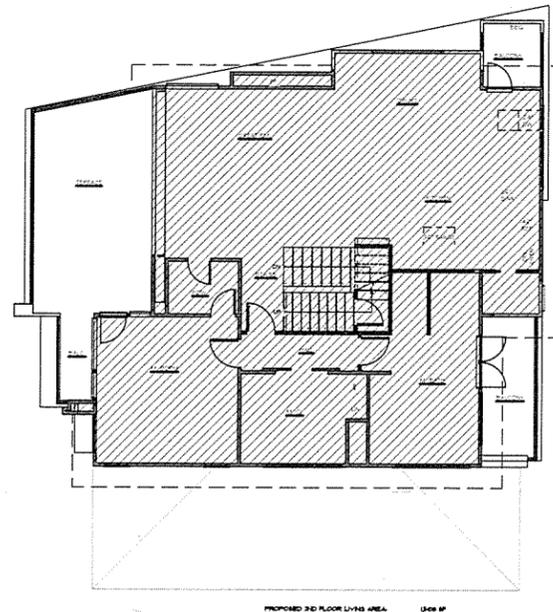
FLOOR AREA RATIO CALCULATION:

LOT AREA X 0.500 (FOR FIRST 6,000 SF)	• 3,000 SF
LOT AREA X 0.175 (FOR PORTION OF LOT 6,001 - 15,000 SF)	• 21 SF
LOT AREA X 0.100 (FOR PORTION OF LOT 15,001 - 20,000 SF)	• 0 SF
LOT AREA X 0.050 (FOR PORTION OF LOT GREATER THAN 20,000 SF)	• 0 SF
TOTAL ALLOWABLE FAR:	3,021 SF

LEGEND

-  LIVING AREA • 3,021 SF
-  BASEMENT AREA • 1,179 SF
-  GARAGE AREA • 371 SF

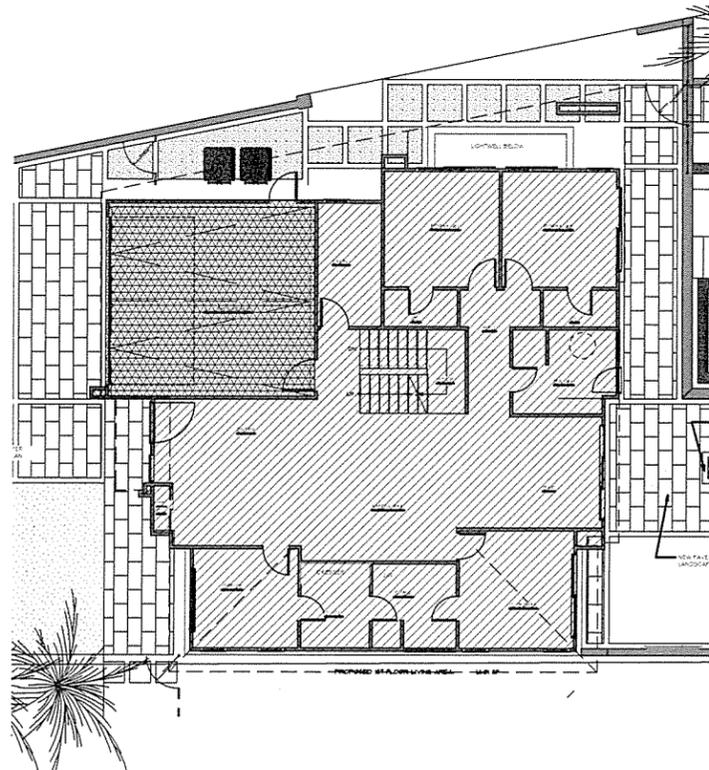
1. DESIGN REVIEW SUBMITTAL
11/19/2020
2. DESIGN REVIEW RESUBMITTAL
02/18/2021
3. DESIGN REVIEW RESUBMITTAL
04/08/2021
4. DESIGN REVIEW RESUBMITTAL
11/30/2021
5. DESIGN REVIEW RESUBMITTAL
04/18/2022



3 SECOND FLOOR AREA PLAN
A-2.3



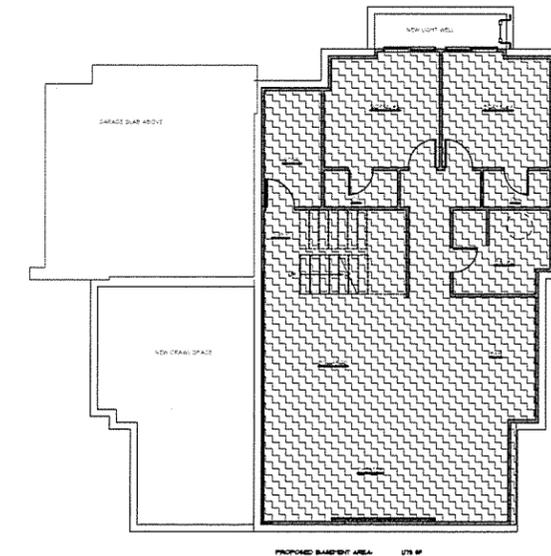
1/8" = 1'-0"



2 FIRST FLOOR AREA PLAN
A-2.3



1/8" = 1'-0"



1 BASEMENT FLOOR AREA PLAN
A-2.3



1/8" = 1'-0"



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DATE 06/06/22	JOB NO. 1805

AREA DIAGRAMS

A-2.3

ATTIC VENT COMPLIANCE

ALL REQUIRED ATTIC VENTILATION SHALL COMPLY WITH THE PREVAILING CALIFORNIA RESIDENTIAL CODE, CHAPTER 8, SECTION R806.2 AS FOLLOWS:

1/300 METHOD (EXCEPTION 2): THE OPENING MAY BE 1/300 OF THE AREA OF THE SPACE VENTILATED PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

• THE 1/150 METHOD: THE NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE SPACE OF THE AREA VENTILATED (1 SF/NFVA PER 150 SF OF ATTIC AREA)

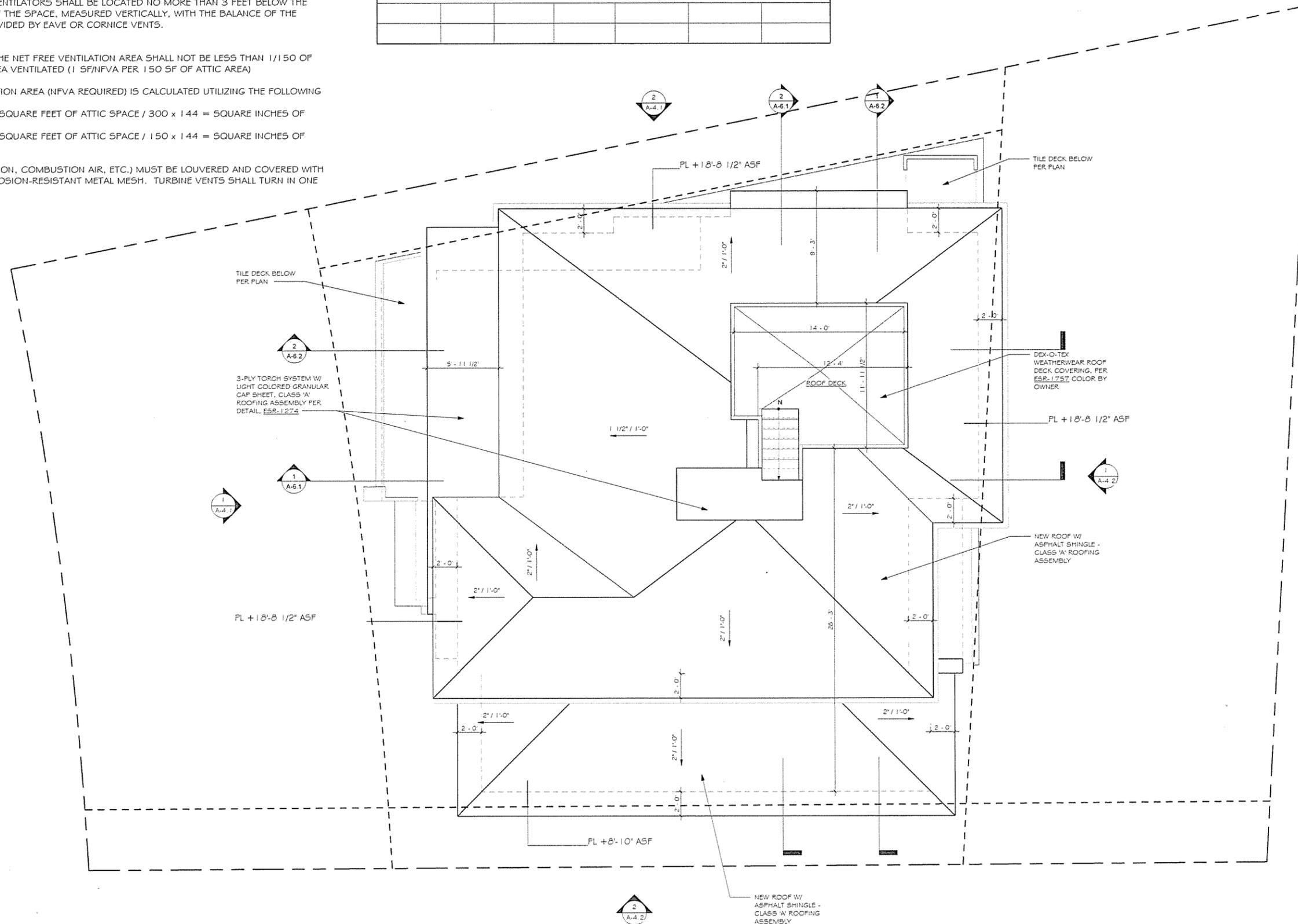
• THE NET FREE VENTILATION AREA (NFVA REQUIRED) IS CALCULATED UTILIZING THE FOLLOWING FORMULAS:

1/300 METHOD: SQUARE FEET OF ATTIC SPACE / 300 x 144 = SQUARE INCHES OF NFVA REQUIRED

1/150 METHOD: SQUARE FEET OF ATTIC SPACE / 150 x 144 = SQUARE INCHES OF NFVA REQUIRED

ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) MUST BE LOUVERED AND COVERED WITH 1" NONCOMBUSTIBLE, CORROSION-RESISTANT METAL MESH. TURBINE VENTS SHALL TURN IN ONE DIRECTION ONLY.

ATTIC VENT CALCULATIONS & REQUIREMENTS						
ATTIC AREA	SF AREA	CALC METHOD	SI OF NFVA REQUIRED	AIRVENT AIRE 1,200 SF	72 SI/NFVA O'HAGIN VENTS	SI OF NFVA PROVIDED



1 ROOF PLAN
1/4" = 1'-0"

BOYD RESIDENCE
506 PACIFIC AVENUE
SOLANA BEACH, CA 92075

PROJECT STATUS	
1	DESIGN REVIEW SUBMITTAL 1/11/2022
2	DESIGN REVIEW RESUBMITTAL 2/11/2022
3	DESIGN REVIEW RESUBMITTAL 3/15/2022
4	DESIGN REVIEW RESUBMITTAL 1/18/2023
5	DESIGN REVIEW RESUBMITTAL 2/15/2023
6	DESIGN REVIEW RESUBMITTAL 3/15/2023

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DRAWN BY	CHECKED BY
LAH	MCM
DATE	JOB NO
6/6/22	1805

ROOF PLAN

A-3.1
OF

BOYD RESIDENCE
 506 PACIFIC AVENUE
 SOLANA BEACH, CA 92075

PROJECT STATUS	
1	DESIGN REVIEW SUBMITTAL 11/18/2022
2	DESIGN REVIEW RESUBMITTAL 02/18/2023
3	DESIGN REVIEW RESUBMITTAL 04/05/23
4	DESIGN REVIEW RESUBMITTAL 11/15/2022
5	DESIGN REVIEW RESUBMITTAL 04/18/2023
6	



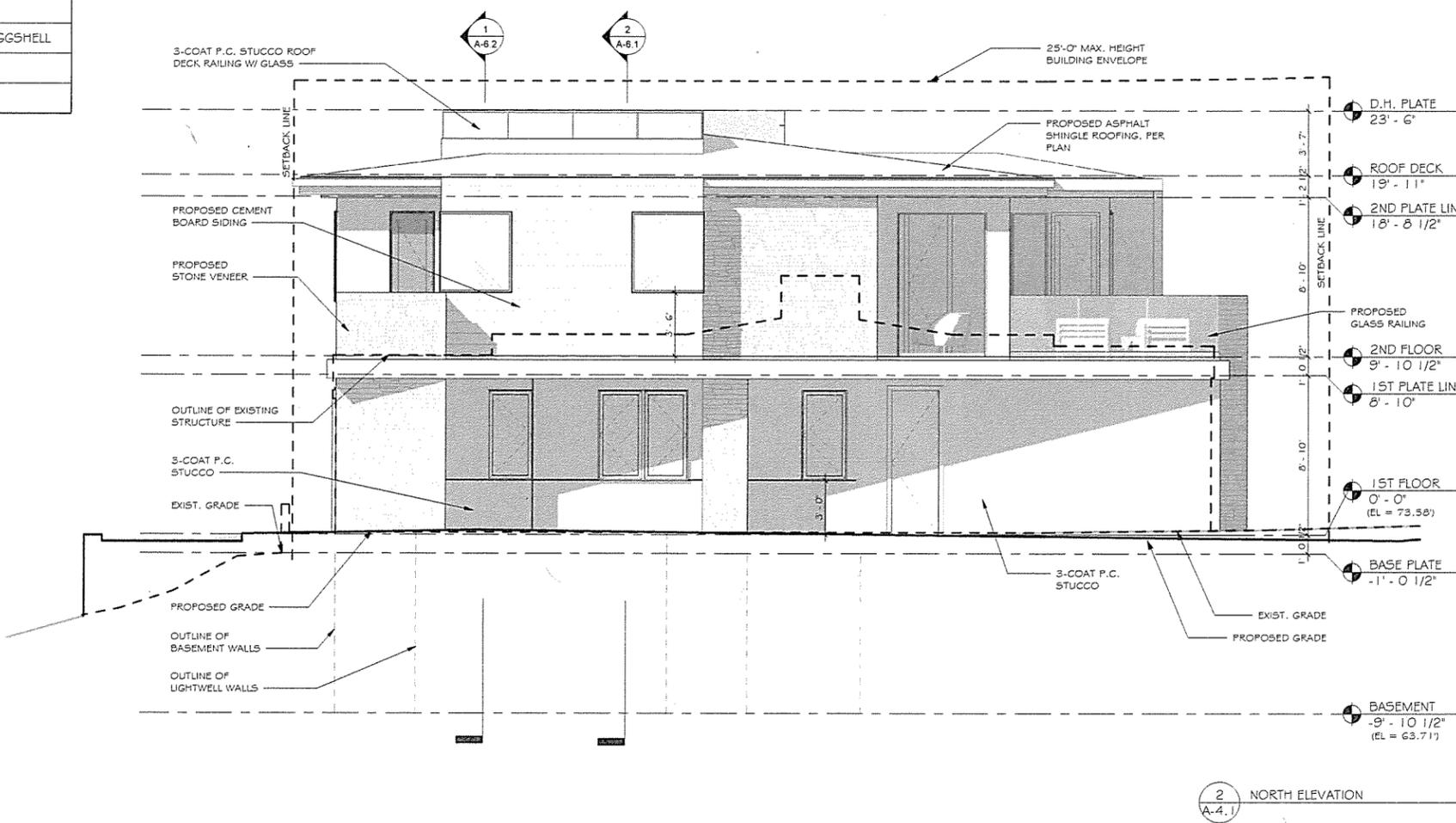
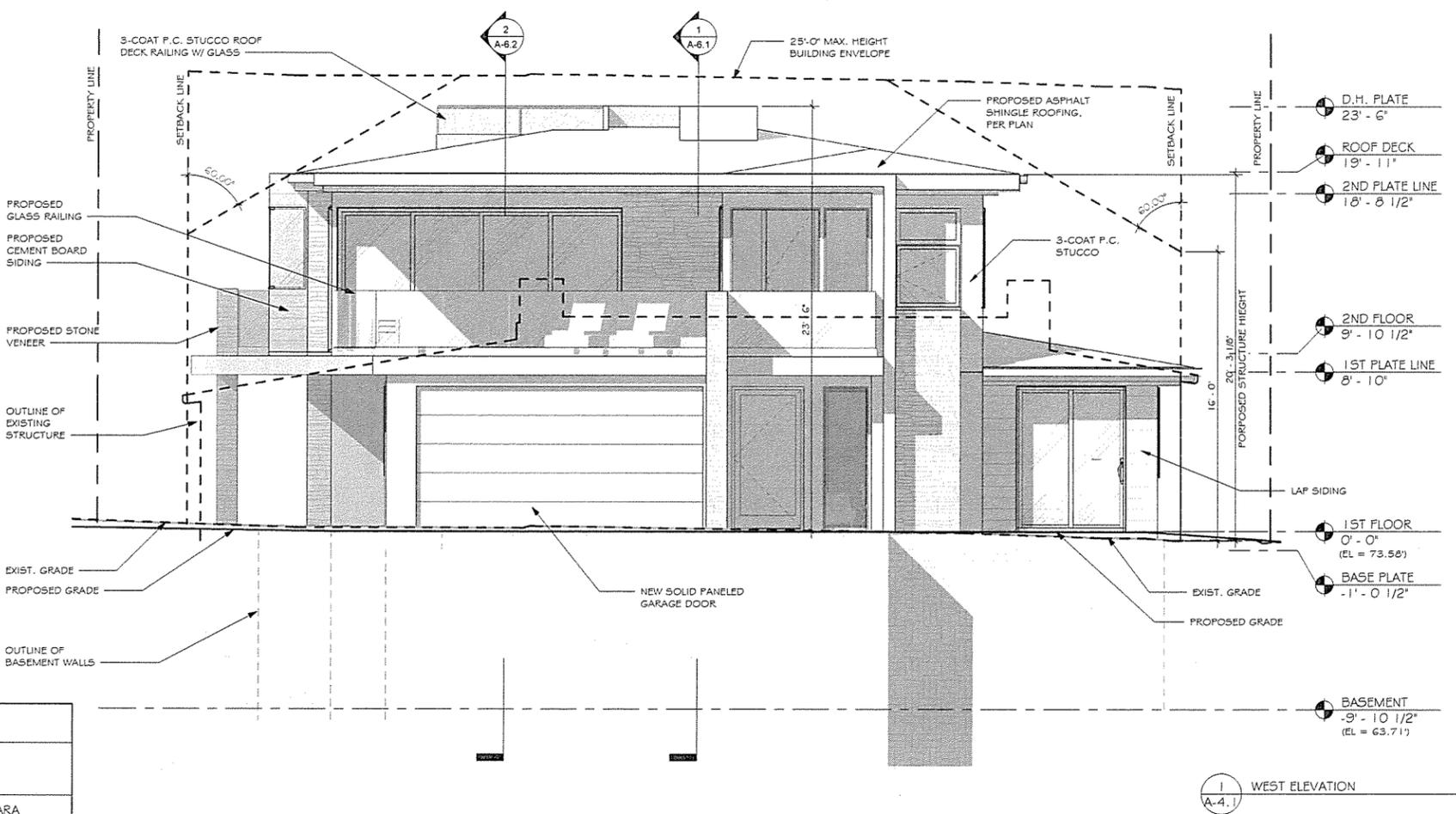
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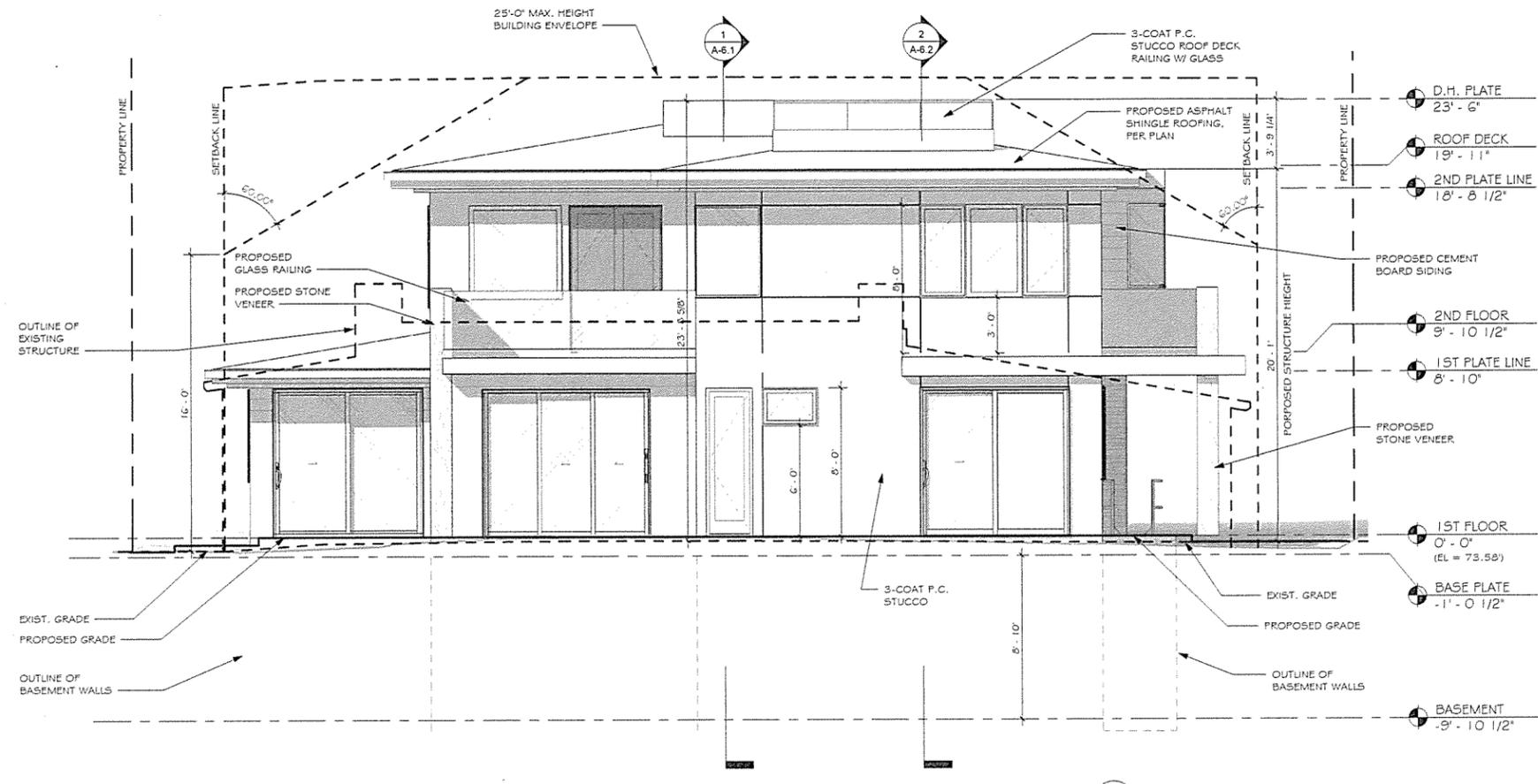
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6/6/22	1805

EXTERIOR ELEVATIONS

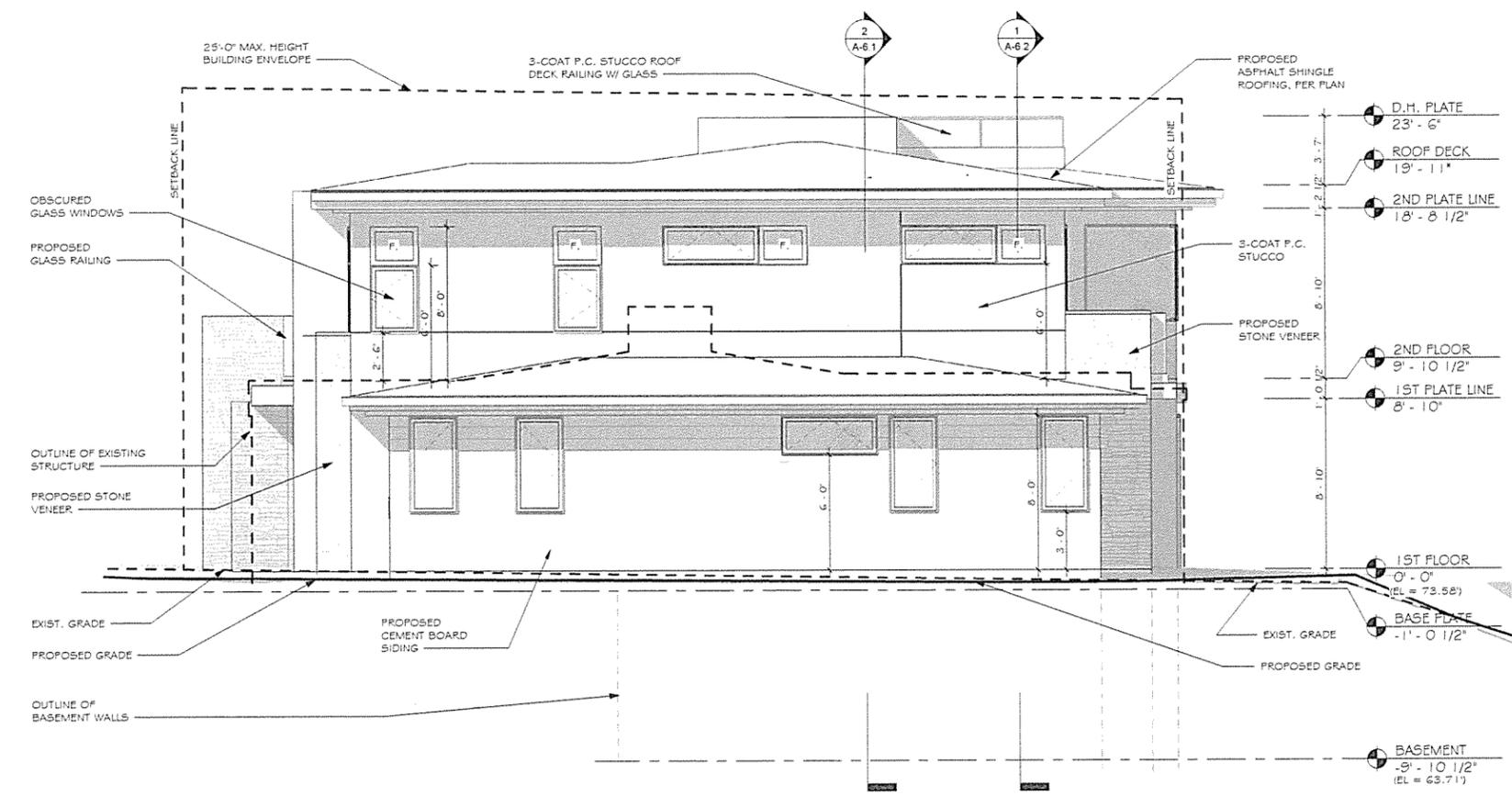
A-4.1
 OF



EXTERIOR MATERIAL FINISH SCHEDULE				
TYPE	DESCRIPTION	MANUFACTURER	MATERIAL	FINISH
ST-1	EXTERIOR STUCCO WALLS	LA HABRA	STUCCO	SANTA BARBARA
SN-1	STONE WALLS	ELDORADO	STONE VENEER	VENEER
PT-1	FASCIA PAINT	SHERWIN WILLIAMS	HARDIE	SMOOTH, SATIN/EGGSHELL
WI-1	WINDOWS	ANDERSON	ALUM. CLAD	'E' SERIES
DR-1	ENTRY DOOR	TBD	ALUM. CLAD	TBD



1 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

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506 PACIFIC AVENUE
SOLANA BEACH, CA 92075

PROJECT STATUS	
1.	DESIGN REVIEW SUBMITTAL (1/11/2022)
2.	DESIGN REVIEW SUBMITTAL (2/1/2022)
3.	DESIGN REVIEW SUBMITTAL (2/15/2022)
4.	DESIGN REVIEW SUBMITTAL (1/13/2022)
5.	DESIGN REVIEW SUBMITTAL (1/11/2022)
6.	



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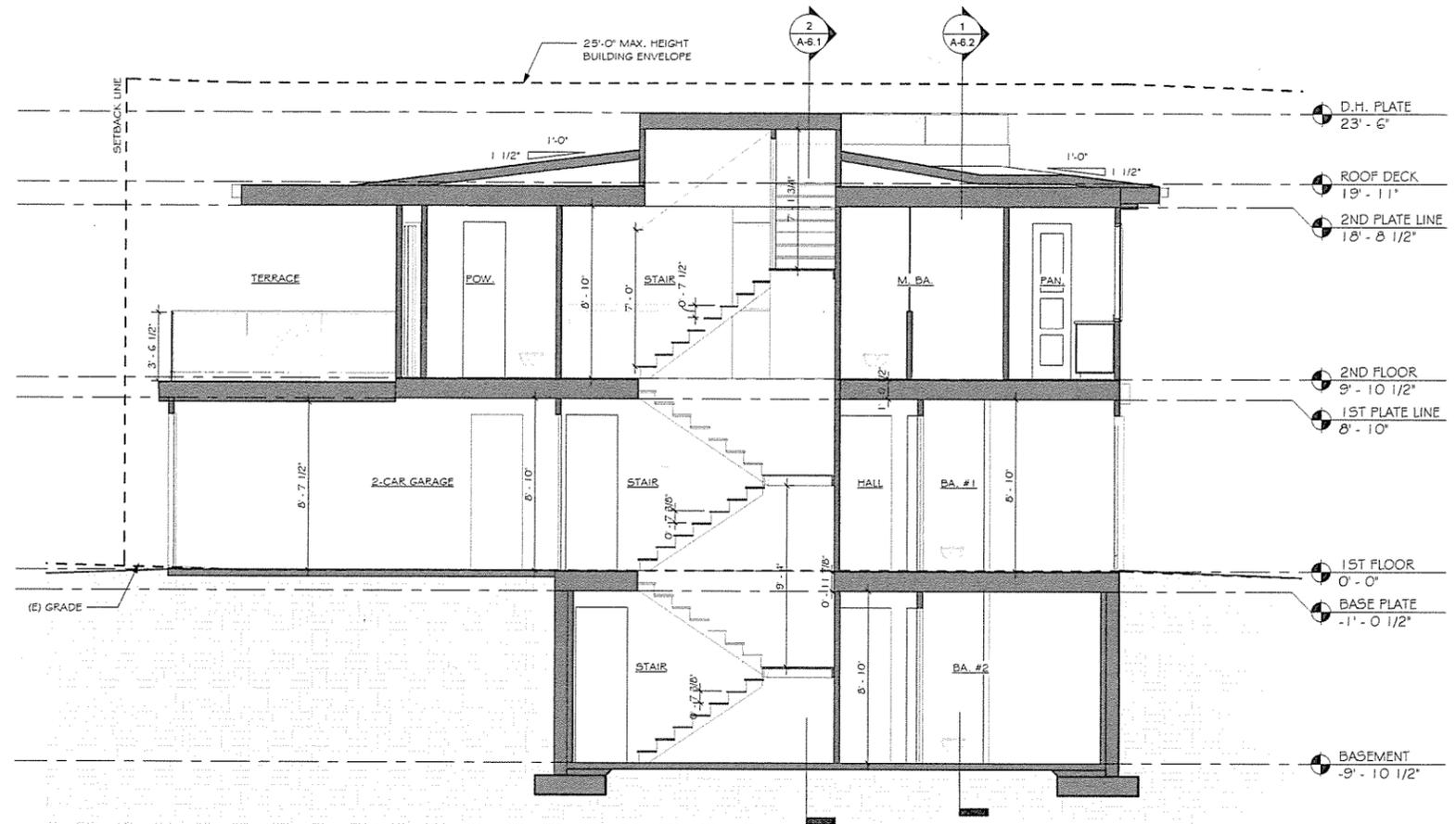
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SUITE 2
SAN DIEGO, CA
92109

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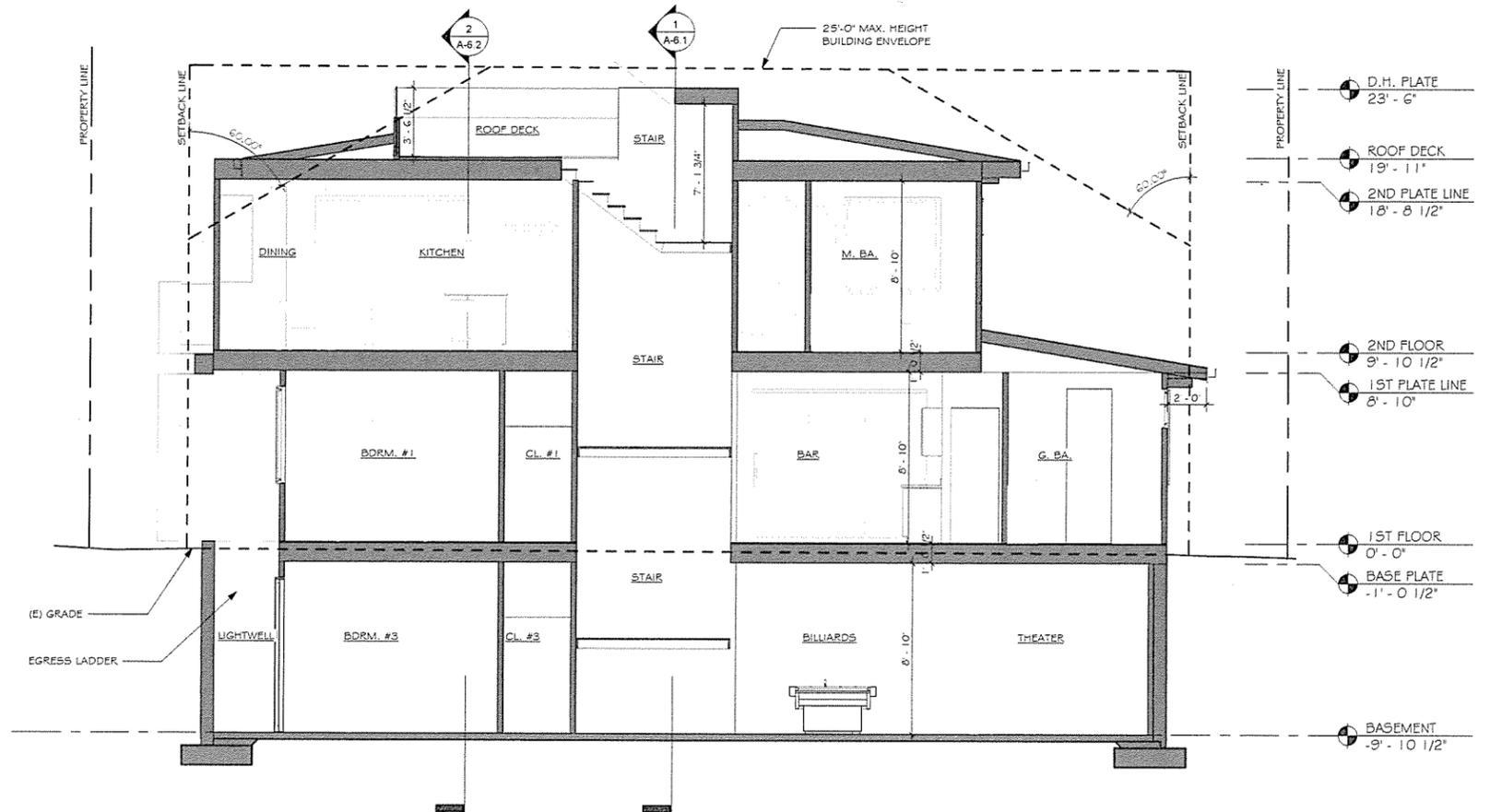
DRAWN BY	CHECKED BY
LAH	MCM
DATE	JOB NO.
6/6/22	1805

EXTERIOR
ELEVATIONS

A-4.2



SECTION 1
1/4" = 1'-0"



SECTION 2
1/4" = 1'-0"

BOYD RESIDENCE
506 PACIFIC AVENUE
SOLANA BEACH, CA 92075

PROJECT STATUS	
1	DESIGN REVIEW SUBMITTAL 1/11/2022
2	DESIGN REVIEW RESUBMITTAL 02/18/2022
3	DESIGN REVIEW RESUBMITTAL 04/06/2022
4	DESIGN REVIEW RESUBMITTAL 11/29/2022
5	DESIGN REVIEW RESUBMITTAL 04/18/2023
6	

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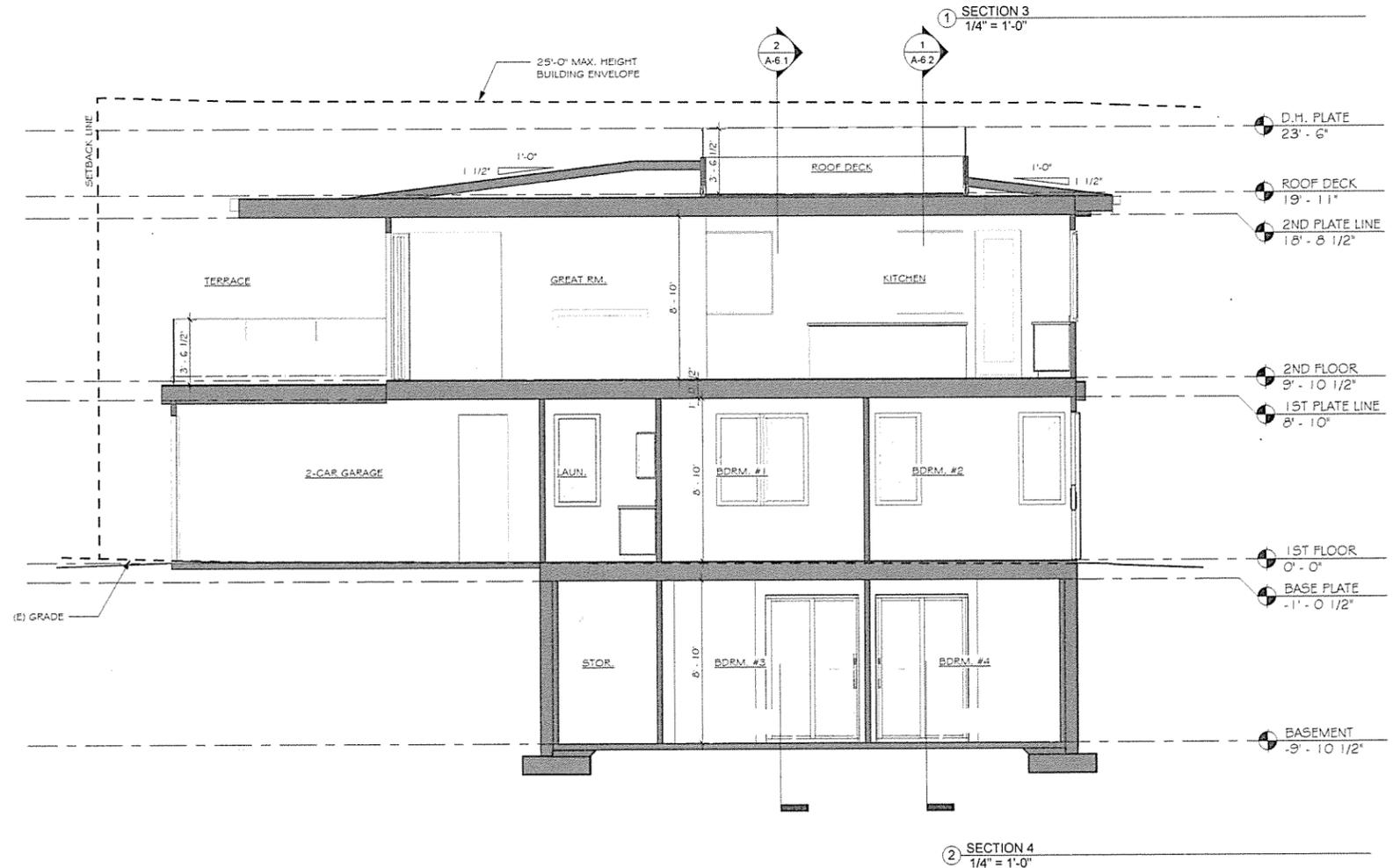
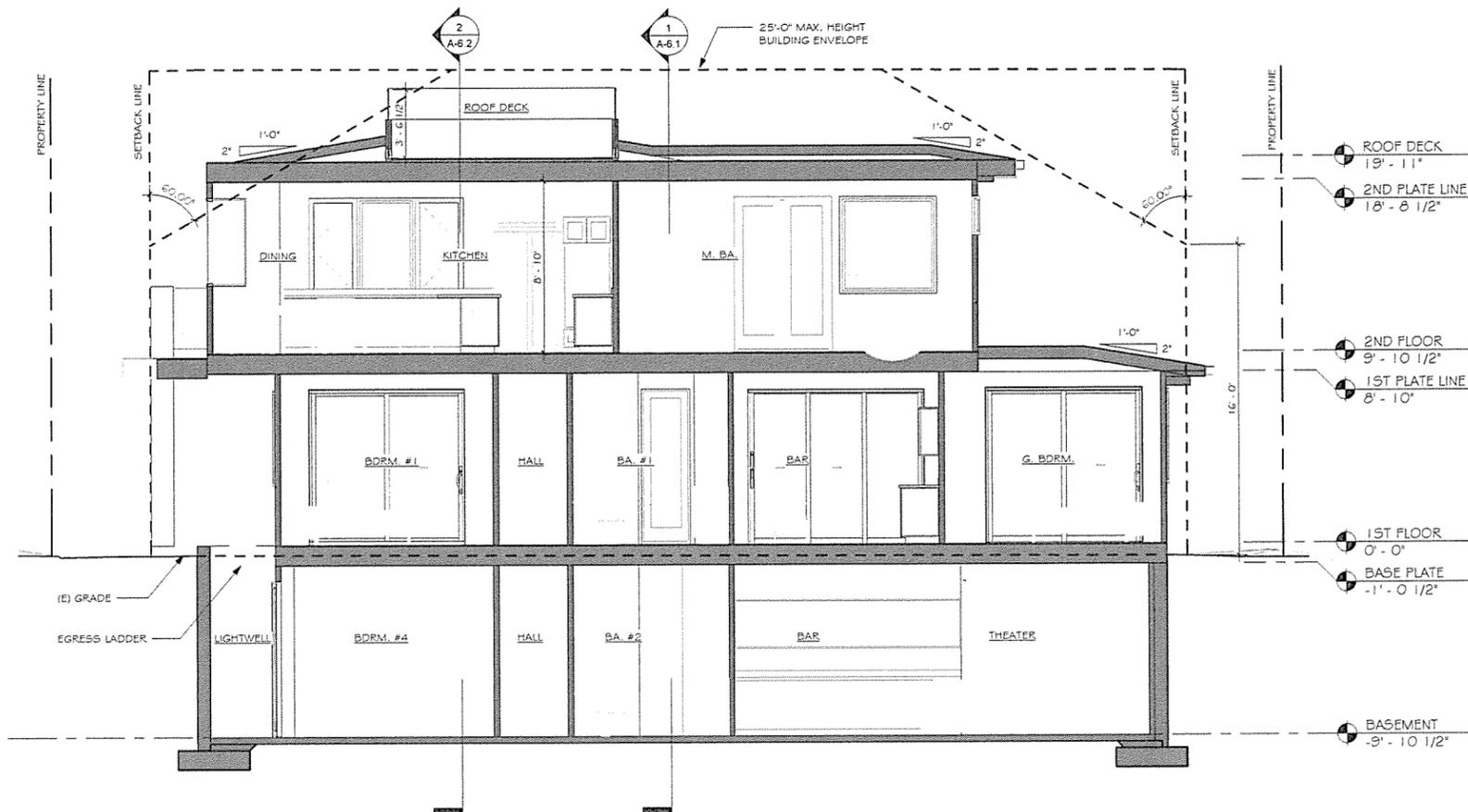
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LAH	MCM
DATE	JOB NO
6/6/22	1805

BUILDING SECTIONS

A-6.1

OF



BOYD RESIDENCE
 506 PACIFIC AVENUE
 SOLANA BEACH, CA 92075

PROJECT STATUS

1.	DESIGN REVIEW SUBMITTAL 1/11/2022
2.	DESIGN REVIEW SUBMITTAL 04/14/22
3.	DESIGN REVIEW SUBMITTAL 04/20/22
4.	DESIGN REVIEW SUBMITTAL 1/19/2023
5.	DESIGN REVIEW SUBMITTAL 04/14/22
6.	



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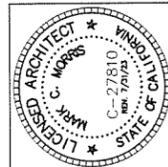
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DRAWN BY	CHECKED BY
Author	Checker
DATE	JOB NO.
6/6/22	1805

BUILDING SECTIONS

A-6.2
 OF

SECTION 4
 1/4" = 1'-0"



BOYD RESIDENCE
 506 PACIFIC AVE.
 SOLANA BEACH, CA 92075

1. DESIGN REVIEW SUBMITTAL 11/19/2020
2. DESIGN REVIEW RESUBMITTAL 02/18/2021
3. DESIGN REVIEW RESUBMITTAL 04/08/2021
4. DESIGN REVIEW RESUBMITTAL 11/30/2021
5. DESIGN REVIEW RESUBMITTAL 04/18/2022



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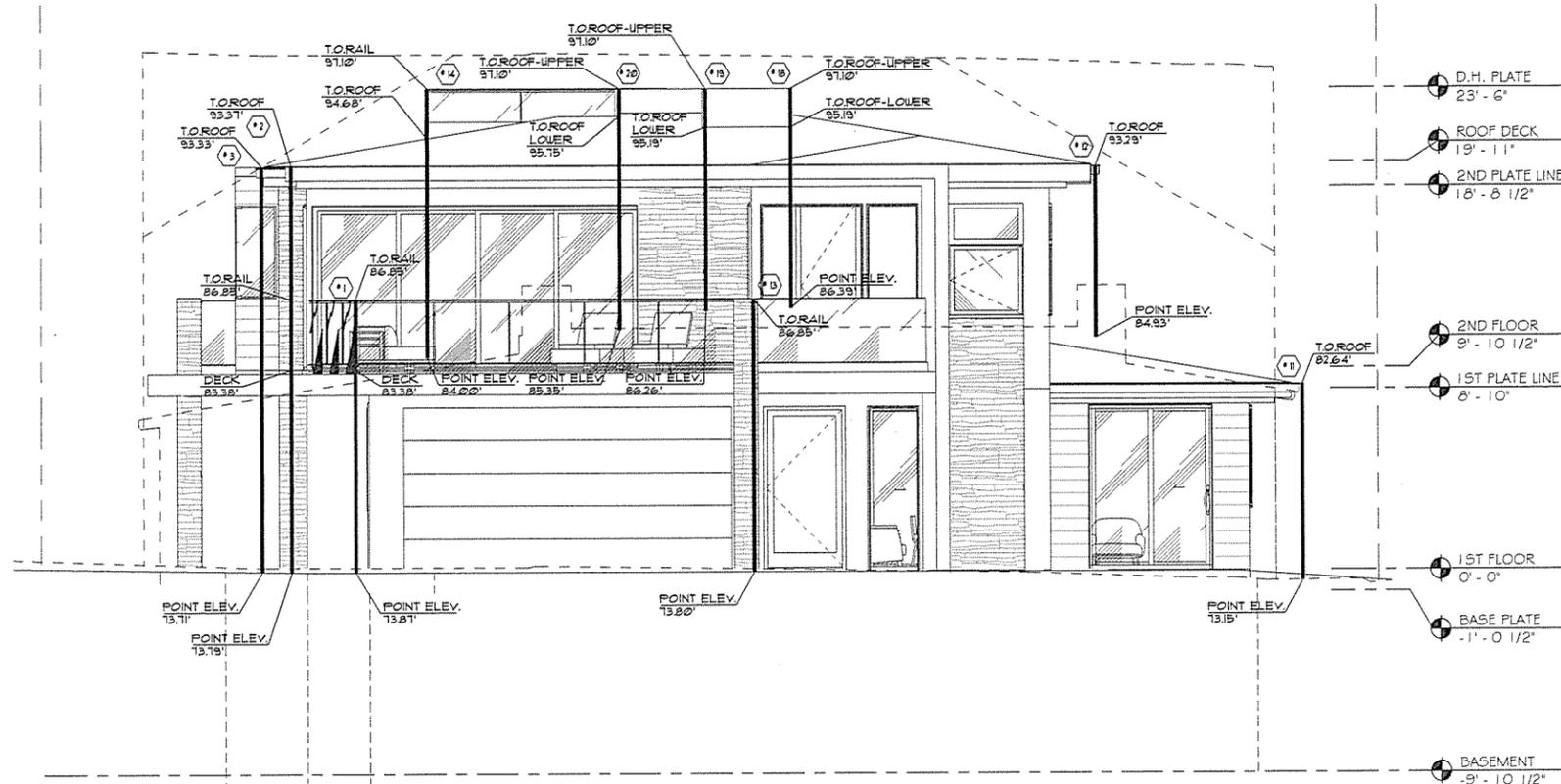
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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SETTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

DRAWN BY ELB	CHECKED BY MCM
DATE 07/19/22	JOB NO. 1805

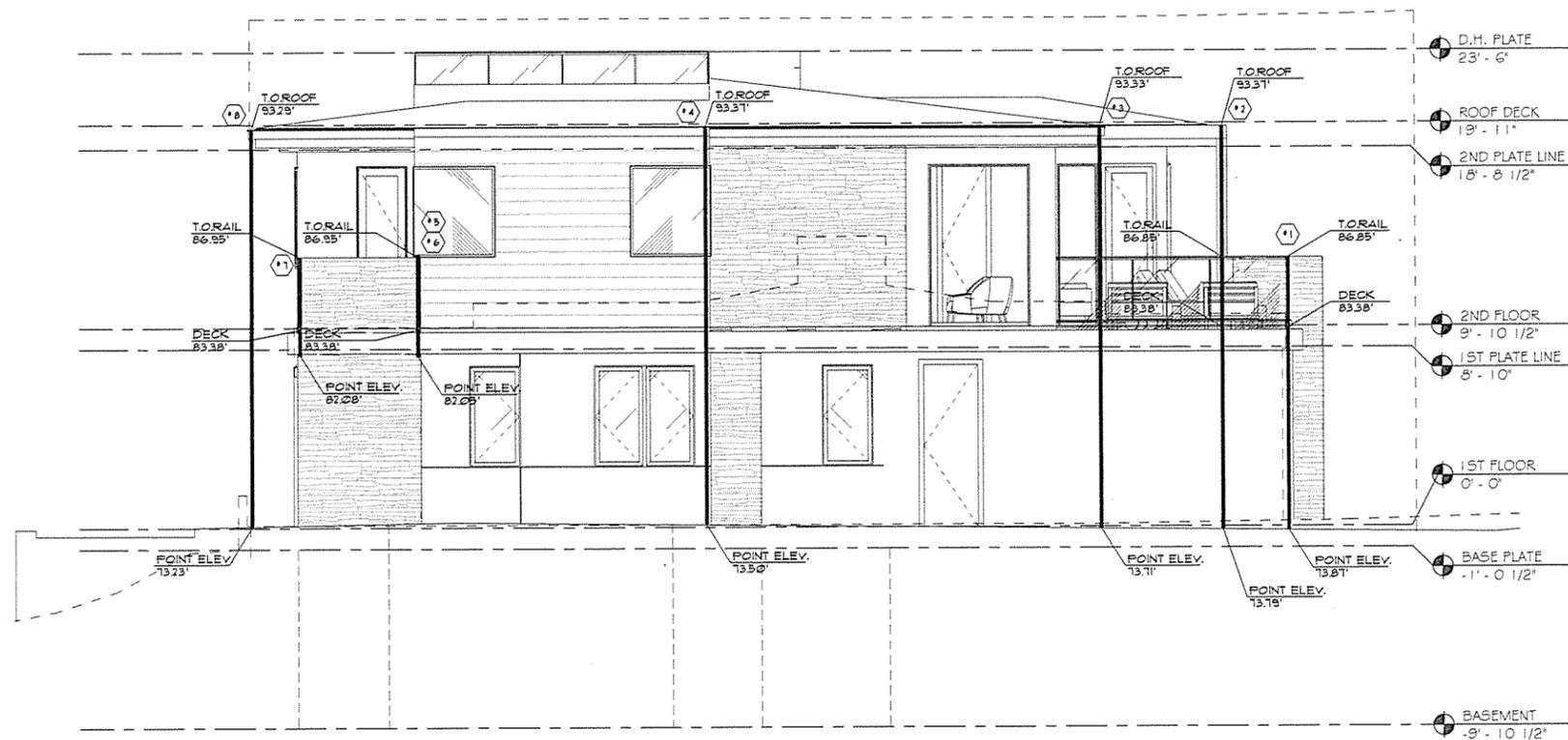
STORY POLE ELEV.

SP-2



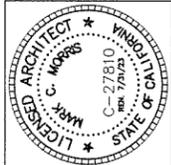
1 WEST STORY POLE ELEVATION

1/4" = 1'-0"



2 NORTH STORY POLE ELEVATION

1/4" = 1'-0"



BOYD RESIDENCE
 506 PACIFIC AVE.
 SOLANA BEACH, CA 92075

1. DESIGN REVIEW SUBMITTAL 11/19/2020
2. DESIGN REVIEW RESUBMITTAL 02/18/2021
3. DESIGN REVIEW RESUBMITTAL 04/08/2021
4. DESIGN REVIEW RESUBMITTAL 11/30/2021
5. DESIGN REVIEW RESUBMITTAL 04/18/2022



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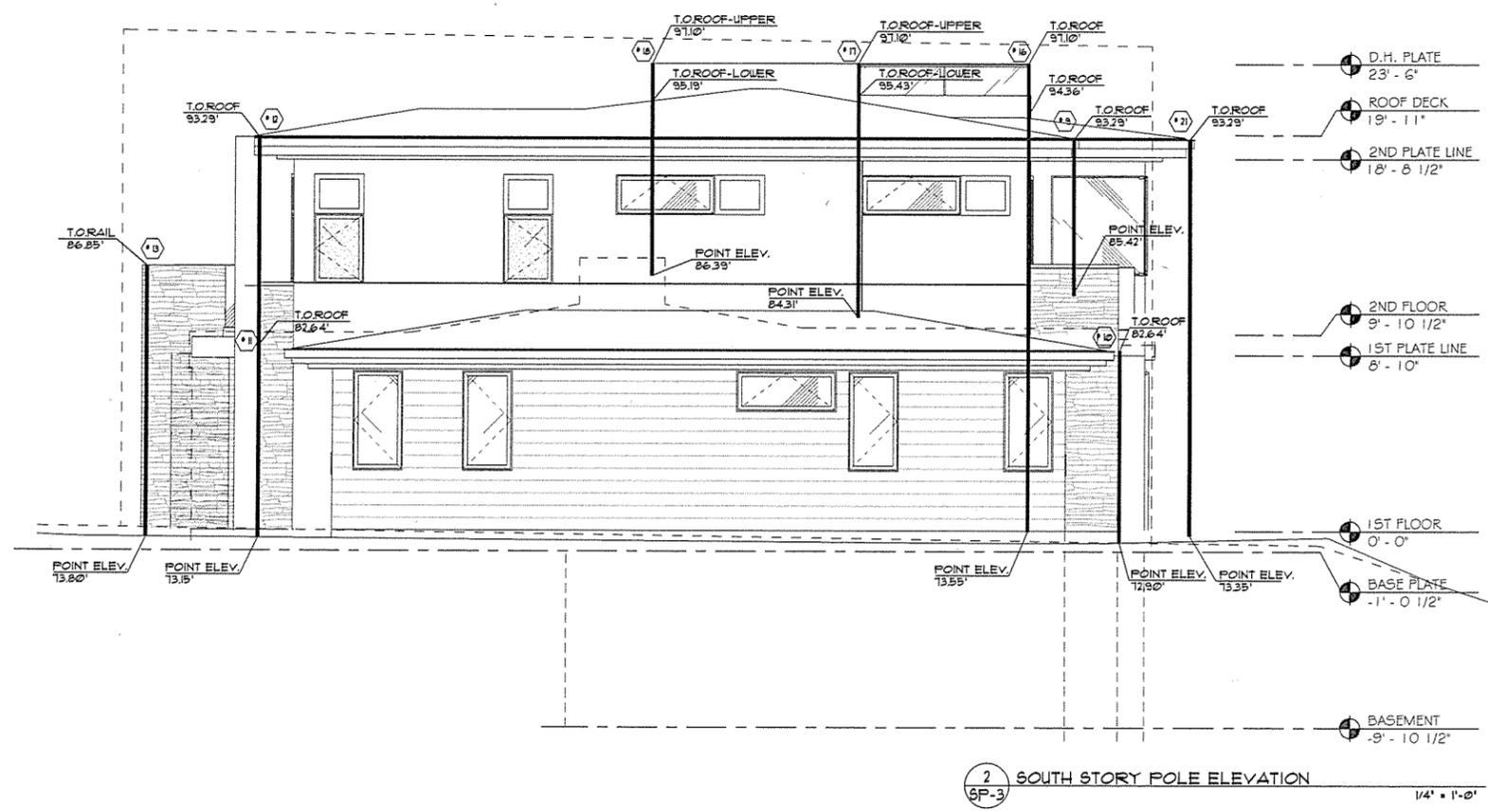
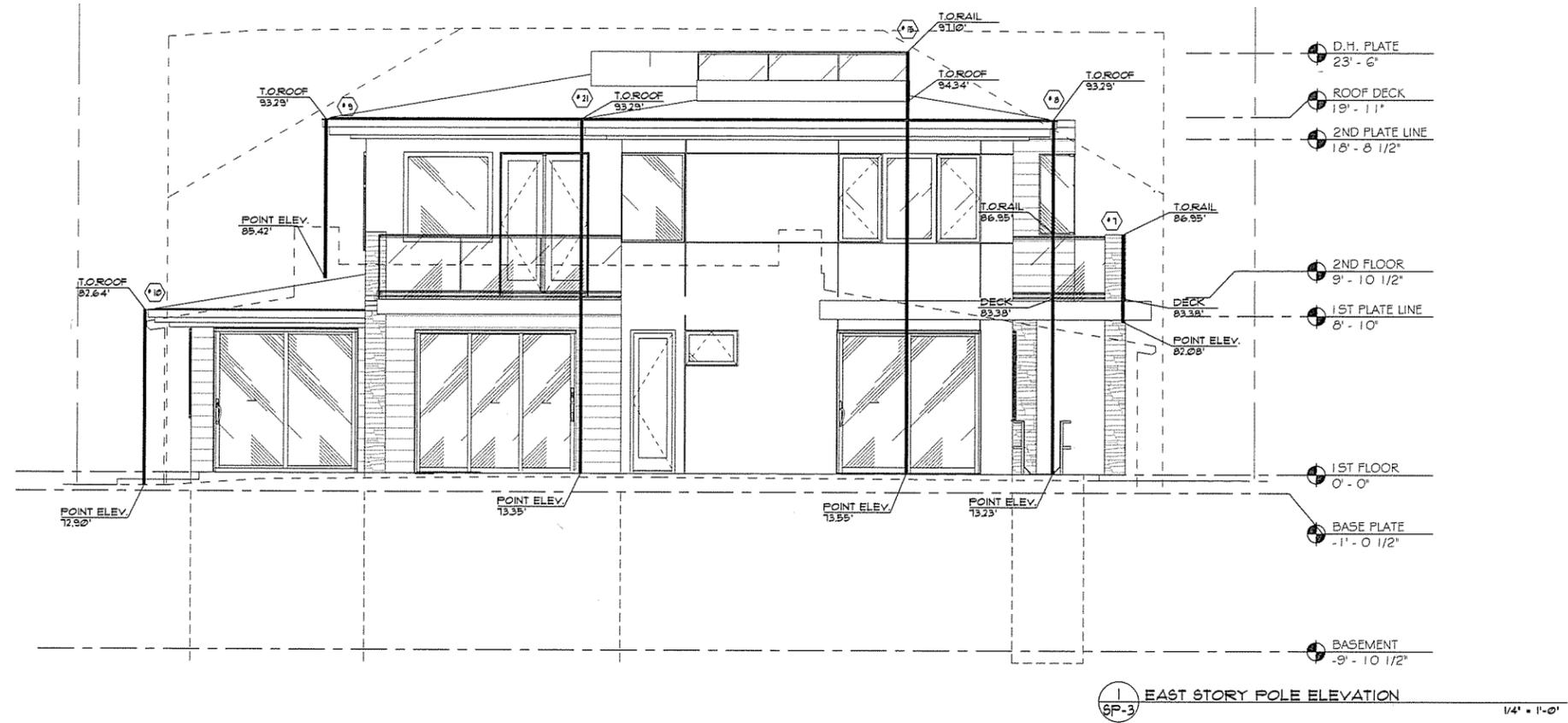
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DRAWN BY ELB	CHECKED BY MCM
DATE 01/19/22	JOB NO. 1805

STORY FOLE ELEV.

SP-3





HYDROZONE LEGEND: - TOTAL LANDSCAPE (HYDROZONE) AREA = 2,178 S.F.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	HYDROZONE 1: PRIVATE PLANTER - 211 S.F. MIXED MEDIUM WATER USE PLANTING NORTH/EAST EXPOSURE 9.7% OF THE TOTAL LANDSCAPE AREA (0 S.F. WITHIN RIGHT-OF-WAY) (211 S.F. WITHIN PROPERTY LINE)		HYDROZONE 5: PUBLIC/PRIVATE ARTIFICIAL TURF - 381 S.F. VERY LOW WATER USE PLANTING 17.4% OF THE TOTAL LANDSCAPE AREA (106 S.F. WITHIN RIGHT-OF-WAY) (275 S.F. WITHIN PROPERTY LINE)
	HYDROZONE 2: PUBLIC/PRIVATE PLANTER - 748 S.F. MIXED LOW WATER USE PLANTING SOUTH/WEST EXPOSURE 34.3% OF THE TOTAL LANDSCAPE AREA (17 S.F. WITHIN RIGHT-OF-WAY) (731 S.F. WITHIN PROPERTY LINE)		HYDROZONE 6: ARTIFICIAL TURF - 139 S.F. VERY LOW WATER USE PLANTING 6.4% OF THE TOTAL LANDSCAPE AREA (0 S.F. WITHIN RIGHT-OF-WAY) (139 S.F. WITHIN PROPERTY LINE)
	HYDROZONE 3: PRIVATE PLANTER - 279 S.F. LOW WATER USE PLANTING 12.8% OF THE TOTAL LANDSCAPE AREA (0 S.F. WITHIN RIGHT-OF-WAY) (279 S.F. WITHIN PROPERTY LINE)		HYDROZONE 7: SPA/BASIN - 256 S.F. HIGH WATER USE 11.8% OF THE TOTAL LANDSCAPE AREA (0 S.F. WITHIN RIGHT-OF-WAY) (256 S.F. WITHIN PROPERTY LINE)
	HYDROZONE 4: BIO-FILTRATION BASIN - 164 S.F. LOW WATER USE PLANTING 7.5% OF THE TOTAL LANDSCAPE AREA (0 S.F. WITHIN RIGHT-OF-WAY) (164 S.F. WITHIN PROPERTY LINE)		

WATER CONSERVATION NOTES:

- PROPOSED TURF AREAS: THERE ARE NO TURF AREAS. THE PERCENTAGE OF TURF OF THE TOTAL DEVELOPABLE LANDSCAPED AREA IS 0.0%.
- XERISCAPE PRINCIPLES APPLIED:
 - THE DESIGN OF THE LANDSCAPE IS INTENDED TO MATCH GROWTH REQUIREMENTS OF THE PLANT COMMUNITIES, TO MODIFY PLANT GROUPINGS TO ACCOUNT FOR SUN AND WIND EXPOSURE, AND TO MINIMIZE WHERE POSSIBLE, WATER AND MAINTENANCE REQUIREMENTS. PLANTS WITH SIMILAR CULTURAL REQUIREMENT OF EXPOSURE, SOILS, AND WATER NEEDS WILL BE GROUPED TOGETHER AND LOCATED ON THE PROJECT SITE IN MICRO-CLIMATES WHERE THEY WILL REQUIRE THE LEAST AMOUNT OF WATER FOR OPTIMUM GROWTH AND MAINTENANCE.
 - THE SOILS WILL BE TESTED UPON COMPLETION OF ROUGH GRADING FOR THEIR ABILITY TO SUSTAIN PLANT GROWTH AND WILL BE AMENDED AS NECESSARY TO PROVIDE OPTIMAL CONDITIONS FOR CONTINUING GROWTH AND DEVELOPMENT OF THE PLANT MATERIAL.

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Applicant Last Name: **BOYD** Project Plan Check Number: **506 Pacific Avenue** Project Address: **506 Pacific Avenue**

The project's Estimated Total Water Use is calculated using the following formula: $ETWU = (ETo) \times (0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$

ETWU = Estimated total water use per year (gallons per year)
 ETo = Evapotranspiration rate (inches per year)
 PF = Plant Factor from WUCOLS (see Definitions)
 HA = Hydro-zone Area (square feet) Define hydro-zones by water use: very low, low, moderate and high
 SLA = Special Landscape Area (square feet) Edible plants, irrigated with recycled water, & turf used for active play
 0.62 = Conversion Factor (to gallons per square foot)
 IE = Irrigation Efficiency

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)	1	2	3	4	SLA
Evapotranspiration Rate (ETo) See 'A' below	1	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - 0.62	2	0.62				
(Line 1 x Line 2)	3	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See 'B' below	4	0.6	0.3	0.3	0.3	0.3
Hydrozone Area (HA) - in square feet	5	211	748	279	164	
(Line 4 x Line 5)	6	126.6	224.4	83.7	49.2	
Irrigation Efficiency (IE) See 'C' below	7	0.81	0.81	0.75	0.81	
(Line 6 - Line 7)	8	156.3	277.0	111.6	60.7	
TOTAL of all Line 8 boxes + SLA	9	605.6 + 325.3 (Sheet Below) = 930.9				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	10	25.42 x 930.9 = 23,663				

41

ETo - Evapotranspiration rate
 41 (west of I-5)
 47 (east of I-5)

PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone.
 0.1 = VLW - Very Low Water Use Plants
 0.3 = LW - Low Water Use Plants
 0.6 = MW - Moderate Water Use Plants
 1.0 = HW - High Water Use Plants

IE - Irrigation Efficiency
 Sprinkler = .75
 Bubble = .75
 Micro-sprinkler = .75
 Drip & Micro-sprinkler = .81
 A different IE may be used if supported by documentation subject to approval by the City Planner.

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:
 Evapotranspiration adjustment factor (ETAF) use .55 residential .45 non-residential

$25.42 \text{ or } 29.14 \left[(ETAF \times \frac{2,178}{\text{Total Landscape Area}}) + (1 - ETAF \times \frac{0}{\text{Total SLA}}) \right] = \text{MAWA}$

30,450

January 2016 Page 3 of 9

ETWU DOES NOT EXCEED MAWA

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Applicant Last Name: **BOYD** Project Plan Check Number: **506 Pacific Avenue** Project Address: **506 Pacific Avenue**

The project's Estimated Total Water Use is calculated using the following formula: $ETWU = (ETo) \times (0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$

ETWU = Estimated total water use per year (gallons per year)
 ETo = Evapotranspiration rate (inches per year)
 PF = Plant Factor from WUCOLS (see Definitions)
 HA = Hydro-zone Area (square feet) Define hydro-zones by water use: very low, low, moderate and high
 SLA = Special Landscape Area (square feet) Edible plants, irrigated with recycled water, & turf used for active play
 0.62 = Conversion Factor (to gallons per square foot)
 IE = Irrigation Efficiency

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)	5	6	7	8	SLA
Evapotranspiration Rate (ETo) See 'A' below	1	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - 0.62	2	0.62				
(Line 1 x Line 2)	3	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See 'B' below	4	0.1	0.1	1.0		
Hydrozone Area (HA) - in square feet	5	381	139	256		
(Line 4 x Line 5)	6	38.1	13.9	256		
Irrigation Efficiency (IE) See 'C' below	7	0.75	0.75	1		
(Line 6 - Line 7)	8	50.8	18.5	256		
TOTAL of all Line 8 boxes + SLA	9	325.3				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	10	SEE SHEET ABOVE				

41

ETo - Evapotranspiration rate
 41 (west of I-5)
 47 (east of I-5)

PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone.
 0.1 = VLW - Very Low Water Use Plants
 0.3 = LW - Low Water Use Plants
 0.6 = MW - Moderate Water Use Plants
 1.0 = HW - High Water Use Plants

IE - Irrigation Efficiency
 Sprinkler = .75
 Bubble = .75
 Micro-sprinkler = .75
 Drip & Micro-sprinkler = .81
 A different IE may be used if supported by documentation subject to approval by the City Planner.

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:
 Evapotranspiration adjustment factor (ETAF) use .55 residential .45 non-residential

$25.42 \text{ or } 29.14 \left[(ETAF \times \frac{\text{Total Landscape Area}}{\text{Total Landscape Area}}) + (1 - ETAF \times \frac{\text{Total SLA}}{\text{Total SLA}}) \right] = \text{MAWA}$

January 2016 Page 3 of 9



2030 Galveston Street
 San Diego, CA 92110
 T: (858) 458-0555
 www.topialand.com



Boyd Residence

506 Pacific Avenue
 Solana Beach, CA

PROJECT NO. 20.007.00

NOT FOR CONSTRUCTION

ISSUE	Issue	Date

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Water Conservation Plan & Calculations

DATE: 05.26.22
 SCALE: 3/16" = 1'-0"

L-3



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 11, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a DRP, SDP, and SDP Waiver to Demolish and Single-Family Residence, Construct a Replacement Single-Family Residence with a Basement and an Attached Garage, and Perform Associated Site Improvements at 506 Pacific Avenue. (Applicant: Jim and Kathleen Boyd; Application: DRP20-014/SDP20-020; APN: 263-041-17; Resolution No. 2022-049)**

BACKGROUND:

The Applicants, Jim and Kathleen Boyd, are requesting City Council approval of a Development Review Permit (DRP), Structure Development Permit (SDP), and SDP Waiver to demolish a single-story single-family residence, construct a replacement 2,986 square-foot, two-story single-family residence built above a 1,274 square-foot basement with an attached 448 square-foot two-car garage, and perform associated site improvements at 506 Pacific Avenue. The 6,120 square-foot lot is located within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ). The project proposes grading in the amounts of approximately 40 cubic yards of cut and 40 cubic yards of fill outside of the footprint of the structure, 750 cubic yards of excavation for the basement, 50 cubic yards of excavation for footings, 880 cubic yards of removal and recompaction, an aggregate grading quantity of 1,760 cubic yards, and 800 cubic yards of export off site. The maximum building height is proposed at 24.87 feet above the proposed grade with the highest point of the residence at 97.95 feet above Mean Sea Level (MSL).

The project meets three thresholds for the requirement of a DRP, including: 1) grading in excess of 100 cubic yards; 2) construction in excess of 60 percent of the maximum allowable floor area; and 3) construction of a second story that exceeds 35 percent of the floor area of the first floor. The project requires a SDP because the proposed development exceeds 16 feet in height above the existing grade.

CITY COUNCIL ACTION:

Approved 5/0

To continue the item to a date specific of June 22, 2022.

AGENDA ITEM # B.1.

ATTACHMENT 3

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2022-049 (Attachment 1).

DISCUSSION:

The 6,120 square-foot lot is located on the east side of Pacific Avenue, three properties north of the intersection of Pacific Avenue and Solana Vista Drive. The property is relatively flat beginning at the public right-of-way and eastward surrounding the existing building pad, but steps down approximately six feet beyond a retaining wall in the rear (east) yard. The topography steps down further beyond the rear property line to the lower lots along the west side of North Acacia Avenue. The topography is similar on both adjacent properties on Pacific Avenue. The property is currently accessed by a gated driveway at the front property line.

The Applicants are requesting approval of a DRP, SDP, and SDP Waiver to demolish the existing residence and yard improvements (except for the existing perimeter walls), construct a replacement two-story, single-family residence with a basement and an attached two-car garage, and perform associated site improvements including grading, a spa, hardscape, entry gates, and landscaping. The project plans are included in Attachment 2.

Table 1 (below) provides a comparison of the SBMC applicable zoning regulations with the Applicant's proposed design.

Table 1				
LOT INFORMATION				
Property Address:	506 Pacific Ave.	Zoning Designation:	MR (5-7 du/ac)	
Lot Size:	6,120 sf	# Units Allowed:	1 SFR, 1 ADU, 1JADU	
Max. Allowable Floor Area:	3,021 sf	# Units Requested:	1 SFR	
Proposed Floor Area:	2,944 sf	Setbacks: (d)	Required	Proposed
Below Max. Floor Area by:	77 sf	Front (W)	25 ft	25.7 ft
Max. Allowable Height:	25 ft	Interior Side (N)	5 ft	5.6 ft
Max. Proposed Height:	24.87 ft	Interior Side (S)	5 ft	5.8 ft
Highest Point/Ridge:	97.95 MSL	Rear (E)	25 ft	26.8 ft
Overlay Zone(s):	SROZ			
PROPOSED PROJECT INFORMATION				
Proposed Floor Area Breakdown:		Required Permits:		
First Floor Living Area	1,388 sf	DRP: grading in excess of 100 cubic yards; construction that exceeds 60% of the maximum allowable floor area; and construction of a second story that exceeds 35% of the first floor.		
Second Floor Living Area	1,508 sf			
Attached Garage	448 sf			
Basement Living Area	1,274 sf			
Subtotal	4,618 sf	SDP: a new structure that exceeds 16 feet in height from the existing grade.		
Off-Street Parking Exemption	- 400 sf			
SROZ Basement Exemption	- 1,274 sf			
Total Proposed Floor Area:	2,944 sf	SDP Waiver: proposed structure located outside of the story pole envelope noticed to neighbors.		
Proposed Grading: 40 CY of cut and 40 CY of fill outside of the structure; 750 CY of cut for the basement; 50 CY of excavation for footings; 880 CY of removal and recompaction; an aggregate grading quantity of 1,760 CY; and 800 CY of export off site				

Proposed Parking: 2 Garage Proposed Fences and Walls: Yes Proposed Accessory Dwelling Unit: No Proposed Accessory Structure: No	Existing Development: Single-story, single-family residence with attached one-car garage to be demolished
----------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2022-049 for Council's consideration based upon the information in this report. Findings for approval of the SDP are left blank in the drafted Resolution of Approval. The applicable SBMC sections are provided in italicized text and recommended conditions of approval from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2022-049.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed development includes grading in excess of 100 cubic yards, construction of a residence in excess of 60 percent of the maximum allowable floor area for the property, and construction of a second story that exceeds 35 percent of the first floor. In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria. The following is a list of the development review criteria topics:

1. Relationship with Adjacent Land Uses
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas
5. Grading
6. Lighting
7. Usable Open Space

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2022-049 provides the full discussion of the findings.

1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the development review criteria.
3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development

permits have been obtained prior to or concurrently with the development review permit.

4. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicants obtaining the required permit or approval from the other agency.

If the above findings cannot be made, the Council shall deny the DRP. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

Relationship with Adjacent Land Uses:

The property is located within the MR Zone. Surrounding properties are also located within the MR Zone and are developed with a mixture of one- and two-story single-family residences. The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Medium Density Residential in the General Plan and intended for single-family residences developed at a maximum density of five to seven dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ. The project has been evaluated and could be found to be in conformance with the regulations of the SROZ. The project is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Building and Structure Placement:

The Applicants are proposing to demolish the existing residence and construct a replacement two-story, single-family residence with basement and an attached two-car garage, and perform associated improvements. The project would be located in the buildable area of the lot and the driveway access would be maintained from Pacific Avenue along the portion of the front (west) property line.

The 1,274 square-foot basement would consist of a game room with a wet bar, two bedrooms each with ensuite bathrooms and emergency egress through a lightwell on the northern side of the structure, a mechanical room and stairway access to the first floor. The 1,388 square-foot first floor would consist of the main entry, a media room with a wet bar, a laundry room, two bedrooms with a shared Jack-and-Jill bathroom, a bedroom with an ensuite bathroom, an office, and access to an attached two-car garage. The 1,508 square-foot second floor would consist of an open-concept living room, dining room, and

kitchen that would open to a terrace (balcony) wrapping around the majority of the second floor, a powder room, and the primary bedroom suite with a private balcony located on the southern portion of the west side of the residence. There would be a two-tiered spa located in the northeast corner of the rear yard, a fire pit and additional seating areas in the southern portion of the rear yard, a storage area for trash and recycle in the northern side yard, and a covered porch below the primary bedroom balcony in the southwest portion of the buildable area.

According to the SROZ, the proposed subterranean basement is considered “Basement-No Exposed Sides” in which the basement living area can be exempt from the calculation of floor area if there are no exposed sides. A building side is considered exposed when the finished floor of the living area directly above the basement (at any point) is more than three feet above the adjacent natural or finished grade, whichever is lower. Currently, the plans show a basement with no exposure; therefore, the proposed basement living area of 1,274 square feet would be exempt from the calculation of floor area.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 448 square-foot attached garage would provide two unobstructed parking spaces; therefore, 400 square feet of the garage is exempt from the calculation of floor area.

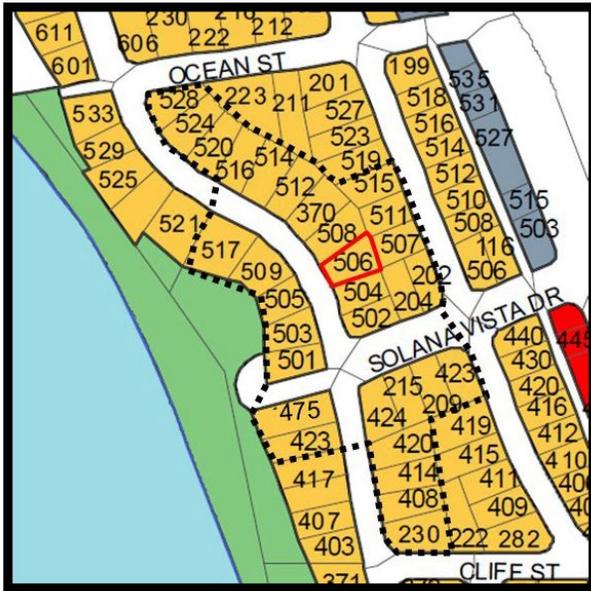
With the basement exemption (1,274 square feet) and the garage exemption (400 square feet), the total proposed floor area would be 2,944 square feet, which is 77 square feet below the maximum allowable floor area for the 6,120 square-foot lot located in the SROZ. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	21 ft ²
Maximum Allowable Floor Area:	3,021 ft ²

As designed, the project complies with all required setbacks under the designation “D” on the City’s official Zoning Map. The residence would be setback at least 25 feet from the front (west) property line, 5 feet from the northern side property line, 26 feet from the rear (east) property line, and 5 feet from the southern side property line. The maximum building height for the MR Zone is 25 feet. The maximum height of the proposed residence would be 24.87 feet above the proposed grade with the highest portion of the structure to be at 97.95 feet above MSL. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

Neighborhood Comparison:

Staff compared the proposed project to 29 other properties within the surrounding area. This area includes properties on the north and south sides of Pacific Avenue, the west side of North Acacia Avenue, both sides of Solana Vista Drive, and one property on the north side of West Cliff Street, as shown on the map on the following page.



The properties evaluated in this comparison are also located in the LR Zone. The existing homes range in size from 778 square feet to 4,897 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, or non-habitable accessory building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garage and the outdoor covered area. Comparatively, the project would be 2,896 square feet (see below).

Project Gross Building Area:	4,618 ft ²
Delete Attached Garage:	- 448 ft ²
Delete Basement:	- 1,274 ft ²
<hr/>	
Project Area for Comparison to Assessor's Data:	2,896 ft ²

Table 2 is based upon the County Assessor's data and SanGIS data. It contains neighboring lot sizes, the square footage of existing development and the maximum allowable square footage for potential development on each lot.

#	Property Address	Lot Size in ft ² (GIS)	Existing ft ² Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	502 Pacific Ave	5,411	2,245		2,706	MR
2	504 Pacific Ave	5,593	2,730		2,979	MR
3	506 Pacific Ave	6,120	1,540	2,896	3,021	MR
4	508 Pacific Ave	6,962	778		3,168	MR
5	510 Pacific Ave	7,235	2,447		3,216	MR
6	512 Pacific Ave	6,731	1,414		3,128	MR
7	514 Pacific Ave	7,339	1,542		3,234	MR
8	501 Pacific Ave	6,238	1,426		3,216	MR
9	503 Pacific Ave	6,441	1,610		3,234	MR
10	505 Pacific Ave	5,321	1,994		3,128	MR
11	509 Pacific Ave	8,479	2,480		3,256	MR
12	517 Pacific Ave	10,686	2,912		3,442	MR
13	516 Pacific Ave	6,750	1,827		3,131	MR
14	520 Pacific Ave	6,808	4,601		3,164	MR
15	524 Pacific Ave	7,049	4,897		3,184	MR

16	528 Pacific Ave	5,963	2,647		2,982	MR
17	202 Solana Vista Dr	5,355	1,718		2,678	MR
18	204 Solana Vista Dr	5,346	1,661		2,673	MR
19	507 N Acacia Ave	5,500	1,143		2,750	MR
20	511 N Acacia Ave	5,800	3,761		2,900	MR
21	515 N Acacia Ave	6,200	3,866		3,035	MR
22	519 N Acacia Ave	6,400	2,145		3,070	MR
23	475 Pacific Ave	8,449	4,753		3,442	MR
24	423 Pacific Ave	7,460	988		3,256	MR
25	424 Pacific Ave	7,100	1,026		3,193	MR
26	215 Solana Vista Dr	6,030	1,080		3,005	MR
27	209 Solana Vista Dr	5,745	1,076		2,873	MR
28	423 N Acacia Ave	6,167	3,238		3,029	MR
27	420 Pacific Ave	7,596	1,986		3,053	MR
28	414 Pacific Ave	6,304	3,155		3,053	MR
29	408 Pacific Ave	6,235	2,165		3,041	MR
30	230 W Cliff St	8,376	2,061		3,416	MR

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional 2 feet that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to 6 feet in height with an additional 2 feet that is 50% open to light and air.

The Applicants are proposing to maintain the existing site walls that enclose the private yard, remove the existing driveway gate, and construct new columns and walls to frame the driveway and entry walkway in the front-yard setback. Additional gates would be constructed in the side yards to secure the private yard and comply with pool safety requirements. Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicants decide to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to be in compliance with the Municipal Code.

Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicants will be required to submit

detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicant is proposing to construct a 448 square-foot attached garage in the northwest corner of the proposed residence. The garage would be accessed by a driveway on the northwest corner of the property from Pacific Avenue. The proposed two-car garage satisfies the required off-street parking for the single-family residence.

Grading:

The Applicants are proposing approximately 40 cubic yards of cut and 40 cubic yards of fill outside of the footprint of the structure, 750 cubic yards of excavation for the basement, 50 cubic yards of excavation for footings, 880 cubic yards of removal and recompaction, an aggregate grading quantity of 1,760 cubic yards, and 800 cubic yards of export off site. The proposed grading outside the footprint of the structure would level the existing flat yard areas surrounding the residence and construct drainage improvements including bio retention basins located in the rear yard. The majority of the proposed grading would be associated with the excavation for the proposed 1,274 square-foot basement that would have a finished floor approximately 10 feet below the finished floor of the first floor and the finished grade of the yard areas.

Lighting:

A condition of project approval requires that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

Usable Open Space:

The project consists of the construction of a replacement single-family residence with basement and an attached garage and associated site improvements on a developed residential lot, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicants will be required to pay the applicable Park Development Fee

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The original Story Pole Height Certification was certified by a licensed land surveyor on April 12, 2021, showing a maximum building height of 24.95 feet (98.03 feet above MSL) above the proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by June 3, 2021. The City received one application for View Assessment (Attachment 3) from the property owner (Kathy de Paolo; "Claimant") of 504 Ford Avenue, which is located immediately south of the subject property.

The project was presented to the View Assessment Commission (VAC) on August 17, 2021. Three out of the six participating VAC members found the primary bedroom to be the primary viewing area, two VAC members found the roof deck to be the primary viewing area, one VAC member found the second-floor deck to be the primary viewing area, and one VAC member was disqualified due to a real property interest within 500-feet of the subject property. The majority of the participating VAC members (five out of six) were unable to make finding 3. Approved minutes from the August 17, 2021 meeting are included in Attachment 4. Table 3 below includes the disclosures and findings from the August 17, 2021 meeting.

Table 3								
Kathy de Paolo 504 Pacific Ave		Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant	8/13	8/17	8/17	8/9 & 8/15		8/9	8/9
	Applicant	8/12	8/16	8/17	8/9		8/9	8/9 & 8/13
Primary Viewing Area		Bedroom	Bedroom	Bedroom	Roof Deck		2 nd Floor Deck	Roof Deck
#1. Communication Taken Place		Y	Y	Y	Y		Y	Y
#2. No Public View Impairment		Y	Y	Y	Y		Y	Y
#3. Designed to Minimize View Impairment		N	N	N	N		N	Y
#4. No Cumulative View Impairment		Y	Y	Y	N		Y	Y
#5. Neighborhood Compatibility		Y	Y	Y	N		Y	N

At the Applicants' request, the VAC continued the project until the November 16, 2021 VAC meeting. However, the Applicants continued to revise the design and requested the VAC hearing to be continued until December 21, 2021. The December 21, 2021 meeting was cancelled due to a lack of quorum. The revised project was heard at the January 18, 2022 VAC meeting.

Updated story poles were installed and certified to reflect the revised design. The story poles were certified on December 7, 2021 and include a maximum building height of 24.87 feet (97.95 feet above MSL) above proposed grade. The Applicants presented the following changes to the project at the January 18, 2022 VAC meeting:

- Reduced the size of the roof deck;
- Removed the roof deck storage on the east side of the deck;
- Lowered the roof deck stair tower and moved it east by one foot;
- Reduced the roof pitch on the south side of the structure;
- Reduced the second story massing by pulling the southern wall 18 inches to the north, the eastern wall 18 inches to the west, and the western wall 18 inches to the east; and
- Changes to the southern side of the structure, including the addition of frosted glass windows and railings, raised windowsill heights, and exterior siding.

The VAC was unable to make the required findings to approve the revised project. The minutes for the January 18, 2022 meeting have yet to be approved by the VAC. Table 4 below includes a draft of the disclosures and findings from the January 18, 2022 VAC meeting.

Table 4								
Kathy de Paolo 504 Pacific Ave		Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant	1/14	1/17	1/18	1/17		1/17	1/14
	Applicant	8/12	8/16	1/18	1/17		1/17	8/09 & 8/13
Primary Viewing Area		Master Bedroom	Master Bedroom	Master Bedroom	Master Bedroom		Master Bedroom Deck	Roof deck
#1. Communication Taken Place		Y	Y	Y	Y		Y	Y
#2. No Public View Impairment		Y	Y	Y	Y		Y	Y
#3. Designed to Minimize View Impairment		N	N	N	N		Y	Y
#4. No Cumulative View Impairment		Y	Y	N	Y		Y	Y
#5. Neighborhood Compatibility		Y	Y	Y	Y		Y	N

The majority of the participating VAC members found the primary viewing area to be the primary bedroom. The majority of the VAC were unable to make finding 3; that the project was designed to minimize view impairment. When offered a continuance, the Applicant did not consent and instead requested that the VAC make a recommendation. Chair Cohen made a motion to recommend denial of the project which was seconded by Commissioner Coad. The motion passed 5/1/1 Ayes: Cohen, Bishop, Coad, Moldenhauer, Najjar. Noes: Zajac. Absent: Stribling due to a real property interest within 500-feet of the subject property. The Notice of Recommendation is included in Attachment 5.

The Applicants have proposed the following additional changes to the project since the January 18, 2022 VAC meeting:

- Removed the roof deck stair tower;
- Removed the southeast corner of the second story and revised the associated roof over the southern portion of the second story;
- Added approximately 50 square feet of floor area on the northern side of the second story.

The revised Project Plans dated April 18, 2022 are included in Attachment 2. The 50 square-foot addition to the dining room on the second story would be located outside of the original story pole envelope that was noticed to neighbors for the 30-day deadline for View Assessment applications in May of 2021. In addition to approval of the DRP and SDP, therefore, the Applicants are requesting City Council approval of an SDP Waiver to waive the requirement that the new massing be noticed again to the neighbors. The Applicants provided a request for approval which is included in Attachment 6.

The City Council should consider the recommendation from VAC, the information provided by the Applicants and Claimant, and the View Assessment Ordinance (SBMC 17.63) including the definition of a “Viewing Area” and the five required findings, which are provided below:

SBMC Section 17.63.020(I): “Viewing area” shall be that area of the structure (excluding bathrooms, hallways, garages or closets) or lot (excluding the building setback areas) where the view assessment committee, or the city council on appeal, determines the best and most important view exists. The finished floor elevation of any viewing area must be at or above existing grade adjacent to the exterior wall of the part of the building nearest to that viewing area. The determination shall be made by balancing the nature of the view to be protected and the importance of the area of the structure or lot from where the view is taken.

SBMC Section 17.63.040(F): Findings. In making a decision on a matter for which view assessment has been requested, the view assessment committee shall be required to make the following findings:

- 1. The applicant for the structure development permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve the view impairment issues.*
- 2. The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the city’s general plan, local coastal program, or city designated viewing areas.*

3. *The structure is designed and situated in such a manner as to minimize impairment of views.*
4. *There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) Considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of structures similar to the proposed structure.*
5. *The proposed structure is compatible with the immediate neighborhood character.*

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicants submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.87 feet above the proposed grade or 97.95 feet above MSL, which is the maximum proposed structure height reflected on the project plans, should the City Council make the necessary finding to approve the project.

The Draft Resolution of Approval (Attachment 1) reflects the Applicant's request that the City Council consider the findings of the SDP and includes findings in support of the DRP. The Draft Resolution of Approval includes the applicable SBMC sections in italicized text and the recommended conditions of approval from the Community Development, Engineering, and Fire Departments. An additional condition of approval requires that the Applicants obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

Property Frontage and Public Right-of-Way Improvements

The existing property frontage is improved with a concrete curb, gutter, and five-foot wide sidewalk. If approved, the Applicant will be required to improve the existing concrete curb along the entire property frontage. An Encroachment Maintenance Removal Agreement (EMRA) will be required for the pavers, turf, landscaping, and gravel area located behind the existing concrete sidewalk in the public right-of-way. The Applicants will also be required to construct a new Americans with Disability Act (ADA) standard driveway approach. There is an existing 12-foot-wide sewer easement located along the south property line. No further improvements are required in the easement as this sewer line was rehabilitated in 2013.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on April 28, 2022. The neighbor located immediately to the south at 504 Pacific Avenue, Kathy de Paolo, has raised concerns with the proposed project, including filing for View Assessment. Correspondence from de Paolo is included in Attachment 7. Two additional neighbors (Metcalfs at 508 Pacific Avenue and Mitchells at 505 Pacific Avenue) provided support of the SDP Waiver (Attachment 8).

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2022-049 for Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval.

The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. Examples of this exemption include one single-family residence or second dwelling unit in a residential zone. In urbanized areas, up to three-single-family residences may be constructed or converted under this exemption.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2022-049.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- Deny the project if all required findings for the DRP and SDP cannot be made.

DEPARTMENT RECOMMENDATION:

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, should the City Council be able to make the findings to approve the SDP, 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 2022-049 conditionally approving a DRP, SDP, and SDP Waiver to demolish a single-family residence, construct a replacement 2,986 square-foot, two-story single-family residence built above a 1,274 square-foot basement with an attached 448 square-foot two-car garage, and perform associated site improvements at 506 Pacific Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-049
2. Project Plans Dated April 18, 2022
3. De Paolo Application for View Assessment
4. VAC Minutes from August 17, 2021 Meeting
5. NOR from January 18, 2022 VAC Meeting
6. Applicant's Request for Approval
7. Correspondence – De Paolo at 504 Pacific Ave
8. Correspondence – Metcalf (508) and Mitchell (505)

RESOLUTION NO. 2022-049

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT, STRUCTURE DEVELOPMENT PERMIT, AND STRUCTURE DEVELOPMENT PERMIT WAIVER TO DEMOLISH A SINGLE-FAMILY RESIDENCE, CONSTRUCT A REPLACEMENT TWO-STORY SINGLE-FAMILY RESIDENCE WITH A BASEMENT AND AN ATTACHED TWO-CAR GARAGE, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 506 PACIFIC AVENUE, SOLANA BEACH

APPLICANT: JIM AND KATHLEEN BOYD

CASE NO.: DRP20-014/SDP20-020

WHEREAS, Jim and Kathleen Boyd (hereinafter referred to as “Applicants”), have submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the View Assessment Committee recommended denial of the project on January 18, 2022 based on an Application for View Assessment from 506 Pacific Avenue; and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of Solana Beach Municipal Code Section 17.72.030; and

WHEREAS, at the Public Hearing on May 11, 2022, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council determined the primary viewing area to be _____; and

WHEREAS, the City Council found the application request exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and

WHEREAS, this decision is based upon the evidence presented at the hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the hearing.

NOW THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to demolish a single-story single-family residence, construct a replacement 2,986 square-foot, two-story single-family residence with a 1,274 square-foot basement and an attached 448 square-foot two-car garage, and perform associated site improvements and the request for a SDP Waiver to construct approximately 50 square feet of additional floor area outside of

the original story pole envelope at 506 Pacific Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

- I. *The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.*

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Medium Density Residential in the General Plan and intended for single-family residential development with a maximum density of five to seven dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Zoning Ordinance Consistency: The project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) (SBMC 17.20.030 and 17.48.040), which delineates maximum allowable Floor Area Ratio (FAR), Permitted Uses and Structures (SBMC Section 17.20.020) which provides for uses of the property for a single-family residence. Further, the project adheres to all property development regulations established for the Medium Residential (MR) Zone and cited by SBMC Section 17.020.030.

The project is meets the minimum number of off-street parking spaces and the required front-, side- and rear-yard setbacks and is below the maximum allowable structure height and gross floor area for the property.

- II. *The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:*

- a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

The property is located within the MR Zone. Surrounding properties are also located within the MR Zone and are developed with a mixture of one- and two-story single-family residences. The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Medium Density Residential in the General Plan and intended for single-family residences developed at a maximum density of five to seven dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated, and is in conformance with, the regulations of the SROZ. As a condition of project approval, the Applicants are required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

- b. Building and Structure Placement: Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.*

The Applicants are proposing to demolish the existing residence and construct a replacement two-story, single-family residence with basement and an attached two-car garage, and perform associated improvements. The project would be located in the buildable area of the lot and the driveway access would be maintained from Pacific Avenue along the portion of the front (west) property line.

The 1,274 square-foot basement would consist of a game room with a wet bar, two bedrooms each with ensuite bathrooms and emergency egress through a lightwell on the northern side of the structure, a mechanical room and stairway access to the first floor. The 1,388 square-foot first floor would consist of the main entry, a media room with a wet bar, a laundry room, two bedrooms with a shared Jack-and-Jill bathroom, a bedroom with an ensuite bathroom, an office, and access to an attached two-

car garage. The 1,508 square-foot second floor would consist of an open-concept living room, dining room and kitchen that would open to a terrace (balcony) wrapping around the majority of the second floor, a powder room, and the primary bedroom suite with a private balcony located on the southern portion of the west side of the residence. There would be a two-tiered spa located in the northeast corner of the rear yard, a fire pit and additional seating areas in the southern portion of the rear yard, a storage area for trash and recycle in the northern side yard, and a covered porch below the primary bedroom balcony in the southwest portion of the buildable area.

According to the SROZ, the proposed subterranean basement is considered “Basement- No Exposed Sides” in which the basement living area can be exempt from the calculation of floor area if there are no exposed sides. A building side is considered exposed when the finished floor of the living area directly above the basement (at any point) is more than three feet above the adjacent natural or finished grade, whichever is lower. Currently, the plans show a basement with no exposure; therefore, the proposed basement living area of 1,274 square feet would be exempt from the calculation of floor area.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 448 square-foot attached garage would provide two unobstructed parking spaces; therefore, 400 square feet of the garage is exempt from the calculation of floor area.

With the basement exemption (1,274 square feet) and the garage exemption (400 square feet), the total proposed floor area would be 2,944 square feet, which is 77 square feet below the maximum allowable floor area for the 6,120 square-foot lot located in the SROZ. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.500 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 – 15,000 ft ²	21 ft ²
<hr/> Total Allowable Floor Area:	<hr/> 3,021 ft ²

As designed, the project complies with all required setbacks under the designation “D” on the City’s official Zoning Map. The residence would be setback at least 25 feet from the front (west) property line, 5 feet from the northern side property line, 26 feet from the rear (east) property line, and 5 feet from the southern

side property line. The maximum building height for the MR Zone is 25 feet. The maximum height of the proposed residence would be 24.87 feet above the proposed grade with the highest portion of the structure to be at 97.95 feet above MSL. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

- c. *Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicants will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

- d. *Roads, Pedestrian Walkways, Parking and Storage Areas: Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view, to the extent feasible, by existing topography, by the placement of buildings and structures, or by landscaping and plantings.*

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are proposing to construct a 448 square-foot attached garage in the northwest corner of the proposed residence. The garage would be accessed by a

driveway on the northwest corner of the property from Pacific Avenue. The proposed two-car garage satisfies the required off-street parking for the single-family residence.

- e. *Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.*

The project includes approximately 40 cubic yards of cut and 40 cubic yards of fill outside of the footprint of the structure, 750 cubic yards of excavation for the basement, 50 cubic yards of excavation for footings, 880 cubic yards of removal and recompaction, which is an aggregate grading quantity of 1,760 cubic yards, and 800 cubic yards of export off site. The proposed grading outside the footprint of the structure will level the existing flat yard areas surrounding the residence and construct drainage improvements including bio retention basins located in the rear yard. The majority of the proposed grading is associated with the excavation for the proposed 1,274 square-foot basement that will have a finished floor approximately 10 feet below the finished floor of the first floor and the finished grade of the yard areas.

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).*

All new exterior lighting fixtures shall comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

- g. *Usable Open Space: Recreational facilities proposed within required usable open space shall be located and designed to maintain essential open space values.*

The project consists of the construction of a replacement single-family residence with a basement, an attached garage, and associated site improvements on a developed residential lot,

therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

- III. *All required permits and approvals including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.*

All required permits are being processed concurrently with the Development Review Permit.

- IV. *If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicants obtaining the required permit or approval from the other agency.*

The Applicants shall obtain approval from the California Coastal Commission prior to issuance of Building or Grading Permits.

- B. In accordance with Chapter 17.63 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:

- I. *The Applicant for the Structure Development Permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve the view impairment issues.*

To be completed based on Council findings.

- II. *The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the city's general plan, local coastal program, or city designated viewing areas.*

To be completed based on Council findings.

- III. *The structure is designed and situated in such a manner as to minimize impairment of views.*

To be completed based on Council findings.

- IV. *There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) Considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would*

be caused by the construction on other parcels of structures similar to the proposed structure.

To be completed based on Council findings.

- V. *The proposed structure is compatible with the immediate neighborhood character.*

To be completed based on Council findings.

IV. CONDITIONS

Prior to use or development of the property in reliance on this permit, the Applicants shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicants shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on May 11, 2022, and located in the project file with a submittal date of February 18, 2022.
- III. Prior to requesting a framing inspection, the Applicants shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on May 11, 2022, and that the maximum height of the proposed addition will not exceed 24.87 feet above the proposed grade or 97.95 feet above MSL, which is the maximum proposed structure height reflected on the project plans.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.

- VII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
 - VIII. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
 - IX. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on Pacific Avenue and minimize impact to the surrounding neighbors.
 - X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
- B. Fire Department Conditions:
- I. **ACCESS ROAD MINIMUM DIMENSIONS:** Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
 - II. **OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
 - III. **ADDRESS NUMBERS: STREET NUMBERS:** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4 inches high with a ½ inch stroke width for residential buildings, 8 inches high with a ½ inch stroke for commercial and multi-family residential buildings, and 12 inches high with a 1-inch stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

- IV. AUTOMATIC FIRE SPRINKLERS SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.
- V. CLASS “A” ROOF: All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department.
- VI. BASEMENT:
 - a. All basements shall be designed and equipped with emergency exit systems consisting of operable windows, window wells or exit doors that lead directly outside via staircase and exit door or exit door at grade.
 - b. Window wells/light wells that intrude into side yard or backyard setbacks of five feet or less, shall require a hinged grating covering the window well/lightwell opening. The grating shall be capable of supporting a weight of 250lb person; yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City Staff (Fire, Building, Planning).

C. Engineering Department Conditions:

- I. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a. Construction of the proposed SDRSD G-14A driveway approach.
 - b. Construction of the proposed pavers.
 - c. Construction of the proposed gravel.
 - d. Construction of the proposed artificial turf.
- II. The Applicants shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit. The EMRA shall be recorded against this property for all private improvements in the public right-of-way including, but not limited to:
 - a. Proposed pavers.

- b. Proposed gravel.
 - c. Proposed artificial turf.
 - d. Proposed private improvements in the sewer easements.
- III. The Applicants shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless resulting from any backflow from sewer on the Applicants' property. The Applicants shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- IV. Submit proof to the Engineering Department that the required California Coastal Commission permits have been obtained prior to the issuance of any building or grading permits.
- V. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- VI. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

GRADING:

- I. Obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicants shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicants shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The Grading Plan shall incorporate all recommendations contained in the soils report.
 - c. The Applicants shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention

basins by the property owner(s) in perpetuity, prior to Final Inspection of the Building Permit.

- d. The Applicants shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- e. The Applicants are responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicants shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. The Applicants shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicants shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicants shall obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- i. The Applicants shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicants. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used

as a supplement to erosion prevention for keeping sediment on site.

- k. The Applicants shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- l. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. No increased cross lot drainage shall be allowed.
- n. The Applicants shall obtain the Grading Permit concurrently with Building Permit issuance.

D. COUNCIL CONDITIONS

- I. N/A

V. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.1.6 and 1.18 in addition to any applicable revocation proceedings.

VI. EXPIRATION

The Development Review Permit for the project shall expire 24 months from the date of this Resolution, unless the Applicants have obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.

VII. INDEMNIFICATION AGREEMENT

The Applicants shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicants of any claim, action, or proceeding. The City may

elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicants shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicants regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicants shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 11th day of May, 2022, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

VICINITY MAP



SITE DATA

BUILDING ADDRESS
506 PACIFIC AVE.
SOLANA BEACH, CA 92075

AGSE660R6 PARCEL NUMBER
263-042-1700

LEGAL DESCRIPTION
LOT 4, BLOCK 3, MAP 2143

ZONE: MR
OVERLAYS: SCALED RESIDENTIAL OVERLAY ZONE

LOT SIZE: 6,120 SF
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: Y-B SPRINKLERED (NFPA 13D)

EXISTING LIVING AREA: 1,559 SF
EXISTING GARAGE AREA: 178 SF

PROPOSED 1ST FLOOR AREA: 1,388 SF
PROPOSED 2ND FLOOR AREA: 1,508 SF
PROPOSED BASEMENT AREA: 1,274 SF
PROPOSED GARAGE AREA: 448 SF
TOTAL BUILDING AREA: 4,618 SF
OFF-STREET PARKING EXEMPTION: -400 SF
BASEMENT AREA EXEMPTION: -1,274 SF
TOTAL BUILDING TOWARDS FAR: 2,944 SF
MAX ALLOWABLE FAR SF: 3,021 SF

TOTAL LIVING ADDITION AREA: 4,170 SF
TOTAL TERRACE & BALCONY AREA: 825 SF
TOTAL ROOF DECK AREA: 295 SF

MAX COVERAGE - NONE (NOT A STEEP HILLSIDE)

HEIGHT LIMIT: 25'-0" MAX.

SEISMIC ZONE 4
CLIMATE ZONE 1

SETBACKS:	REQUIRED	PROPOSED
FRONT YARD	25'-0"	26'-6 3/4"
SIDE YARDS	5'-0"	5'-1"
REAR YARDS	25'-0"	26'-10"

PARKING SPACES:	REQUIRED	PROVIDED
	2	2

EARTHWORK QUANTITIES

(SEE PRELIMINARY GRADING PLAN FOR ADDITIONAL INFORMATION.)

SITE GRADING (OUTSIDE OF STRUCTURE)
CUT: 40 CY
FILL: 40 CY
NET: 0 CY IMPORT/EXPORT

EXCAVATION FOR BASEMENT: 150 CY (CUT)
EXCAVATION FOR FOOTINGS & FOUNDATION: 50 CY (CUT)

TOTAL GRADING (CUT & FILL OUTSIDE & BELOW STRUCTURE): 880 CY (+R+R) CUT

PROJECT TEAM

OWNER/APPLICANT
JAMES & KATHLEEN BOYD
506 PACIFIC AVE.
SOLANA BEACH, CA 92075
TEL: (858) 342-9802

ARCHITECT
OASIS ARCHITECTURE & DESIGN, INC.
1015 TURQUOISE STREET
SUITE 2
SAN DIEGO, CA 92109
TEL: (858) 273-5632
CONTACT: MARK MORRIS

CIVIL ENGINEER
PASCAL LARET SUITER & ASSOC.
535 N. HIGHWAY 101
SUITE A
SOLANA BEACH, CA 92075
TEL: (858) 259-8212
CONTACT: TYLER LAWSON

LANDSCAPE ARCHITECT
TOPIA LANDSCAPE ARCHITECTURE
5055 NORTH HARBOR DRIVE
SUITE 200
SAN DIEGO, CA 92106
TEL: (858) 458-0555
CONTACT: FRANK MARCZYNSKI

SHEET INDEX

- AS-1 SITE PLAN
- C-1 PRELIMINARY GRADING PLAN
- C-2 SITE SECTIONS AND DETAILS
- A-1.1 DEMOLITION PLAN
- A-2.0 PROPOSED BASEMENT FLOOR PLAN
- A-2.1 PROPOSED FIRST FLOOR PLAN
- A-2.2 PROPOSED SECOND FLOOR PLAN
- A-2.3 PROPOSED FLOOR AREA DIAGRAM
- A-3.1 PROPOSED ROOF PLAN
- A-4.1 EXTERIOR ELEVATIONS
- A-4.2 EXTERIOR ELEVATIONS
- A-6.1 BUILDING SECTIONS
- A-6.2 BUILDING SECTIONS
- SP-1 STORY POLE PLAN
- SP-2 STORY POLE ELEVATIONS
- SP-3 STORY POLE ELEVATIONS
- L-0 LANDSCAPE COVER
- L-1 LANDSCAPE NOTES & LEGEND
- L-2 LANDSCAPE DEVELOPMENT PLAN
- L-3 WATER CONSERVATION PLAN
- L-4 EXISTING TREE PLAN
- L-5 STREET ELEVATION

SCOPE OF WORK

DEMOLITION OF EXISTING SINGLE STORY RESIDENCE.
CONSTRUCTION OF A NEW TWO-STORY OVER BASEMENT
SINGLE FAMILY RESIDENCE WITH ATTACHED 2-CAR
GARAGE. RESIDENCE TO INCLUDE NEW 2ND FLOOR
TERRACE AND BALCONY AND NEW ROOF DECK.

PROJECT TO COMPLY WITH THE FOLLOWING BUILDING CODES:

- 2019 CA RESIDENTIAL CODE
- 2019 CA BUILDING CODE
- 2019 CA ELECTRICAL CODE
- 2019 CA PLUMBING CODE
- 2019 CA MECHANICAL CODE
- 2019 CA FIRE CODE
- 2019 CA GREEN BUILDING CODE

SITE SQUARE FOOTAGE TOTALS

	Existing (SF)	Proposed Total (SF)
Non-landscaped Area ^a	3,867 SF	3,538 SF
Non-irrigated Landscape ^b		
Irrigated Landscape	2,253 SF	1,715 SF
Water Features ^c		259 SF
Decorative Hardscape ^d		608 SF
Total Lot Area	6,120 SF	6,120 SF

	Area of Work ^e (SF)
Irrigated Landscape	1,715 SF
Water Features ^c	259 SF
Decorative Hardscape ^d	608 SF
Aggregate Landscape Area^e	2,582 SF

New development projects: If aggregate landscape area > 500 sf, a landscape package is required
Rehabilitated Landscape: If aggregate landscape area > 2,500 sf, a landscape package is required

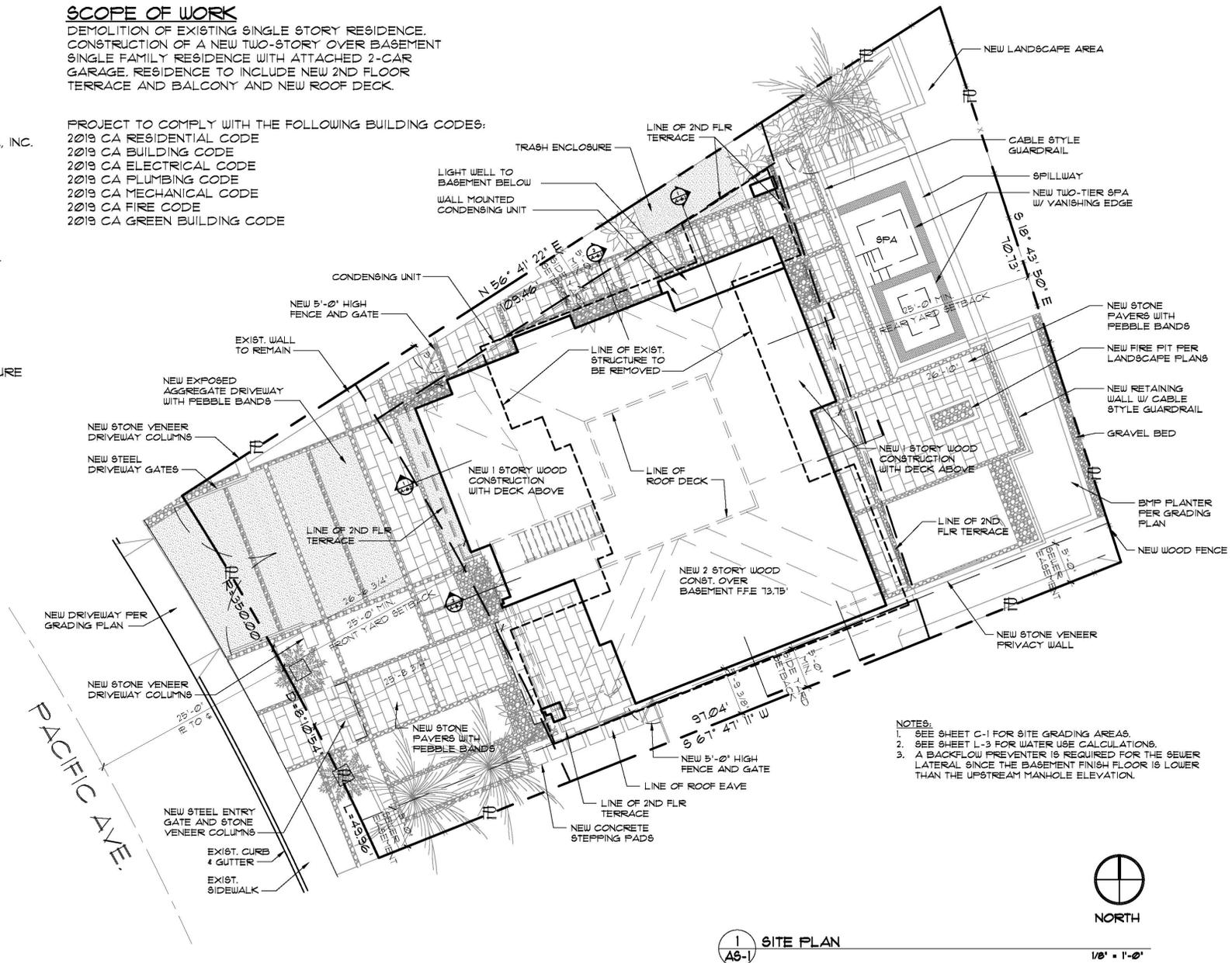
^a A landscaped area does not include the footprint of a building, decks, patio, sidewalk, driveway, parking lot, or other hardscape that does not meet the criteria in SBMC 17.56.150.

^b An area without irrigation designated for nondevelopment such as designated open space area with existing native vegetation.

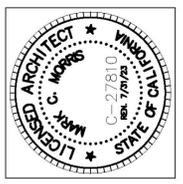
^c A design element where open water performs an aesthetic or recreational function. A water feature includes a pond, lake, waterfall, fountain, artificial streams, spa and swimming pool.

^d Rock and stone or pervious design features, such as decomposed granite ground cover, that are adjacent to a vegetated area.

^e Area of replacement and/or new irrigated landscape, water features, and/or decorative hardscape associated with the project.



NOTES:
1. SEE SHEET C-1 FOR SITE GRADING AREAS.
2. SEE SHEET L-3 FOR WATER USE CALCULATIONS.
3. A BACKFLOW PREVENTER IS REQUIRED FOR THE SEWER LATERAL SINCE THE BASEMENT FINISH FLOOR IS LOWER THAN THE UPSTREAM MANHOLE ELEVATION.



BOYD RESIDENCE
506 PACIFIC AVE.
SOLANA BEACH, CA 92075

1. DESIGN REVIEW SUBMITTAL 11/19/2020
2. DESIGN REVIEW RESUBMITTAL 02/18/2021
3. DESIGN REVIEW RESUBMITTAL 04/08/2021
4. DESIGN REVIEW RESUBMITTAL 11/30/2021
5. DESIGN REVIEW RESUBMITTAL 04/18/2022

OASIS
ARCHITECTURE & DESIGN, INC.
858-273-5632
1015 TURQUOISE ST. SUITE 2
SAN DIEGO, CA 92109

THIS DRAWING, AS INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ARCHITECT.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

DRAWN BY	CHECKED BY
ELB	MCM
DATE	JOB NO.
04/18/22	1805

SITE PLAN

AS-1

ATTACHMENT 2

GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
- A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
UNDERGROUND S.A. (800)-227-2600
- A SOILS REPORT SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 a.m. AND 6:00 p.m. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL FACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS: CUT 2:1 FILL 2:1 (PER SOILS REPORT)
NET CUT: 20 CY NET FILL: 120 CY EXCAVATION FOR BASEMENT: 700 CY
NET EXPORT: 600 CY
REMEDIAL GRADING: TBD (PER SOILS REPORT)
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFF-SITE IMPORT OR EXPORT AREAS.)
** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
- FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
- UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AN AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SBGR-216 HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN." THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORINGS, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

EROSION CONTROL NOTES

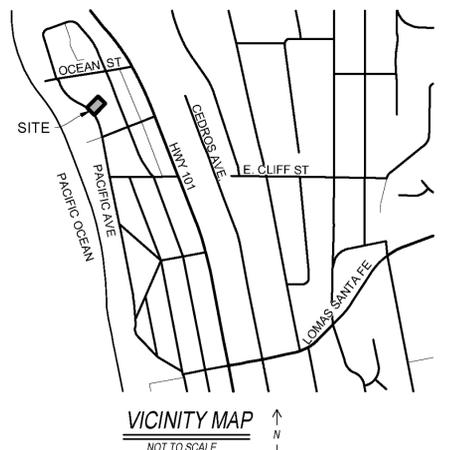
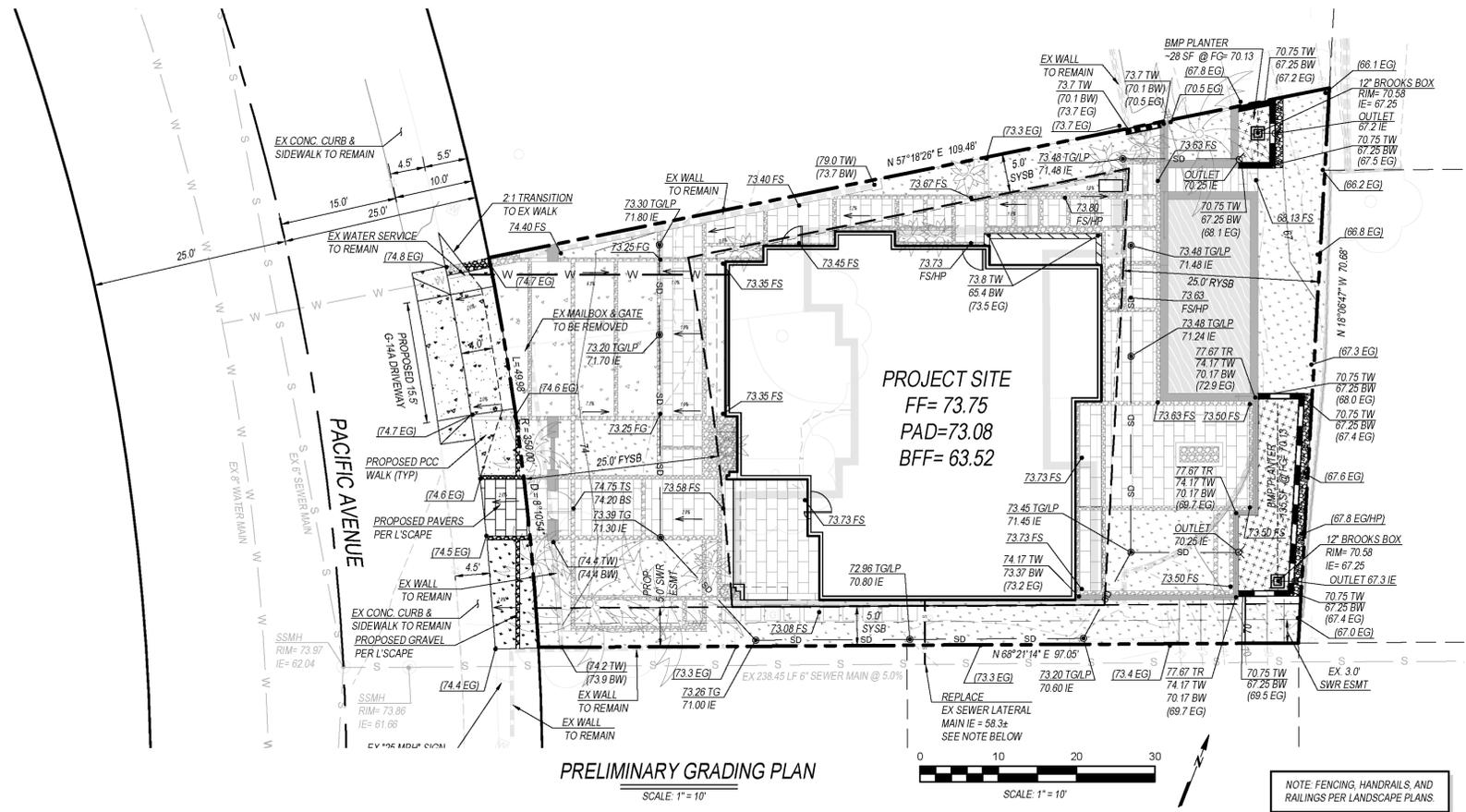
- STORM WATER AND NON-STORM WATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER AND NON-STORM WATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROL STRUCTURES SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.
- EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPE PLANS AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS, OR BY TEMPORARY EROSION CONTROL CONFORMING TO THE FOLLOWING:
NON-IRRIGATED HYDROSEED MIX WITH A FIBER MATRIX APPLIED AT 4,000 LBS/ACRE.

LBS/ACRE	% PURITY/ACRE	SEED SPECIES
20	70% PLUS	ATRIPLIX GLAUCA
50		PLANTAGE INSULARIS
8		ENCELIS FARINOSA
6	SCARIFIED	LOTUS SCOPARIUS
7	50% PLUS	EXCHSCHOLTZIA CALIF.

 TOTAL: 91 LBS/ACRE
- THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2% AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
- IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.

PRELIMINARY GRADING PLAN

506 PACIFIC AVENUE



ZONE INFORMATION

TOTAL PARCELS: 1
TOTAL UNITS: 1
GENERAL PLAN DESIGNATION: MR
SPECIAL OVERLAY: SCALED RESIDENTIAL
HEIGHT: 25-FT
MIN NET LOT AREA: 5,000 SF
PRESIDENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL

LOT INFORMATION

TOTAL GROSS LOT AREA: 6,120 SF
TOTAL NET LOT AREA: 6,120 SF
TOTAL DISTURBED AREA: 6,120 SF

SITE AREA TABULATION

	EXISTING SITE	PROPOSED SITE	NET CHANGE
IMPERVIOUS	3,800 SF	3,047 SF	-753 SF
PERVIOUS	2,320 SF	3,073 SF	+753 SF
TOTAL	6,120 SF	6,120 SF	0 SF
% IMPERVIOUS:	62.0%	49.8%	-12.2%

SITE SETBACKS

	EXISTING SITE	PROPOSED SITE
FRONT YARD	25 FT	25 FT
REAR YARD	5 FT	5 FT
SIDE YARD	25 FT	25 FT

EARTHWORK QUANTITIES :

SITE GRADING (OUTSIDE OF STRUCTURE):
CUT: 40 CY
FILL: 40 CY
NET: 0 CY IMPORT/EXPORT

EXCAVATION FOR BASEMENT: 750 CY (CUT)
EXCAVATION FOR FOOTINGS & FOUNDATION: 50 CY (CUT)

TOTAL GRADING (CUT AND FILL OUTSIDE & BELOW STRUCTURE): 800 CY (+R&R) CUT

* EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SWELL FACTORS.

* OVEREXCAVATION / REMOVE & RECOMPACT VOLUME TO BE DETERMINED PER RECOMMENDATION OF GEOTECHNICAL REPORT

NOTE: UTILITIES ARE KNOWN TO EXIST IN THE AREA. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.

EXISTING UTILITIES ARE SHOWN PER AVAILABLE RECORD INFORMATION. CONTRACTOR TO VERIFY SIZE, DEPTH, LOCATION, AND MATERIAL PRIOR TO CONSTRUCTION.

NOTE: A BACKFLOW VALVE WILL BE REQUIRED ON THE SEWER LATERAL SERVING THE PROPOSED DEVELOPMENT.

A HOLD HARMLESS AGREEMENT WITH THE CITY OF SOLANA BEACH FOR THE PUBLIC SEWER WITHIN PROPERTY LIMITS TO BE RECORDED PRIOR TO FINAL OCCUPANCY.

NOTE: BMP'S ARE TO BE PRIVATELY MAINTAINED AND THE FACILITIES NOT MODIFIED OR REMOVED WITHOUT A PERMIT FROM THE CITY.

EMRA NOTE: EXISTING AND PROPOSED ENCROACHMENTS WITHIN THE SEWER EASEMENT TO BE UNDER EMRA FILED WITH GRADING PERMIT.

LEGAL DESCRIPTION
LOT 4 OF SOLANA BEACH VISTA, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF NO. 2143, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 17TH, 1928

A.P.N.: 263-042-17

SITE ADDRESS : 506 PACIFIC AVENUE
SOLANA BEACH, CA 92075

OWNER/PERMITTEE : JIM BOYD
506 PACIFIC AVENUE
SOLANA BEACH, CA 92075

TOPOGRAPHIC SURVEY : PASCO LARET SUTER & ASSOCIATES
(658)-259-8212

WORK TO BE DONE
THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:

STANDARD SPECIFICATIONS

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS.
- CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES"
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

STANDARD DRAWINGS

- SAN DIEGO REGIONAL STANDARD DRAWINGS
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

LEGEND

ITEM DESCRIPTION	SYMBOL
PROPERTY LINE / PROJECT BOUNDARY	---
EXISTING CENTERLINE	---
ADJACENT PROPERTY LINE	---
EXISTING RIGHT OF WAY LINE	---
PROPOSED SETBACKS	---
PROPOSED CONTOUR LINE	151
EXISTING CONTOUR LINE	151
PROPOSED BUILDING PER ARCH'L PLAN	---
PROPOSED LIGHTWELL PER ARCH'L PLAN	---
PROPOSED ROOF OVERHANG PER ARCH'L PLAN	---
PROPOSED PAVERS PER L'SCAPE PLAN	---
PROPOSED CONCRETE DRIVEWAY PER L'SCAPE PLAN	---
PROPOSED GRAVEL BAND PER L'SCAPE	---
PROPOSED POOL PER L'SCAPE	---
PROPOSED WALL PER L'SCAPE	---
PROPOSED RETAINING WALL	---
PROPOSED BMP PLANTER AREA	---
PROPOSED RIPRAP DISPERSION STRIP	---
EXISTING RETAINING WALL TO REMAIN	---
PROPOSED 4" PVC STORM DRAIN	SD
PROPOSED 6" PER PVC UNDERDRAIN	SD
PROPOSED 6" NDS AREA DRAIN	SD
PROPOSED 12" BROOKS BOX	SD
PROPOSED SEWER LATERAL	S
PROPOSED WATER SERVICE	W
EXISTING SEWER LATERAL TO REMAIN	S
EXISTING WATER SERVICE/METER TO REMAIN	W

OWNER'S CERTIFICATE

I, AS OWNER/DEVELOPER OF THE PROPERTY DESCRIBED HEREIN ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT MY DIRECTION WITH MY FULL CONSENT. I FULLY UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS CONTAINED HEREIN AND AS ATTACHED BY REFERENCE ON THIS GRADING PLAN.

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.

I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 60 DAYS OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

JIM BOYD
506 PACIFIC AVENUE
SOLANA BEACH, CA 92075

DATE

DECLARATION OF RESPONSIBLE CHARGE

I, TYLER G. LAWSON, HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH RESOLUTION NO. 2007-170.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SOLANA BEACH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF RESPONSIBILITIES FOR PROJECT DESIGN.

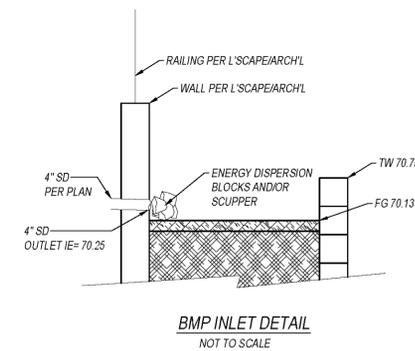
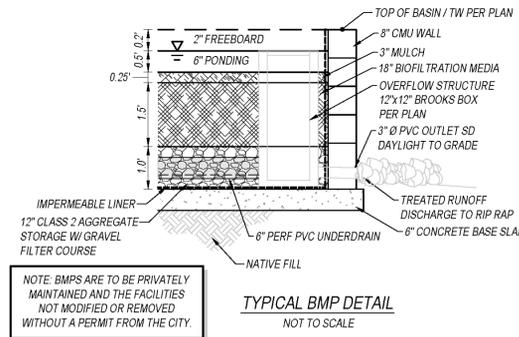
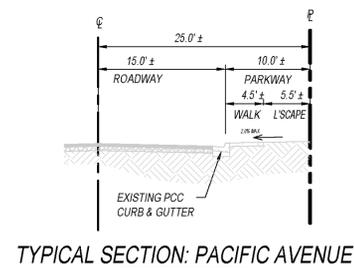
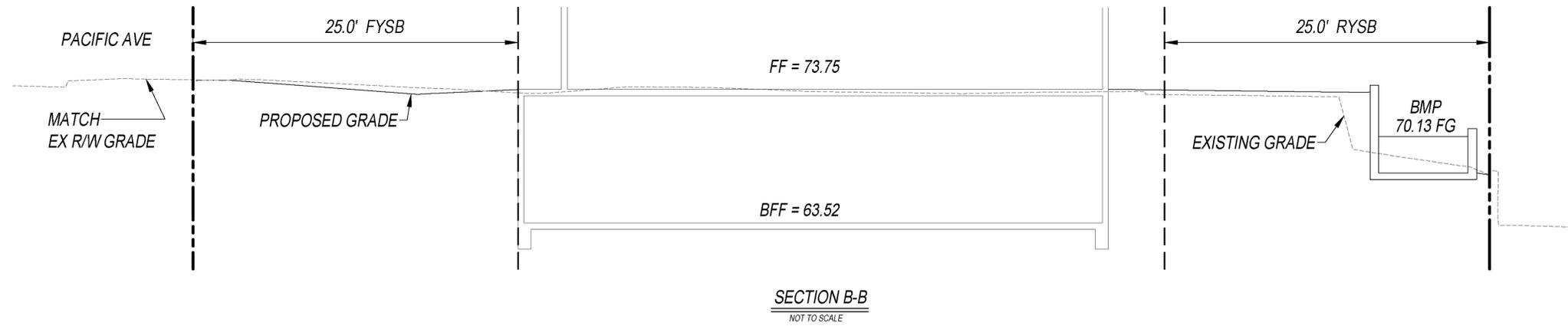
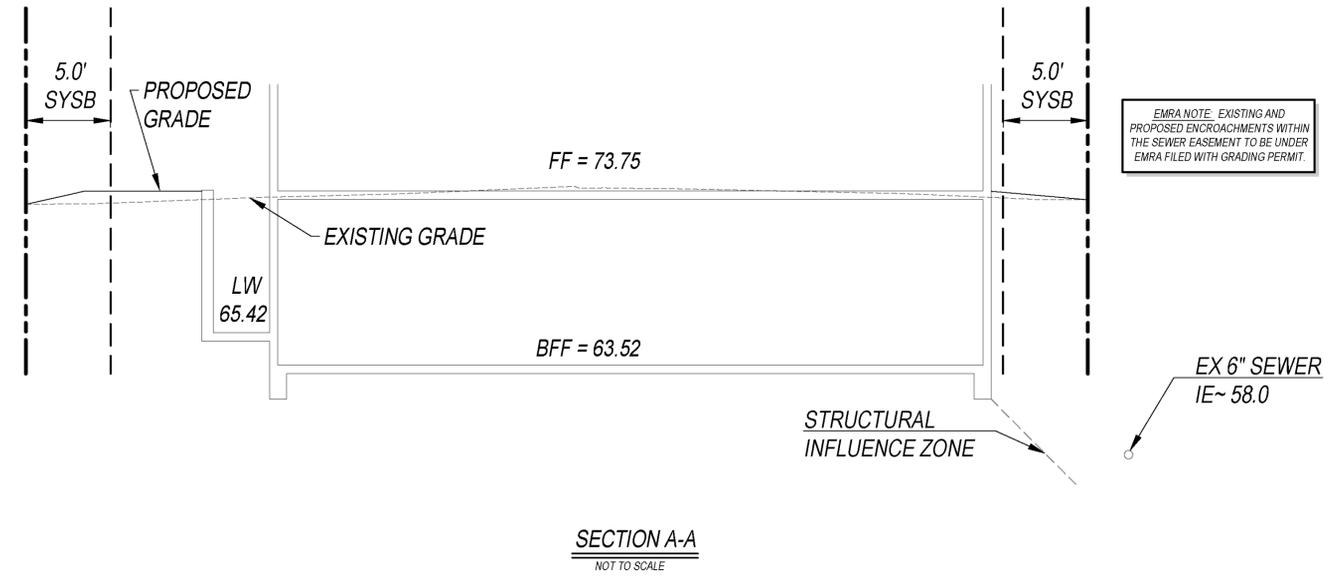
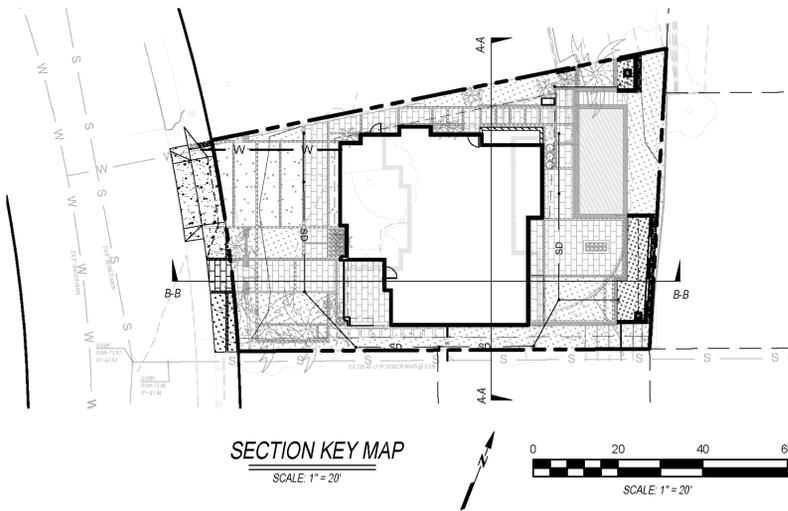
BY: TYLER G. LAWSON
P.E. No. 88356 EXP. 12/31/2020
PASCO LARET SUTER & ASSOCIATES

PREPARED BY:
PASCO LARET SUTER & ASSOCIATES
San Diego | Solana Beach | Orange County
Phone 858.259.8212 | www.plsaengineering.com

REGISTERED PROFESSIONAL ENGINEER
TYLER G. LAWSON
No. 80356
Exp. 12/31/20
CIVIL
STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN

506 PACIFIC AVENUE

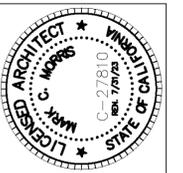


NOTE: FENCING, HANDRAILS, AND RAILINGS PER LANDSCAPE PLANS

NOTE: BMPs ARE TO BE PRIVATELY MAINTAINED AND THE FACILITIES NOT MODIFIED OR REMOVED WITHOUT A PERMIT FROM THE CITY.



PREPARED BY:
PASCO LARET SUITER & ASSOCIATES
San Diego | Solana Beach | Orange County
Phone 858.259.8212 | www.plsaengineering.com



BOYD RESIDENCE
 506 PACIFIC AVE.
 SOLANA BEACH, CA 92075

1. DESIGN REVIEW SUBMITTAL 11/19/2020
2. DESIGN REVIEW RESUBMITTAL 02/18/2021
3. DESIGN REVIEW RESUBMITTAL 04/08/2021
4. DESIGN REVIEW RESUBMITTAL 11/30/2021
5. DESIGN REVIEW RESUBMITTAL 04/18/2022



OASIS
 ARCHITECTURE
 &
 DESIGN, INC.

858-273-5632

1015 TURQUOISE ST.
 SUITE 2
 SAN DIEGO, CA
 92109

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

DRAWN BY	CHECKED BY
ELB	MCM
DATE	JOB NO.
04/18/22	1805

DEMO PLAN

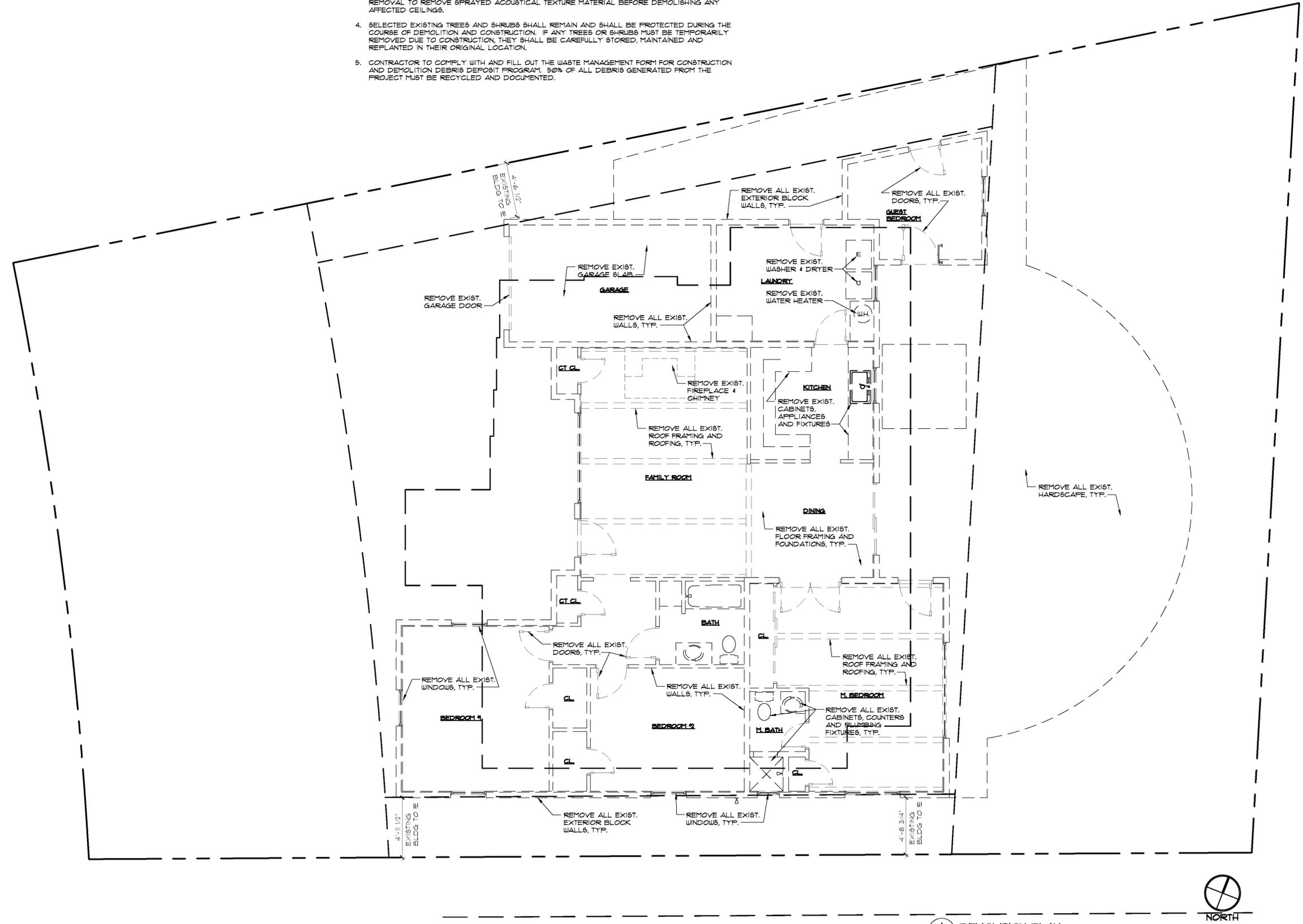
A-1.1

DEMOLITION NOTES

1. ALL ITEMS NOTED AS 'REMOVED' SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED OF.
2. DISCONNECTION AND/OR REMOVAL OF UTILITIES AND PHONE AND CABLE TELEVISION LINES SHALL BE COORDINATED AS REQUIRED WITH THE APPROPRIATE COMPANIES OR AGENCIES.
3. BEFORE SCRAPING OR REMOVING CEILING LID WHERE SPRAYED ACOUSTICAL CEILING TEXTURE OCCURS, CONTRACTOR SHALL HAVE MINIMUM NUMBER OF SPRAYED ACOUSTICAL TEXTURE SAMPLES TESTED BY AN APPROVED LAB. IF SAMPLES TEST POSITIVE FOR ASBESTOS, CONTRACTOR SHALL CONTRACT WITH A COMPANY THAT IS LICENSED BY THE STATE OF CALIFORNIA FOR ASBESTOS REMOVAL TO REMOVE SPRAYED ACOUSTICAL TEXTURE MATERIAL BEFORE DEMOLISHING ANY AFFECTED CEILING.
4. SELECTED EXISTING TREES AND SHRUBS SHALL REMAIN AND SHALL BE PROTECTED DURING THE COURSE OF DEMOLITION AND CONSTRUCTION. IF ANY TREES OR SHRUBS MUST BE TEMPORARILY REMOVED DUE TO CONSTRUCTION, THEY SHALL BE CAREFULLY STORED, MAINTAINED AND REPLANTED IN THEIR ORIGINAL LOCATION.
5. CONTRACTOR TO COMPLY WITH AND FILL OUT THE WASTE MANAGEMENT FORM FOR CONSTRUCTION AND DEMOLITION DEBRIS DEPOSIT PROGRAM. 50% OF ALL DEBRIS GENERATED FROM THE PROJECT MUST BE RECYCLED AND DOCUMENTED.

LEGEND

- WALLS TO BE DEMOLISHED
- ===== WINDOW TO BE REMOVED
- ⌋ DOOR TO BE REMOVED

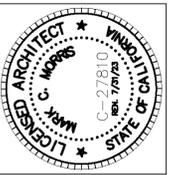


1 DEMOLITION PLAN



NORTH

1/4" = 1'-0"



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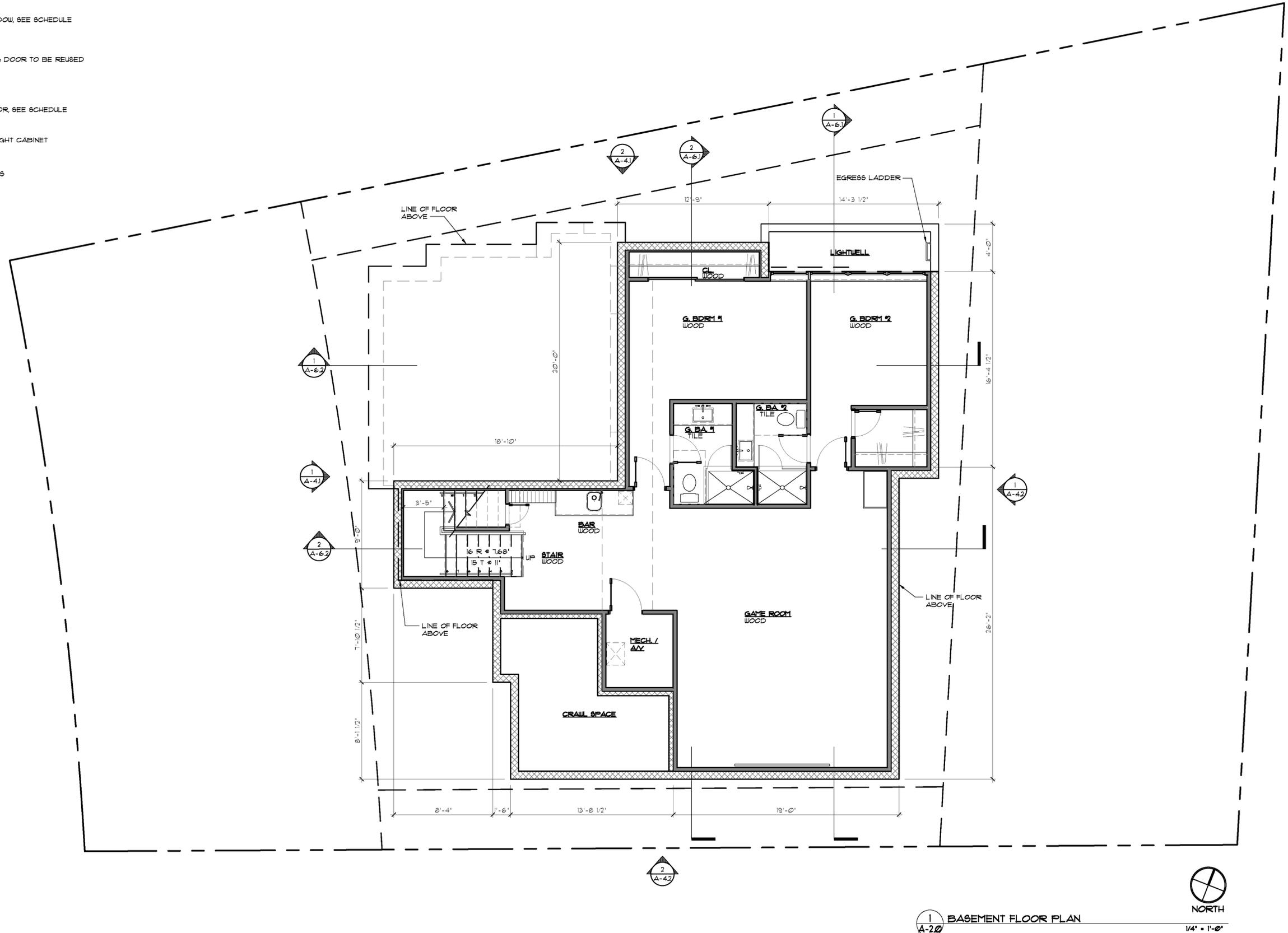
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DATE 04/18/22	JOB NO. 1805

FLOOR PLANS

A-2.0

LEGEND

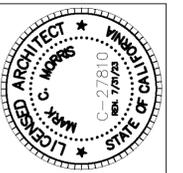
- EXISTING WALLS TO REMAIN
- NEW STUD WALLS
- NEW SHEAR WALLS, SEE STRUCT FOR DETAILS
- WINDOW TO REMAIN
- NEW WINDOW, SEE SCHEDULE
- EXISTING DOOR TO BE REUSED
- NEW DOOR, SEE SCHEDULE
- FULL HEIGHT CABINET
- DRAWERS



1 BASEMENT FLOOR PLAN



1/4" = 1'-0"



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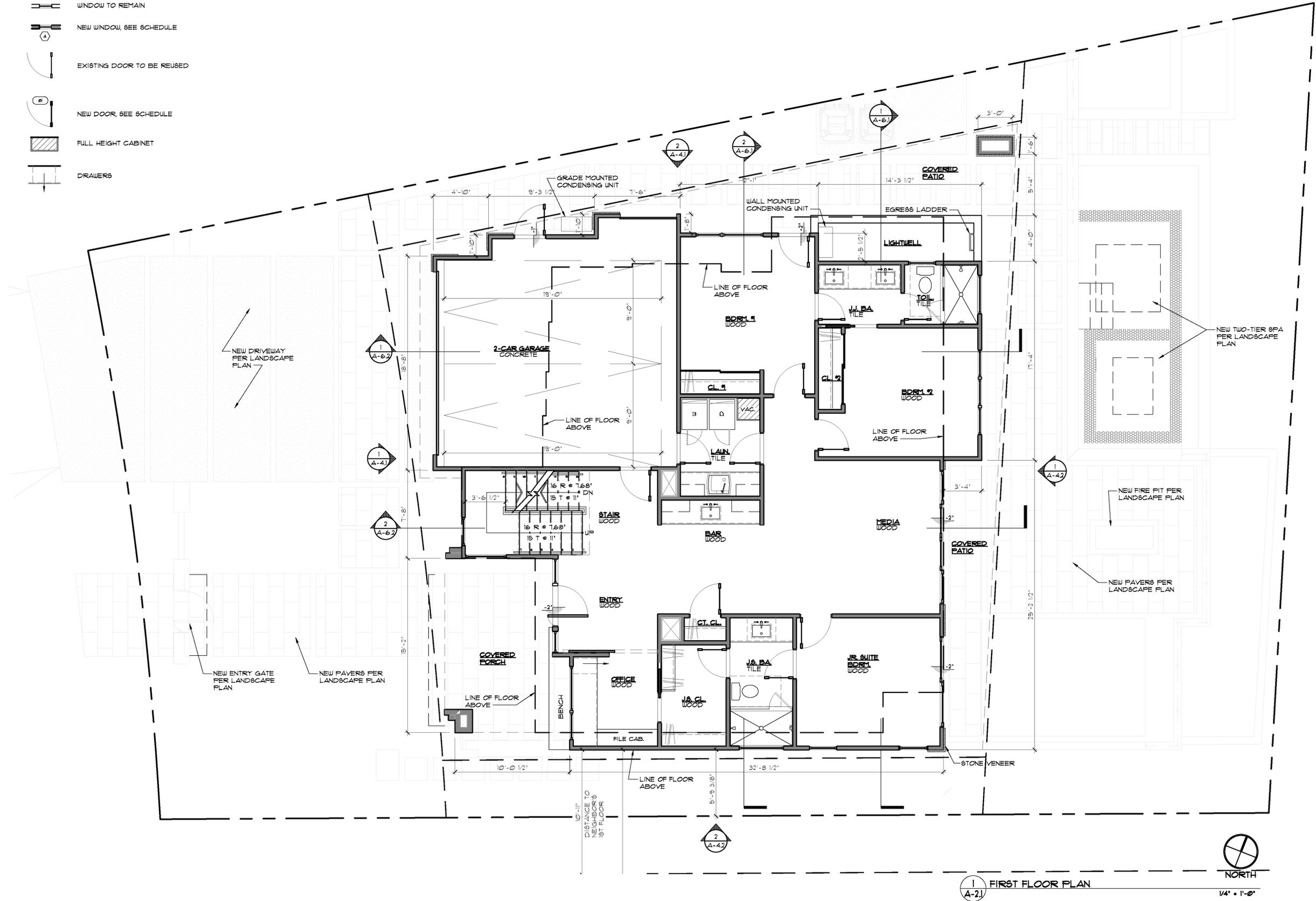
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DATE	JOB NO.
04/18/22	1805

FLOOR PLANS

A-2.1

LEGEND

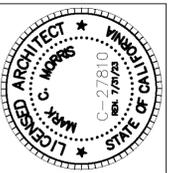
- EXISTING WALLS TO REMAIN
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- NEW SHEAR WALLS, SEE STRUCT FOR DETAILS
- WINDOW TO REMAIN
- NEW WINDOW, SEE SCHEDULE
- EXISTING DOOR TO BE REUSED
- NEW DOOR, SEE SCHEDULE
- FULL HEIGHT CABINET
- DRAWERS



1 FIRST FLOOR PLAN



1/4" = 1'-0"



BOYD RESIDENCE
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 SOLANA BEACH, CA 92075

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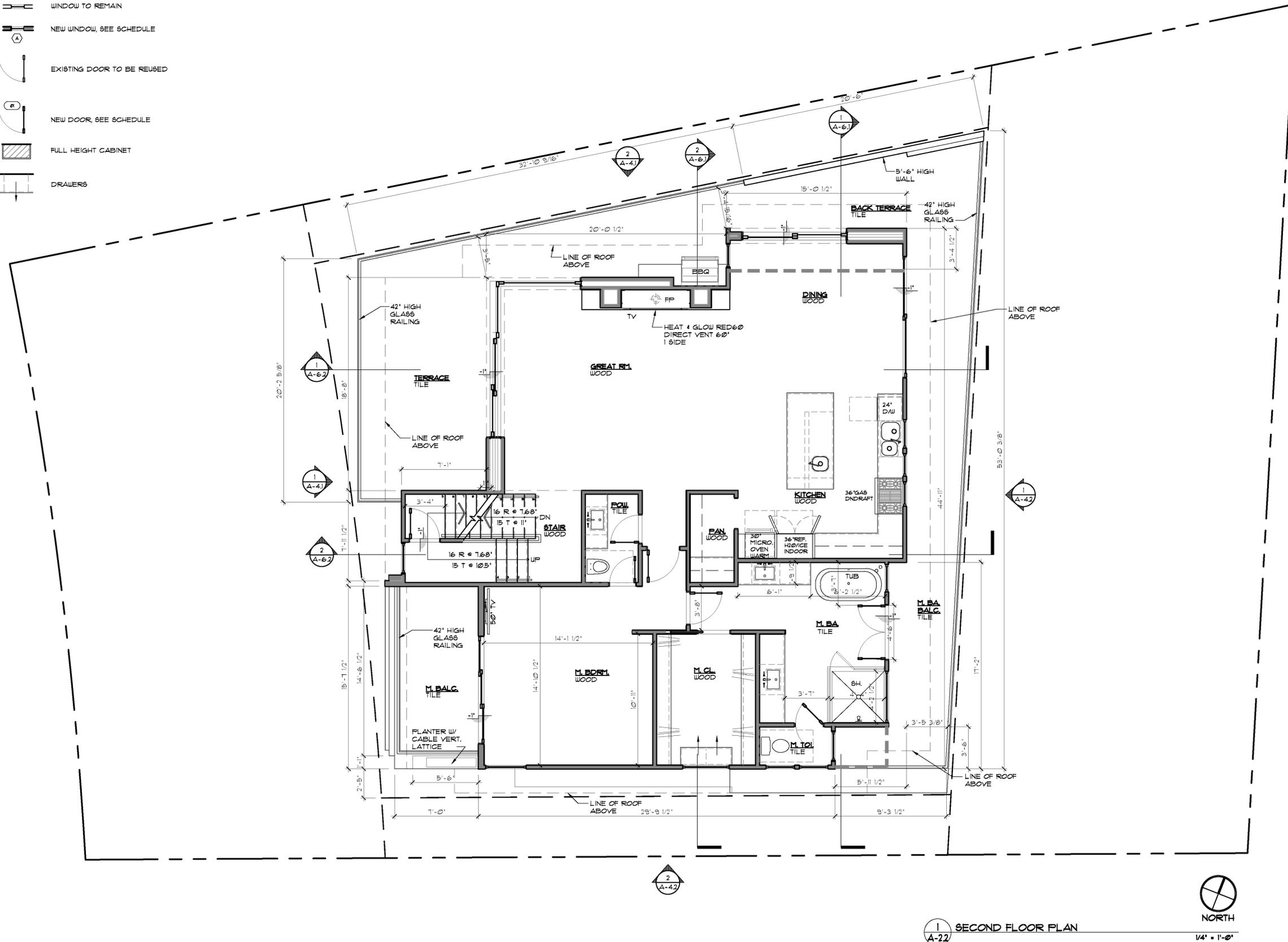
DRAWN BY	CHECKED BY
ELB	MCM
DATE	JOB NO.
04/18/22	1805

FLOOR PLANS

A-2.2

LEGEND

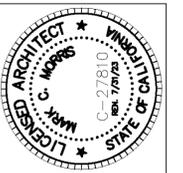
- EXISTING WALLS TO REMAIN
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- WINDOW TO REMAIN
- NEW WINDOW, SEE SCHEDULE
- EXISTING DOOR TO BE REUSED
- NEW DOOR, SEE SCHEDULE
- FULL HEIGHT CABINET
- DRAWERS



1 SECOND FLOOR PLAN
 A-22



1/4" = 1'-0"



BOYD RESIDENCE
 506 PACIFIC AVE.
 SOLANA BEACH, CA 92075

FLOOR AREA CALCULATION

PROPOSED 1ST FLOOR LIVING AREA:	1388 SF
PROPOSED 2ND FLOOR LIVING AREA:	1526 SF
PROPOSED BASEMENT AREA:	1214 SF
PROPOSED GARAGE AREA:	448 SF
TOTAL BUILDING AREA:	4618 SF
OFF-STREET PARKING EXEMPTION:	-400 SF
BASEMENT AREA EXEMPTION:	-1214 SF
TOTAL BUILDING TOWARDS FAR:	2,944 SF
MAX ALLOWABLE FAR SF:	3,021 SF
TOTAL LIVING ADDITION AREA:	4,170 SF
TOTAL TERRACE & BALCONY AREA:	825 SF
TOTAL ROOF DECK AREA:	295 SF

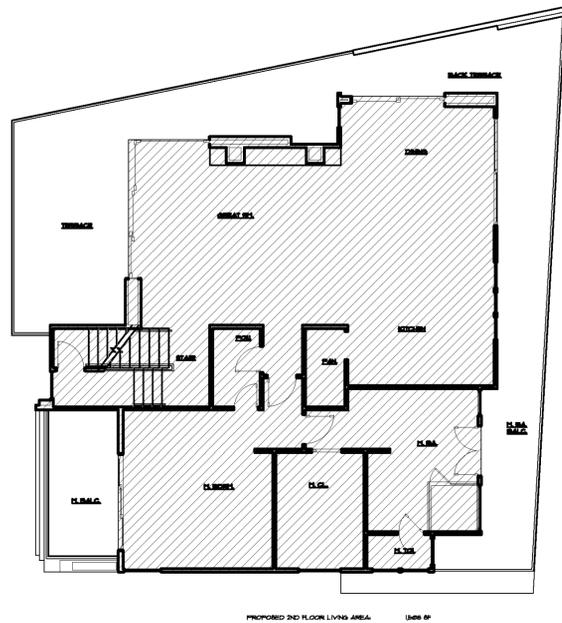
LEGEND

-  LIVING AREA = 2,896 SF
-  BASEMENT AREA = 1,214 SF
-  GARAGE AREA = 448 SF

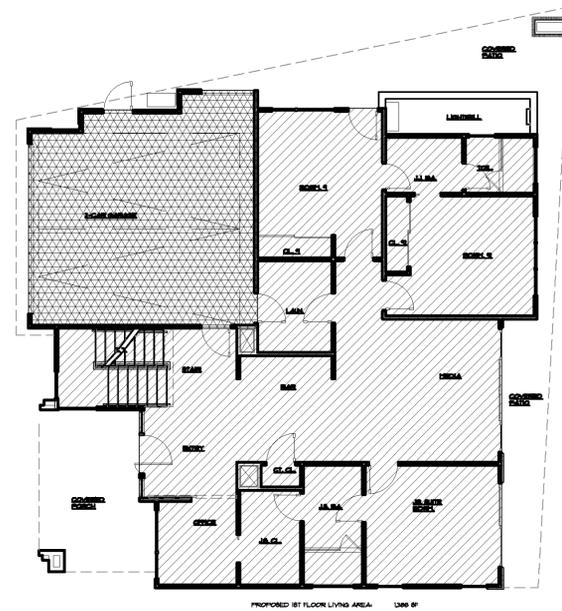
FLOOR AREA RATIO CALCULATION:

LOT AREA X 0.500 (FOR FIRST 6,000 SF)	=	3,000 SF
LOT AREA X 0.175 (FOR PORTION OF LOT 6,001 - 15,000 SF)	=	21 SF
LOT AREA X 0.100 (FOR PORTION OF LOT 15,001 - 20,000 SF)	=	0 SF
LOT AREA X 0.250 (FOR PORTION OF LOT GREATER THAN 20,000 SF)	=	0 SF
TOTAL ALLOWABLE FAR:		3,021 SF

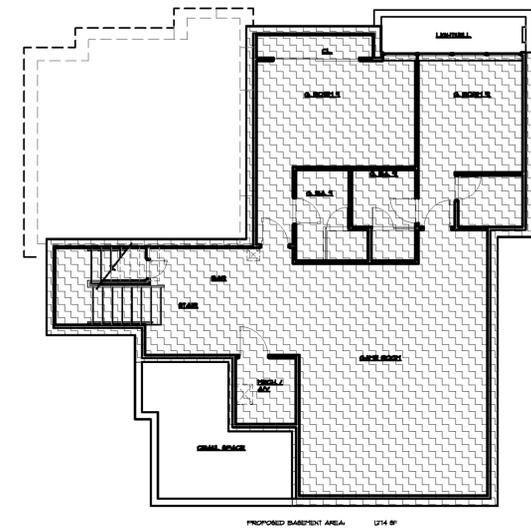
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4. DESIGN REVIEW RESUBMITTAL 11/30/2021
5. DESIGN REVIEW RESUBMITTAL 04/18/2022



3 SECOND FLOOR AREA PLAN
 A-23



2 FIRST FLOOR AREA PLAN
 A-23



1 BASEMENT FLOOR AREA PLAN
 A-23



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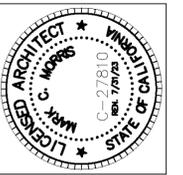
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AREA DIAGRAMS

A-2.3



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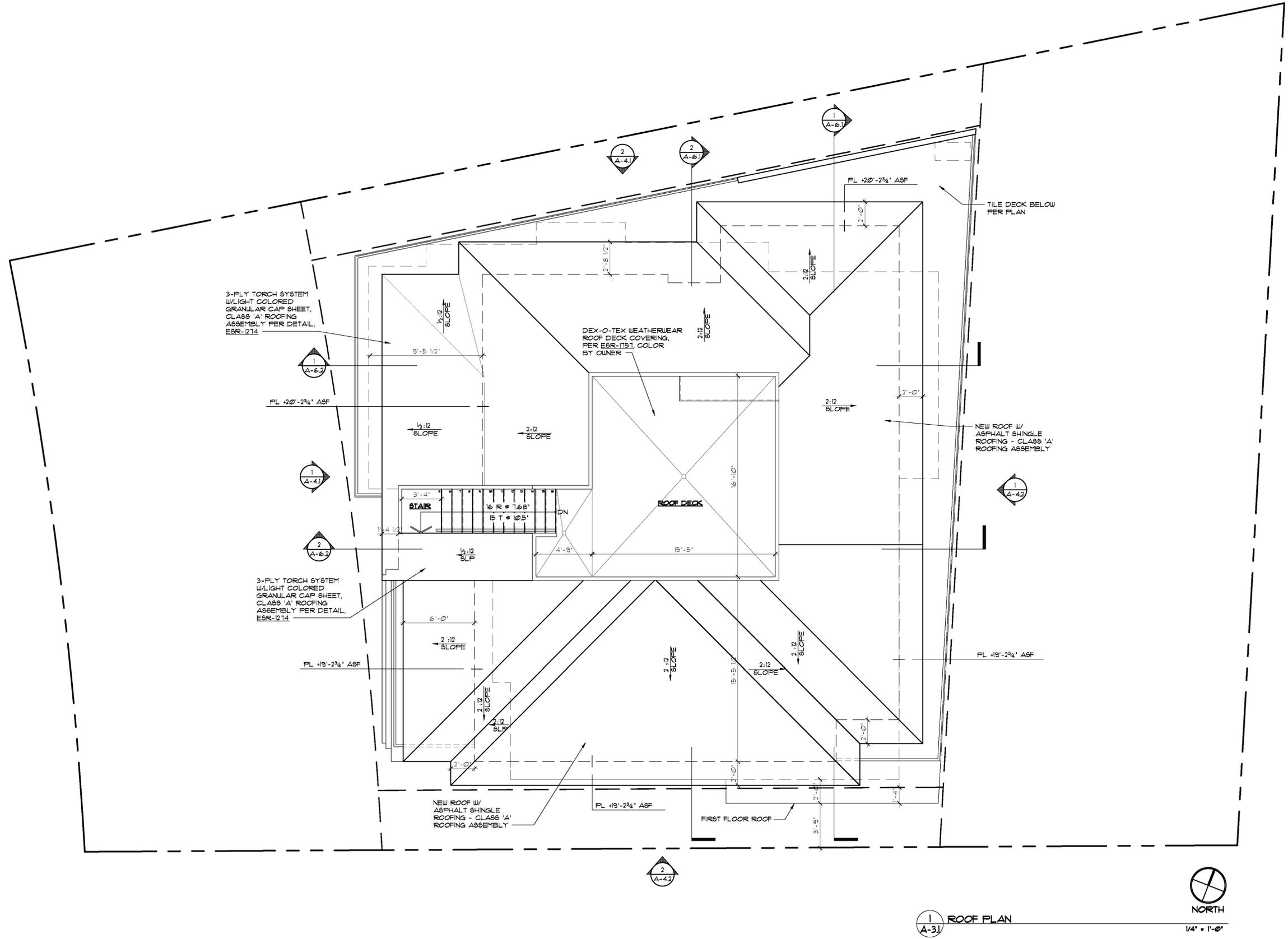
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ROOF PLAN

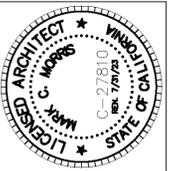
A-3.1



1 ROOF PLAN
 A-3.1



1/4" = 1'-0"



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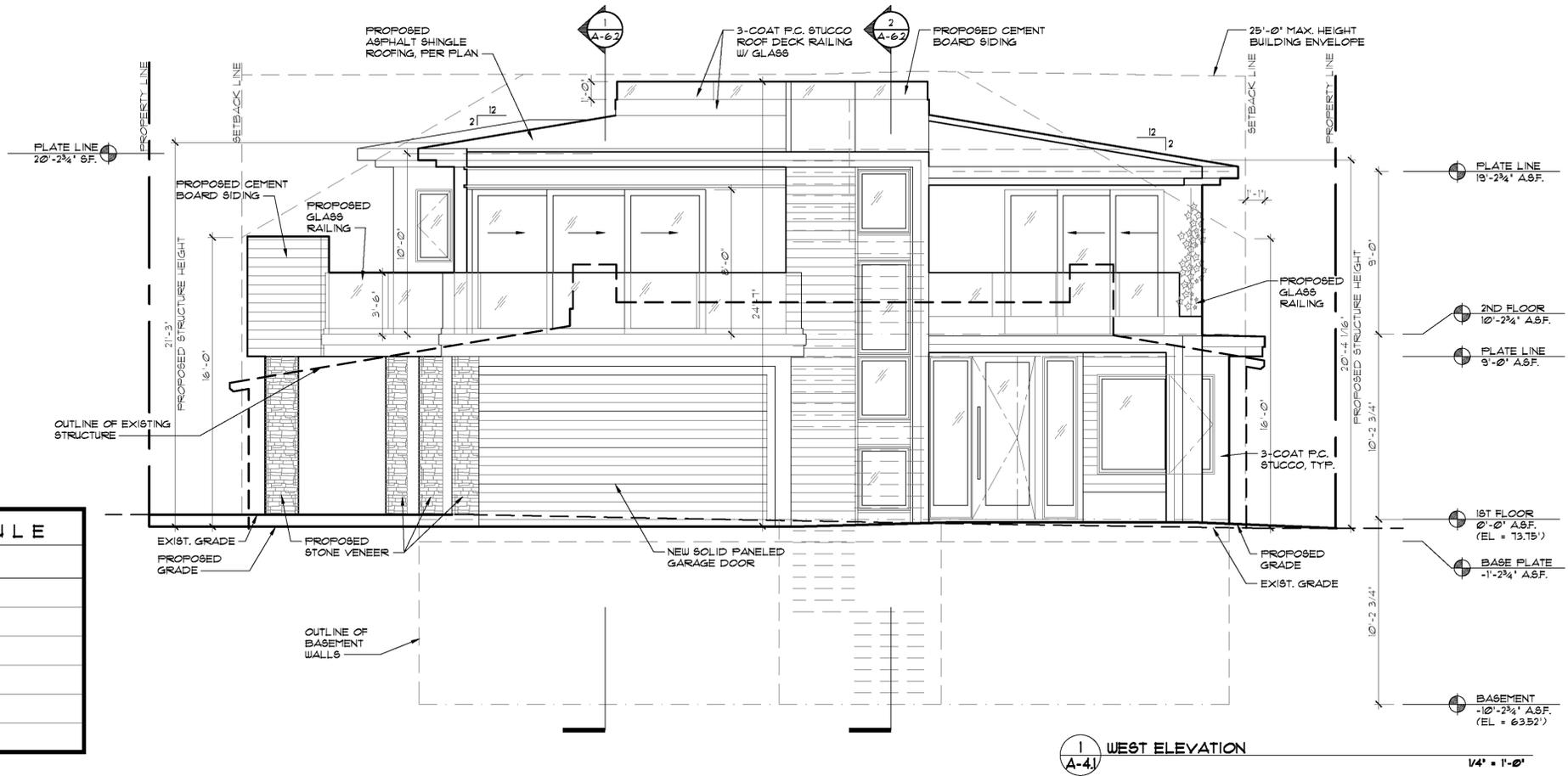
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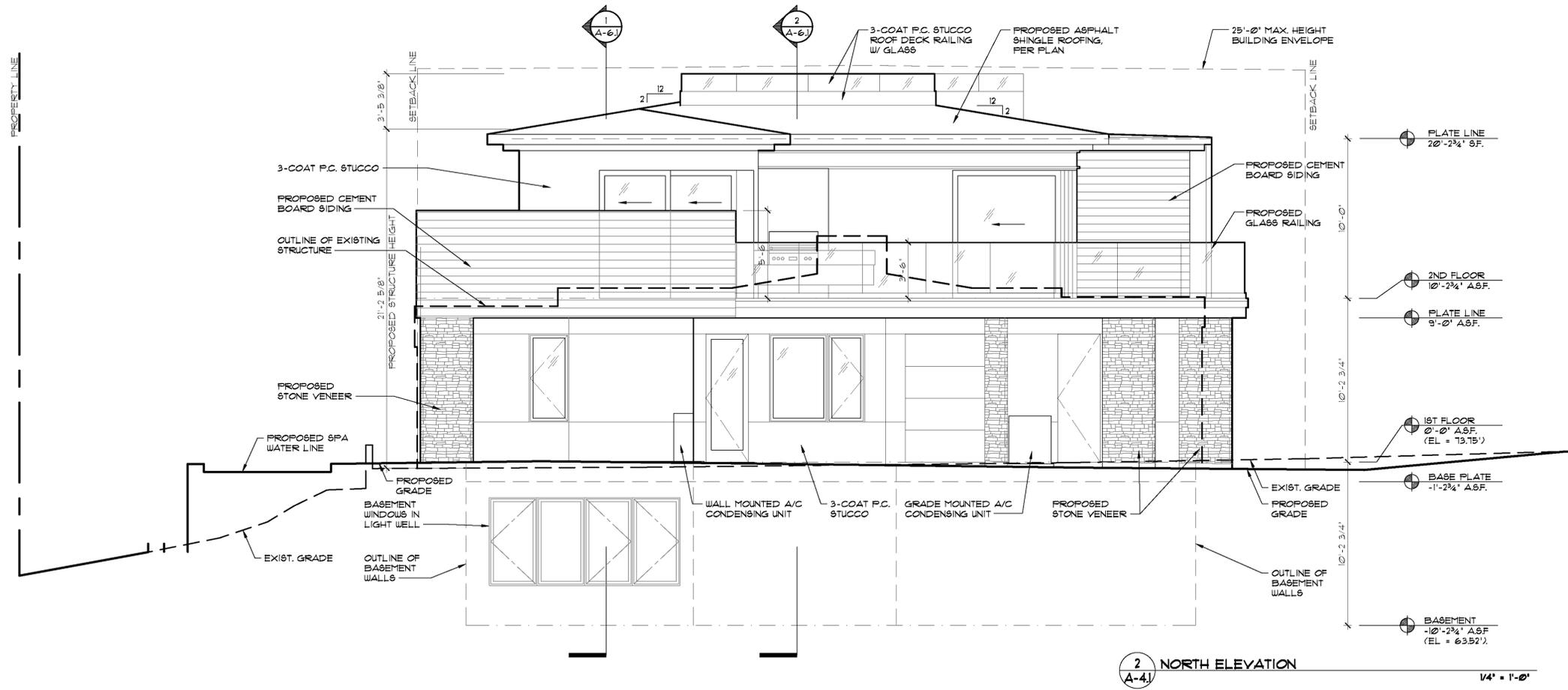
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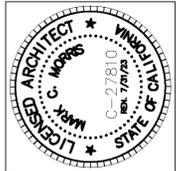
ELEVATIONS

A-4.1



EXTERIOR MATERIAL FINISH SCHEDULE				
TYPE	DESCRIPTION	MANUFACTURER	MATERIAL	FINISH
ST-1	EXTERIOR STUCCO WALLS	EXPO	STUCCO	SANTA BARBARA
SN-1	STONE WALLS	AMERICAN SLATE	STONE TILE	NATURAL QUARTZITE
PT-1	FASCIA PAINT	SHERWIN WILLIAMS	1	SATIN/EGGSHELL
WI-1	WINDOWS	ANDERSON	WINDOWS	'E' SERIES
DR-1	ENTRY DOOR	1	NATURAL MAHOGANY	TUP





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5. DESIGN REVIEW RESUBMITTAL 04/18/2022

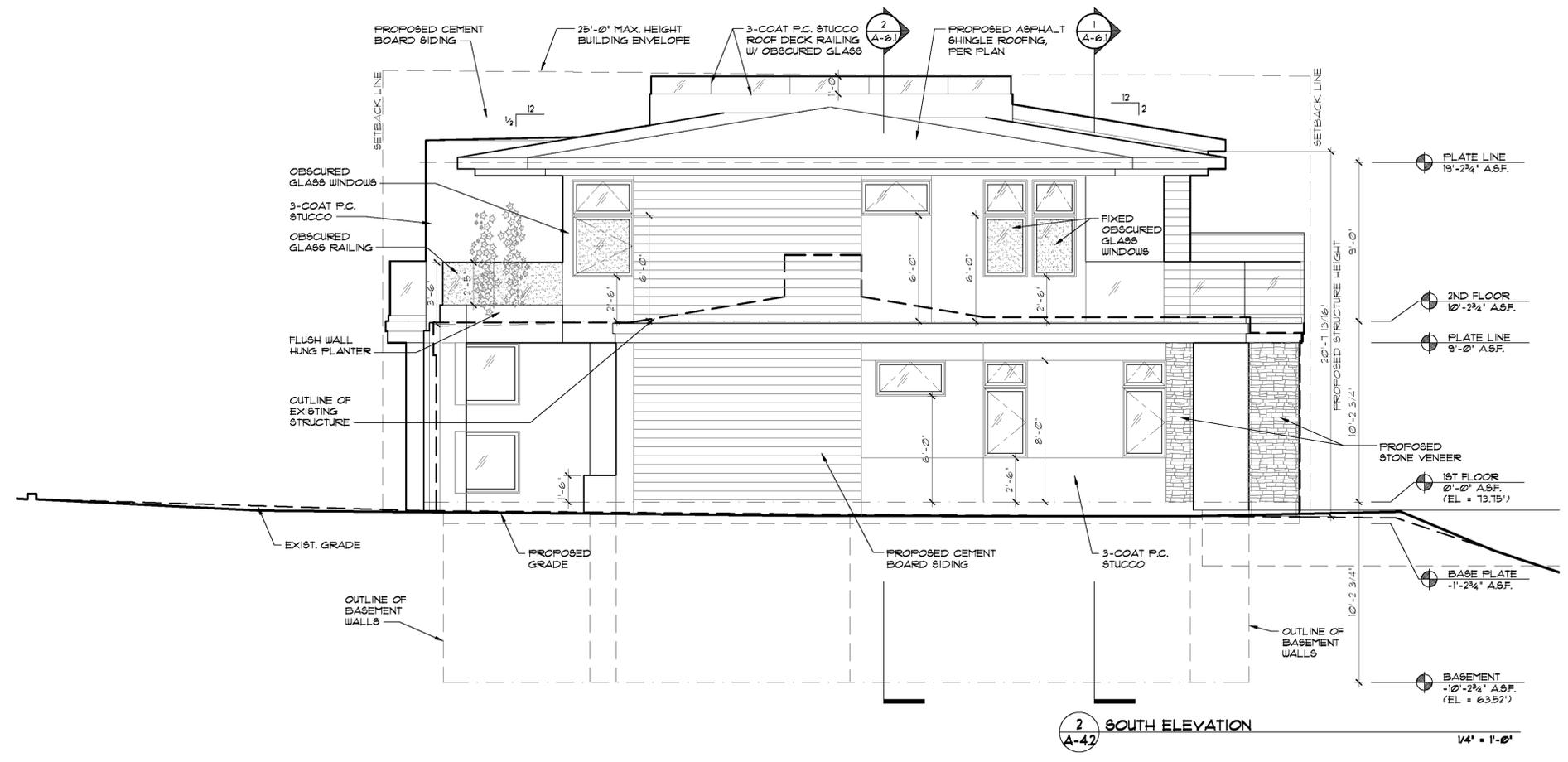
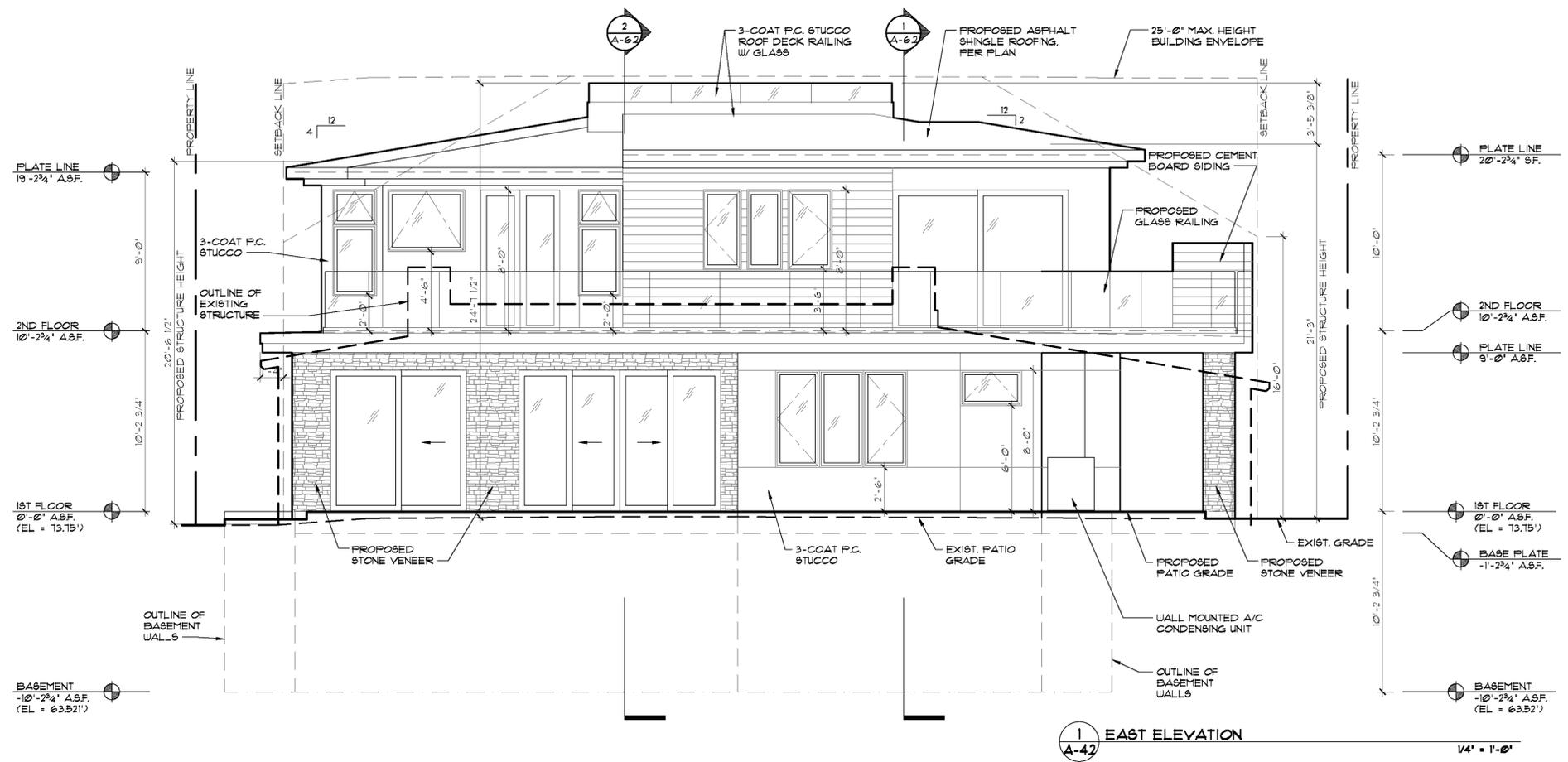
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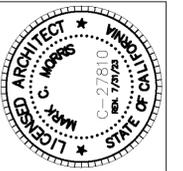
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ELEVATIONS

A-4.2





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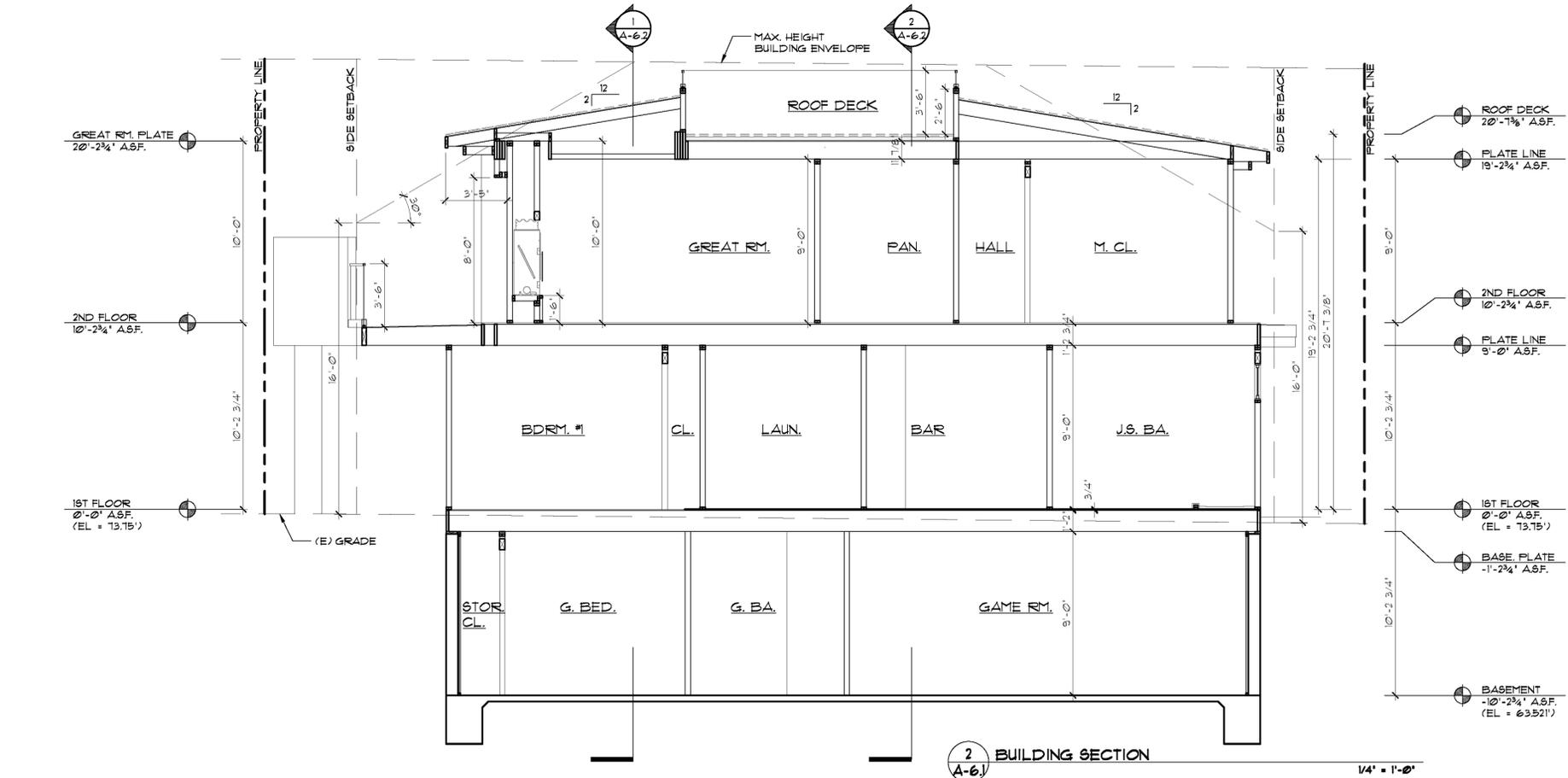
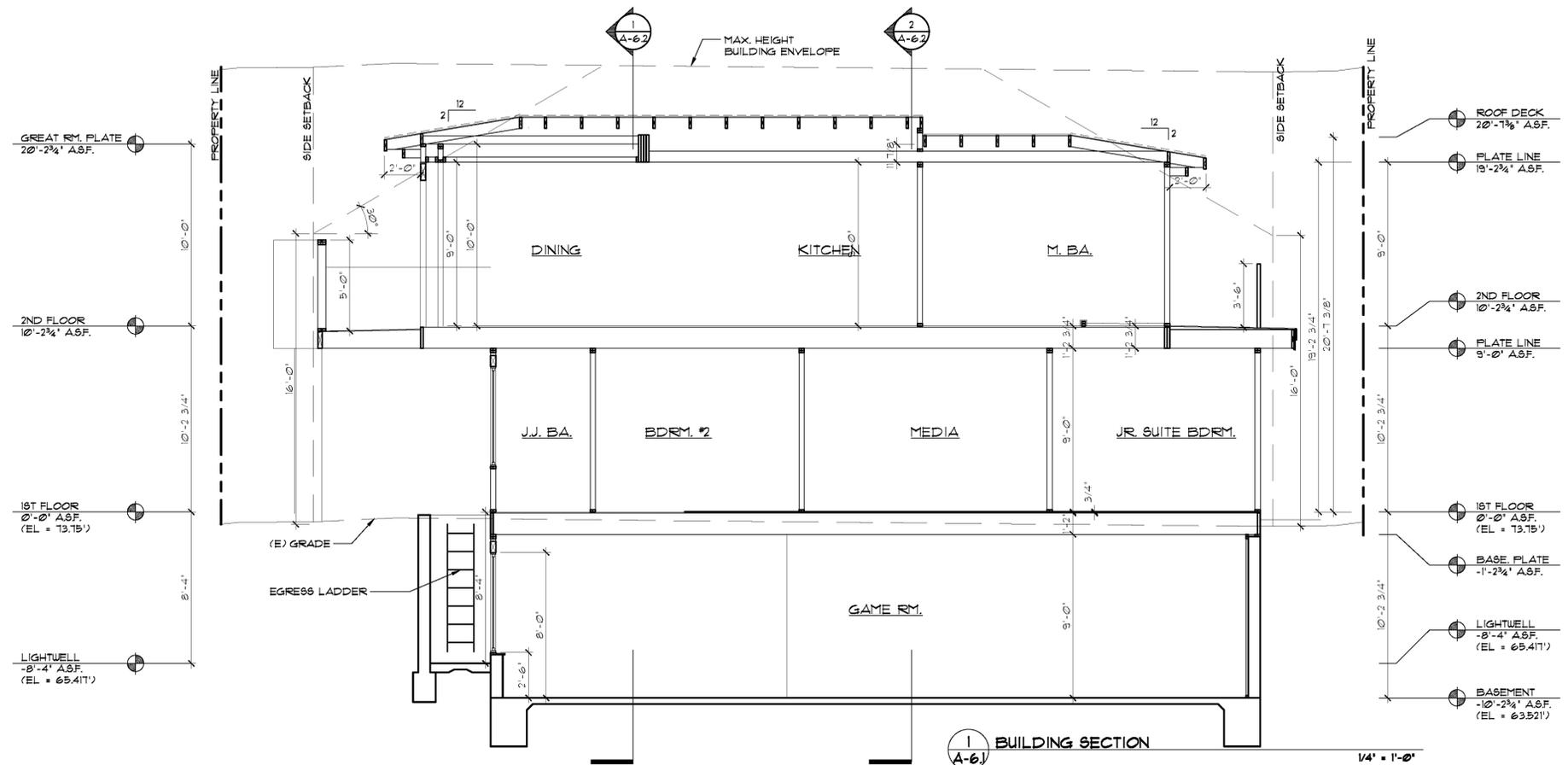
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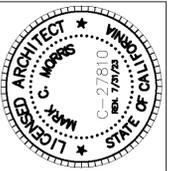
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BUILDING SECTIONS

A-6.1





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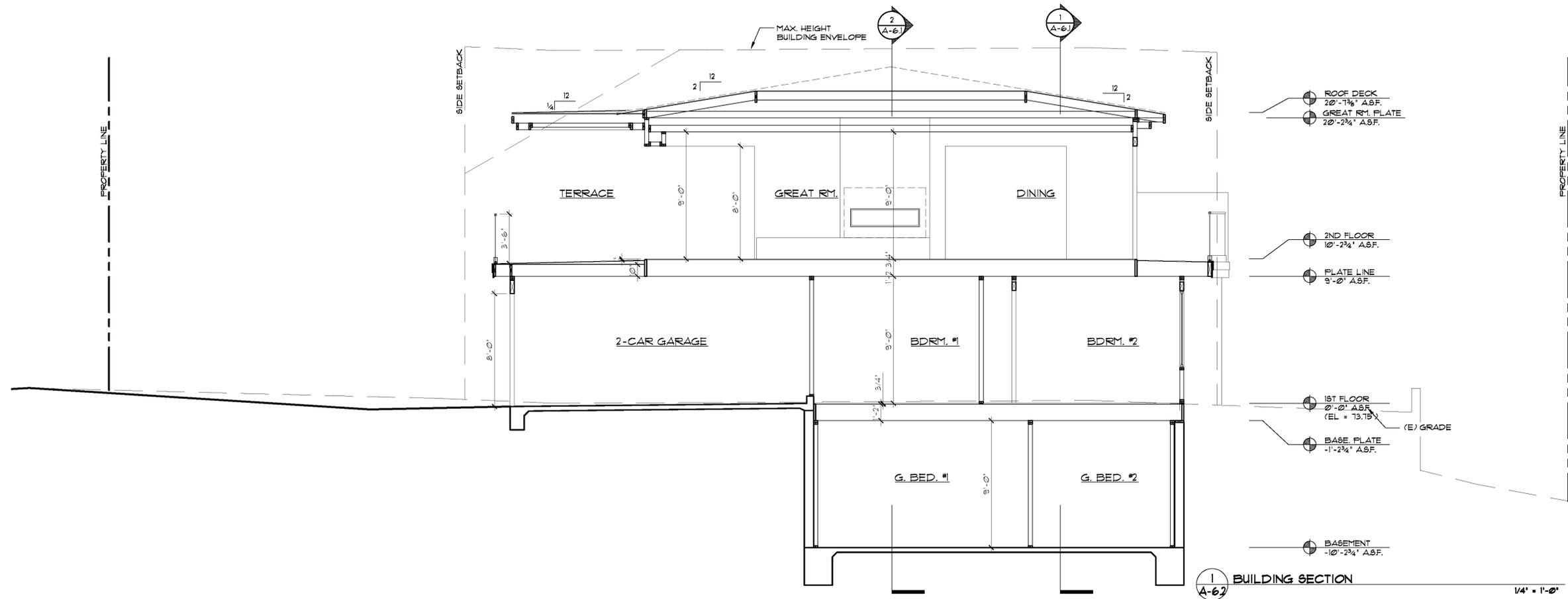
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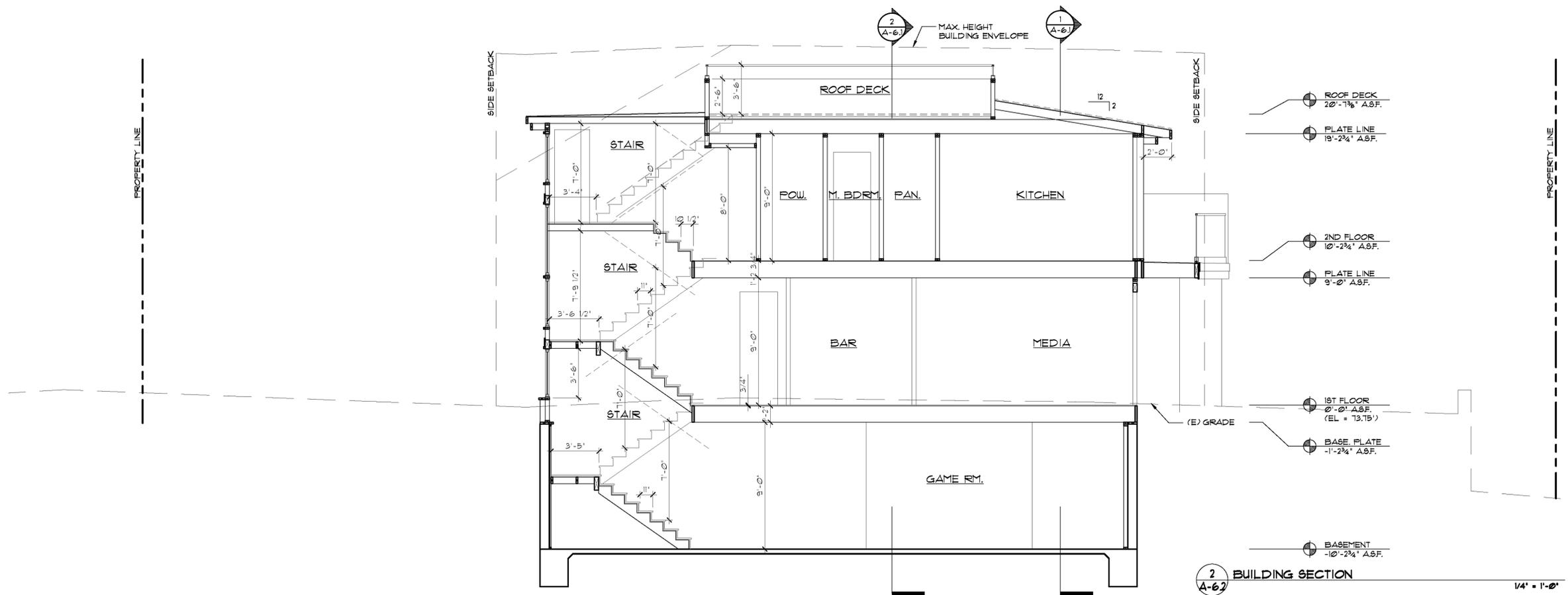
BUILDING SECTIONS

A-6.2



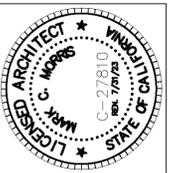
1
A-6.1 BUILDING SECTION

1/4" = 1'-0"



2
A-6.2 BUILDING SECTION

1/4" = 1'-0"



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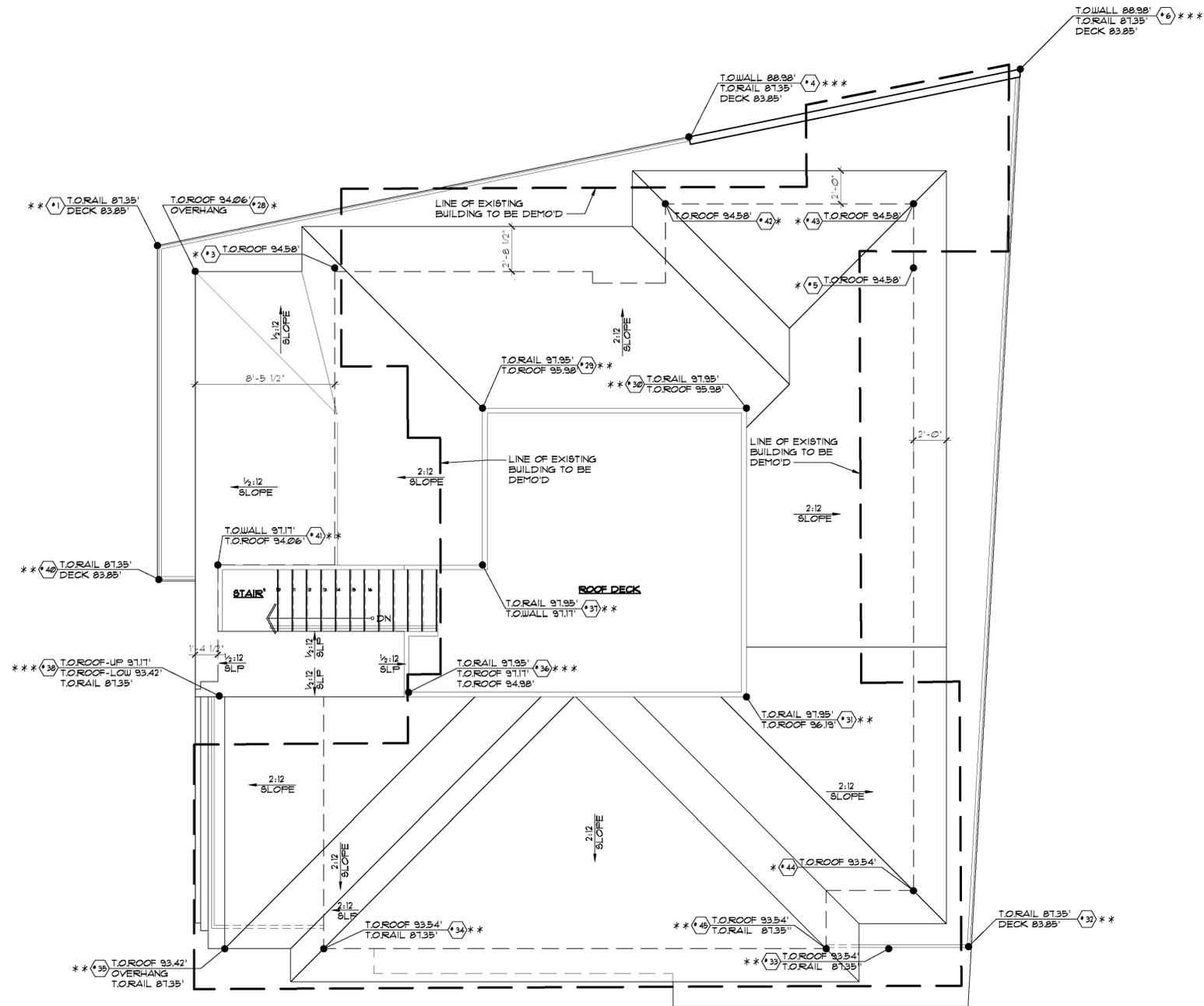
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STORY POLE PLAN

SP-1

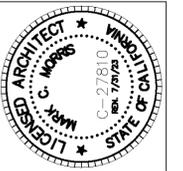
POLE #	POINT ELEV.	TOP POLE ELEV.	POLE LENGTH	NOTES
1	73.92'	81.35'	13.45'	UPPER
	-	83.85'	9.59'	LOWER
2	OLD DESIGN	94.06'	20.21'	
3	73.78'	94.58'	20.80'	UPPER
	-	94.26'	20.28'	LOWER
4	73.41'	88.98'	15.57'	UPPER
	-	81.35'	13.94'	MIDDLE
	-	83.85'	10.44'	LOWER
5	73.55'	94.58'	21.03'	* EAVE
6	73.28'	88.98'	15.90'	UPPER - * EAVE
	-	81.35'	14.21'	MIDDLE
	-	83.85'	10.71'	LOWER
7	OLD DESIGN	98.03'	24.48'	UPPER
	-	94.58'	21.03'	LOWER
8	OLD DESIGN	98.03'	24.38'	UPPER - ROOF
	-	93.76'	20.1'	LOWER
9	OLD DESIGN	81.35'	14.45'	UPPER - * EAVE
	-	83.85'	10.95'	LOWER
10	OLD DESIGN	93.76'	20.86'	UPPER - * EAVE
	-	81.35'	14.45'	MIDDLE
	-	83.85'	10.95'	LOWER
11	OLD DESIGN	98.03'	24.38'	UPPER - ROOF
	-	95.74'	22.09'	LOWER
12	OLD DESIGN	98.03'	24.38'	ROOF
13	OMIT	-	-	
14	OLD DESIGN	98.03'	24.38'	ROOF
15	OLD DESIGN	97.51'	23.86'	ROOF
16	OMIT	-	-	
17	OLD DESIGN	94.30'	20.53'	TED WALK
18	OMIT	-	-	
19	OLD DESIGN	98.03'	23.72'	* EAVE
20	OLD DESIGN	98.03'	24.38'	UPPER - ROOF
	-	95.28'	10.25'	LOWER
21	OLD DESIGN	93.76'	20.5'	UPPER - * EAVE
	-	81.35'	14.14'	MIDDLE
	-	83.85'	10.64'	LOWER
22	OLD DESIGN	93.01'	19.61'	UPPER - * EAVE
	-	81.35'	13.95'	MIDDLE
	-	83.85'	10.45'	LOWER
23	OLD DESIGN	93.76'	20.22'	* EAVE
24	OLD DESIGN	98.03'	24.48'	UPPER - * EAVE
	-	93.01'	19.52'	UPPER MIDDLE
	-	81.35'	13.80'	MIDDLE
	-	83.85'	10.30'	LOWER
25	OMIT	-	-	
26	OLD DESIGN	81.35'	13.65'	UPPER - W/ 2" OR ELY
	-	83.85'	10.15'	LOWER
27	OLD DESIGN	98.03'	24.13'	UPPER
	-	94.06'	20.16'	LOWER
28	73.81'	94.06'	20.19'	UPPER RAIL
29	85.71'	91.95'	12.8'	UPPER RAIL
	-	95.98'	10.21'	LOWER ROOF
30	84.48'	91.95'	13.47'	UPPER RAIL
	-	95.98'	11.50'	LOWER ROOF
31	84.40'	91.95'	13.55'	UPPER RAIL
	-	96.79'	11.79'	LOWER ROOF
32	73.28'	81.35'	14.30'	RAIL
	-	83.85'	10.80'	DECK
33	83.65'	93.54'	9.89'	UPPER ROOF
	-	81.35'	3.10'	RAIL
34	84.20'	93.54'	9.54'	UPPER ROOF
	-	81.35'	3.35'	RAIL
35	83.93'	93.42'	9.49'	UPPER ROOF
	-	81.35'	3.42'	RAIL
36	84.70'	91.95'	13.25'	UPPER RAIL
	-	91.11'	12.41'	MID ROOF
	-	94.38'	10.28'	LOWER ROOF
37	85.69'	91.95'	12.26'	UPPER RAIL
	-	91.11'	11.40'	LOWER ROOF
38	73.62'	91.11'	23.55'	UPPER ROOF
	-	93.42'	19.80'	LOWER ROOF
	-	81.35'	13.73'	RAIL
39	OMIT	-	-	
40	73.82'	81.35'	13.53'	RAIL
	-	83.85'	10.03'	DECK
41	73.82'	91.11'	23.39'	UPPER ROOF
	-	94.26'	20.24'	LOWER ROOF
42	83.21'	94.58'	11.37'	ROOF
43	83.20'	94.58'	11.50'	ROOF
44	84.45'	93.54'	9.09'	ROOF
45	83.65'	93.54'	9.89'	UPPER ROOF
	-	81.35'	3.10'	RAIL



1 STORY POLE PLAN
5P-1

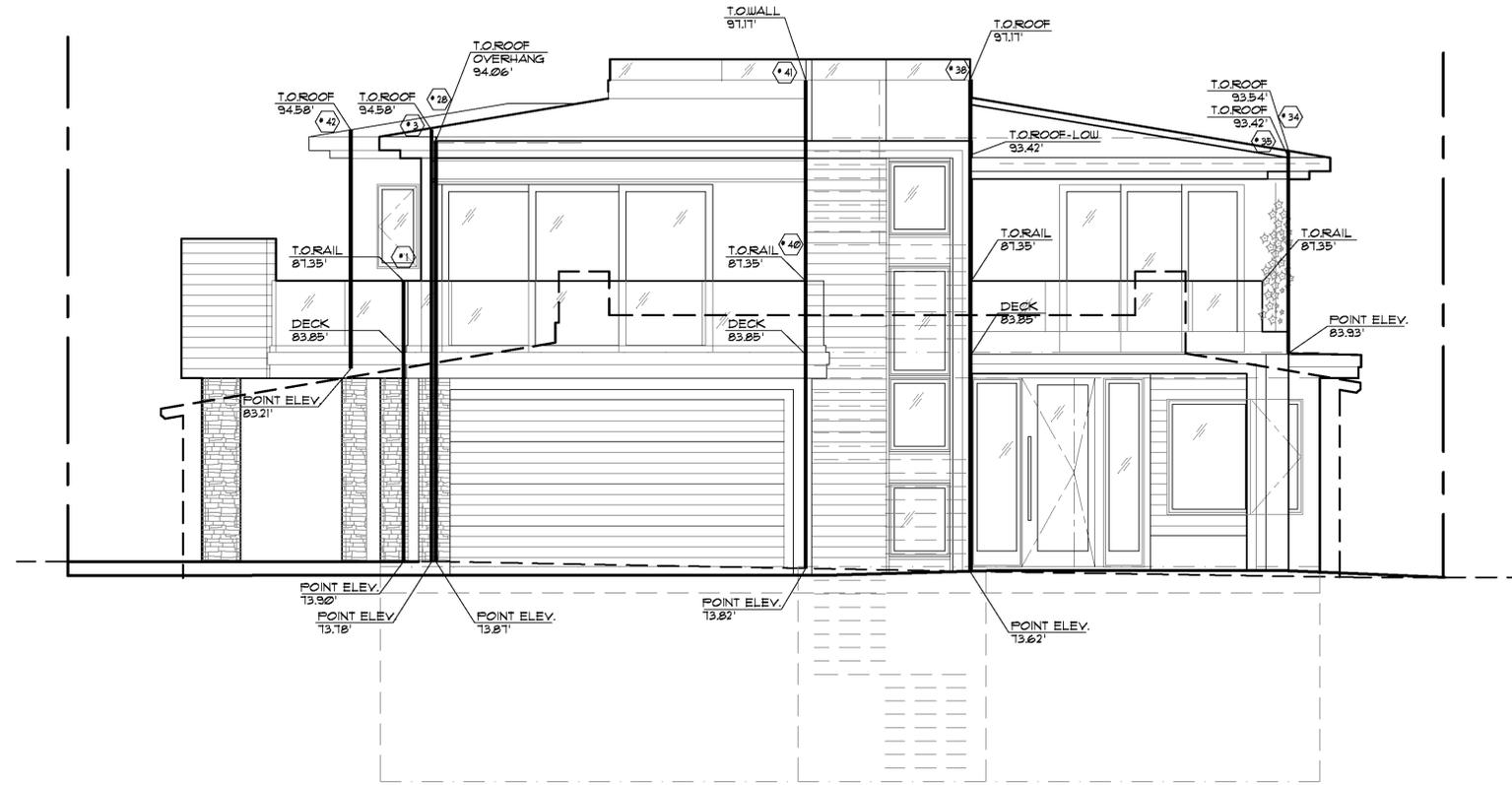


1/4" = 1'-0"



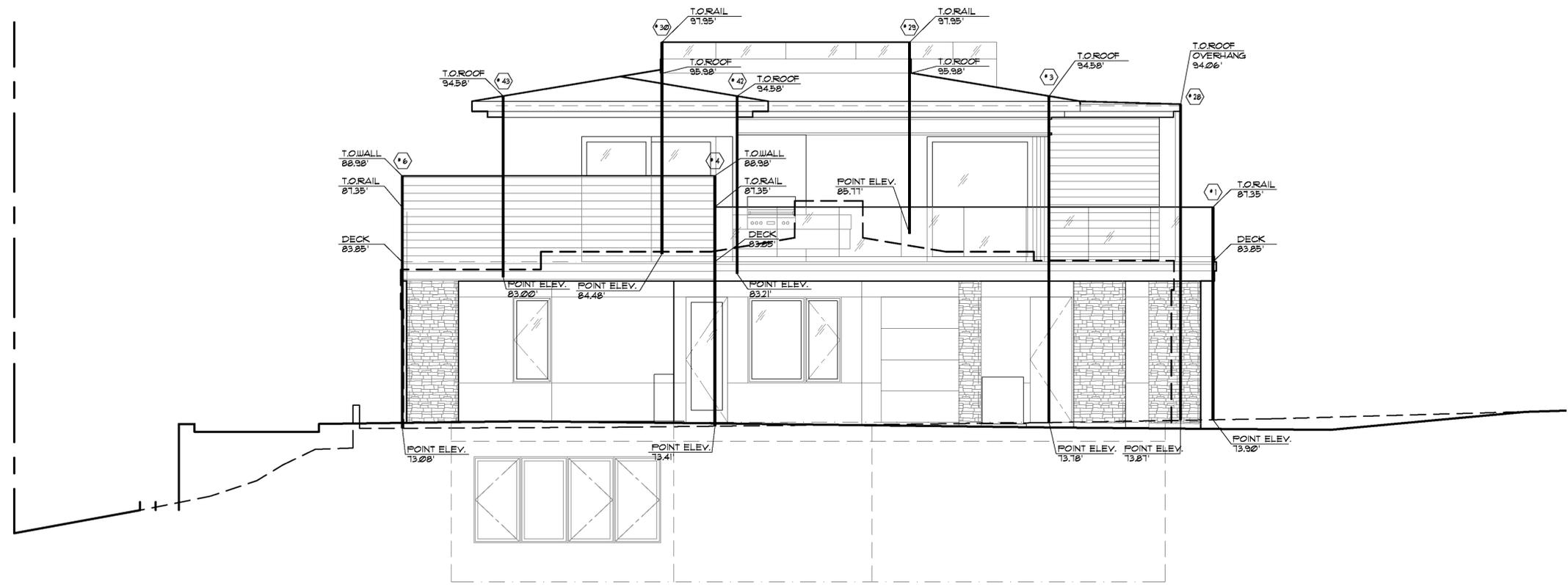
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5. DESIGN REVIEW RESUBMITTAL
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1 WEST STORY POLE ELEVATION

1/4" = 1'-0"



2 NORTH STORY POLE ELEVATION

1/4" = 1'-0"



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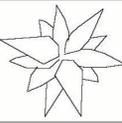
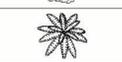
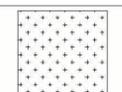
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STORY POLE ELEV.

SP-2

PLANTING LEGEND:

PALMS							
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT / SPREAD	FORM / FUNCTION	WUCOLS	Water Conservation Zone
	12' B.T.H.	CHAMAEROPS HUMILIS	Mediterranean Fan Palm	20' High / 16' Spread	Palm	Low	Zone 2
	16' B.T.H.	SYAGRUS ROMANZOFFIANUM	Queen Palm	40'-50' High / 16' Spread	Palm	Moderate / Medium	Zones 1
ACCENT PALMS							
	15 GAL.	CYCAS REVOLUTA	Sago Palm	6'-10' High / 5' Spread	Accent Shrub	Low	Zones 1 & 2
	15 GAL.	RHAPIS EXCELSA	Lady Palm	8'-12' High / 6' Spread	Accent Shrub	Medium	Zone 1
ACCENT SHRUBS							
	15 GAL.	ALCANTAREA IMPERIALIS 'RUBRA'	Bromeliad	3' High / 4' Spread	Accent Shrub	Moderate / Medium	Zone 1
	5 GAL.	CYRTOMIUM FALCATUM	Japanese Holly Fern	3' High / 4' Spread	Accent Shrub	Moderate / Medium	Zones 1
	5 GAL.	LEUCADENDRON 'HAWAII MAGIC'	Magic Royal Hawaiian Cone Bush	3' High / 4' Spread	Accent Shrub	Low	Zone 2
MEDIUM SHRUBS							
	5 GAL.	PHILODENDRON 'XANADU'	Xanadu Philodendron	3' High / 3' Spread	Medium Shrub	Moderate / Medium	Zones 1
	5 GAL.	POLYSTICHUM MUNITUM	Western Sword Fern	2' High / 2' Spread	Medium Shrub	Moderate / Medium	Zone 1
	5 GAL.	WESTRINGIA FRUTICOSA 'GREY BOX'	Grey Box Coast Rosemary	3' High x 4' Spread	Medium Shrub	Low	Zone 2
SMALL SHRUBS							
	1 GAL.	ARCTOSTAPHYLOS HOOKERI 'MONTEREY CARPET'	Monterey Carpet Manzanita	2' High / 4' Spread	Low Shrub	Low	Zone 3
	5 GAL.	MYRTUS COMMUNIS 'COMPACTA'	Dwarf Myrtle	2' High / 2' Spread	Low Shrub / Hedge	Low	Zones 1 & 2
	5 GAL.	DIANELLA TASMANICA 'VARIEGATA'	Tasman Flax Lily	3' High / 2' Spread	Low Shrub	Moderate / Medium	Zones 1
	5 GAL.	DIANELLA REVOLUTA 'LIL REV'	Lil Rev Flax Lily	2' High / 2' Spread	Low Shrub	Low	Zone 2
	1 GAL.	NEOREGELIA 'EOZ'	Variegated Fireball Bromeliad	8" High / 8" Spread	Low Shrub	Low	Zones 1 & 2
GROUNDCOVER							
	1 GAL. @ 18" O.C.	FESTUCA CALIFORNIA 'RIVER HOUSE BLUES'	California Fescue	2' High / 2' Spread	Groundcover	Low	Zone 2 & 3
BIOFILTRATION BASIN							
	1 GAL. @ 18" O.C.	BOUTELOUA GRACILIS	Blue Grama Grass	1' High / 1' Spread	Low Shrub	Low	Zone 4
	1 GAL. @ 18" O.C.	JUNCUS PATENS	California Gray Rush	2' High / 2' Spread	Low Shrub	Low	Zone 4

DESIGN STATEMENT:

AS AN INFILL PROJECT, THE PRIMARY INTENT OF THIS LANDSCAPE PLAN IS TO CREATE A LANDSCAPE DESIGN THAT INTEGRATES A NEW TWO STORY RESIDENTIAL BUILDING OVER GRADE INTO AN EXISTING NEIGHBORHOOD, WHILE MEETING OR EXCEEDING THE CITY OF SOLANA BEACH'S REQUIREMENTS FOR NEW DEVELOPMENT.

SECONDARY ISSUES WILL BE ADDRESSED WITH THIS PLAN AS WELL.
1. WATER MANAGEMENT BMP'S WILL BE INTEGRATED INTO THE DESIGN OF THE SITE AND THE LANDSCAPING.

LASTLY THE LANDSCAPE PLAN WILL CREATE A PLANT PALETTE SUITED TO THE EXPOSURE AND CLIMATE OF RENOVATED PROPERTY.

LEGAL DESCRIPTION:

LOT 4, BLOCK 3, MAP 2143 IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

BRUSH MANAGEMENT:

THE PROJECT SITE IS SITUATED WITHIN AN URBANIZED AREA AND DOES NOT REQUIRE A BRUSH MANAGEMENT PLAN.

NOTES:

NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER AND SEWER FACILITIES.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS, THE CITY OF SOLANA BEACH LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

IRRIGATION:

ALL LANDSCAPED AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC, PERMANENT OVERHEAD SPRAY TYPE IRRIGATION SYSTEM.

MAINTENANCE:

LANDSCAPE AND IRRIGATION AREAS IN PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

LANDSCAPE AND IRRIGATION AREAS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

THE LANDSCAPED AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

MINIMUM TREE SEPARATION DISTANCE:

TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET*
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
*NOTE THAT THE MINIMUM DISTANCE TO ANY SEWER LINE IS TYPICALLY 10 FEET

TOPIA

2030 Galveston Street
San Diego, CA 92110

T: (858) 458-0555
www.topialand.com



Boyd Residence

506 Pacific Avenue
Solana Beach, CA

PROJECT NO. 20.007.00

NOT FOR CONSTRUCTION

ISSUED
Issue Date

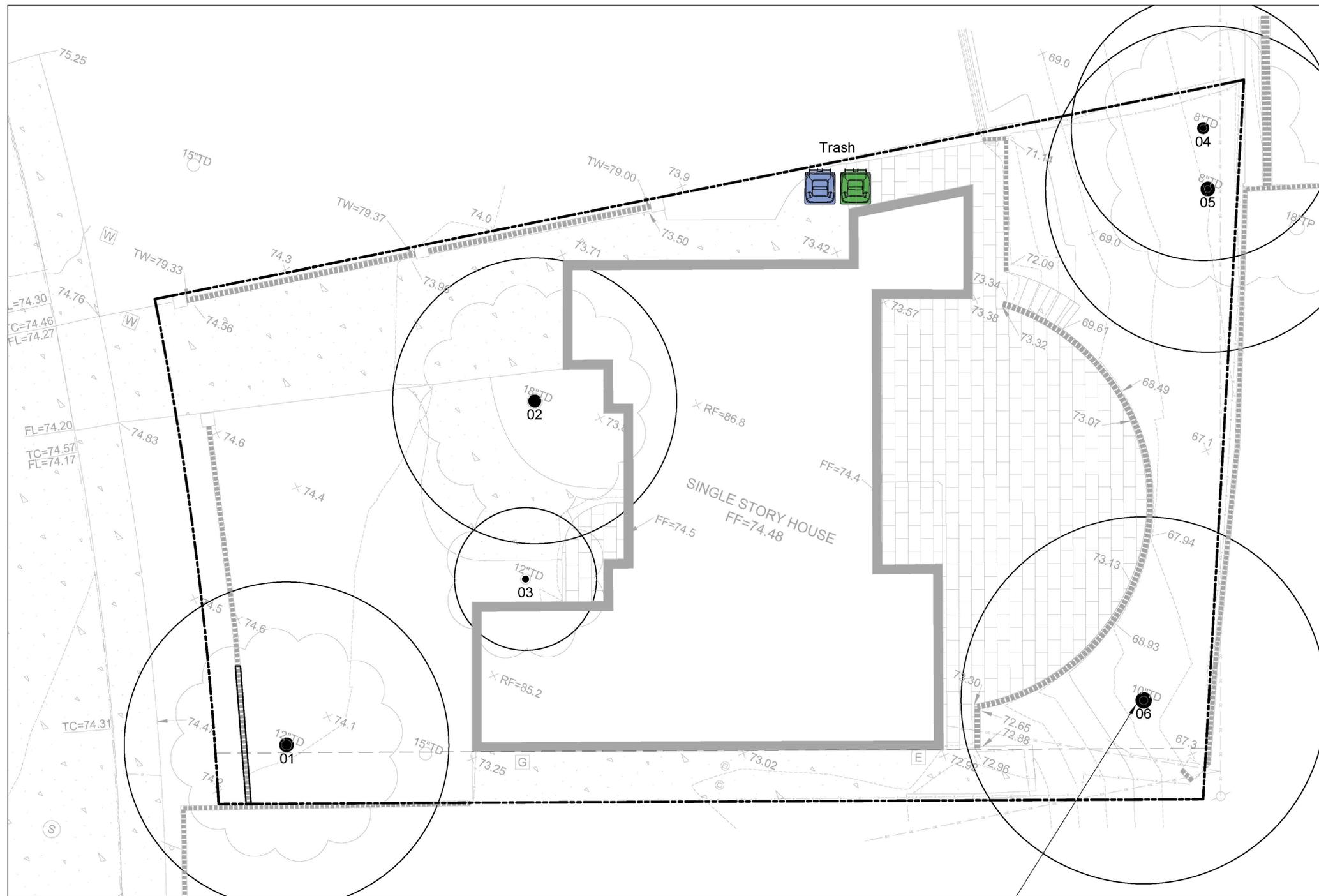
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION, OR REUSE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOPIA IS PROHIBITED. TITLE TO THESE PLANS AND SPECIFICATIONS REMAIN IN TOPIA WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Landscape Development Plan
Notes & Legend

DATE: 03.31.21
SCALE: N/A

L-1

FOR CONCEPTUAL LANDSCAPE PLAN,
SEE SHEET L-2.



EXISTING TREE NOTES:

1. THE CLIENT ASSUMES ALL RELATED REMOVAL COSTS, INCLUDING THE RESPONSIBILITY OF REPLACING ANY SIDEWALK AND/OR CURB THAT WAS DAMAGED, OR REPAIRING ANY SIDEWAY TRIPPING HAZARDS.
2. ALL MATERIALS SPECIFIED TO THE REMOVED SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS.
3. PER CALIFORNIA GREEN BUILDING CODE SECTION 5.408.4, 100% OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING FROM LAND CLEANING SHALL BE RE-USED OR RECYCLED.

EXISTING TREE DISPOSITION LEGEND:

PALMS						
#	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	DRIPLINE (RADIUS)	ACTION
1	JUNIPERUS CHINENSIS 'TORULOSA'	Hollywood Juniper	12"	20'	16'	To Be Demolished
2	JUNIPERUS CHINENSIS 'TORULOSA'	Hollywood Juniper	18"	18'	14'	To Be Demolished
3	PINUS SPECIES	Pine	12"	16'	7'	To Be Demolished
4	SCHINUS MOLLE	California Pepper Tree	8"	16'	13'	To Be Demolished
5	SCHINUS MOLLE	California Pepper Tree	8"	17'	16'	To Be Demolished
6	MELALEUCA SPECIES	Melaleuca	10"	23'	18'	To Be Demolished

TYPICAL EXISTING TREE TO BE REMOVED



TREE #1



TREE #2 / #3



TREE #4 / #5



TREE #6



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Boyd Residence

506 Pacific Avenue
Solana Beach, CA

PROJECT NO. 20.007.00

NOT FOR CONSTRUCTION

ISSUED	Date
Issue	

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Existing Tree Disposition Plan

DATE: 03.31.21
SCALE: 3/16" = 1'-0"



Boyd Residence

506 Pacific Avenue
Solana Beach, CA

PROJECT NO. 20.007.00

NOT FOR CONSTRUCTION

ISSUED	Date
Issue	

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION, OR REUSE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOPIA IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN IN TOPIA WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Street Elevation

DATE: 03.31.21
SCALE: 1/4" = 1'-0"

L-5



STREET ELEVATION AND GATE DETAILS
(N.T.S.)

RECEIVED

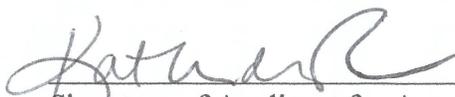
JUN 03 2021

APPLICATION FOR VIEW ASSESSMENT
(Structure Development Permit)

Community Development Dept.
City of Solana Beach

Project No.: DRP20-014/SDP-020

1. Address of property for which the structure development permit has been requested:
506 Pacific Ave Solana Beach, CA 92075
2. Provide the following information for the individual filing this Application for Assessment:
Name: Kathleen de Paolo
Address: 504 Pacific Ave Solana Beach, CA 92075
Phone Number: 858-376-7820
Email: kdep99@gmail.com
3. Description of the viewing area as defined in Solana Beach Zoning Ordinance, Section 17.63.020(I) and extent of impairment: Impaired viewing area from second floor master bedroom picture window, which faces northeast with a vegetation and rooftops view extending to hills east of I-5. Approximately 80% of window will be blocked. Proposed south facing windows and balcony create privacy concern into master bedroom.
4. Identify the portion of the proposed structure which is the most objectionable and suggestions to minimize the view impairment: The second story on the south side of the proposed home extends from the front to rear setback, 5' from property line. Potential mitigations include reducing blockage, changing south facing window configuration, and providing screening vegetation.
5. Description of the Claimants attempt(s) to resolve this issue with the owner/representative of the property for which a Structure Development Permit has been requested: Discussions in progress with representative Eric Buchanan, regarding concerns with view, privacy, and daylight impacts.


Signature of Applicant for Assessment

6.3.21
Date Submitted

STAFF USE ONLY:

Application for Assessment fee paid?



6-2019

ATTACHMENT 3

CITY OF SOLANA BEACH

**View Assessment Commission Action Minutes
Tuesday, August 17, 2020- 6:00 P.M. Regular Mtg.
Teleconference Location Only-City Hall/Council Chambers
635 South Highway 101, Solana Beach, CA 92075**

Minutes contain a summary of the discussions and actions taken by the View Assessment Commission during a meeting 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.

1. CALL TO ORDER and ROLL CALL

Chairperson Coad called the View Assessment Commission Meeting to order at 6:04PM on Tuesday, August 17, 2021 in the Council Chambers at 635 South Highway 101, Solana Beach.

Present: VAC Members: Pat Coad, Paul Bishop, Matt Cohen, Robert Moldenhauer, Robert Zajac, and Linda Najjar

Staff Members: Joseph Lim Community Development Director; Katie Benson, Senior Planner; John Delmer, Junior Planner; Elizabeth Mitchell, Assistant City Attorney;

Absent: Frank Stribling

2. APPROVAL OF AGENDA

Chairperson Coad called for a motion to approve the agenda. Motion made by Commissioner Bishop, seconded by Commissioner Zajac, passed 6/0/1 (Stribling absent).

3. ORAL COMMUNICATIONS (Speaker time limit: 3 minutes)

There were no speakers.

4. Approval of the Minutes

No Meeting Minutes were provided in the Agenda Packet. The previous minutes will be approved at the next scheduled council meeting.

Chairperson Coad called for a motion to approve the agenda 1/21/2020. Motion made by Commissioner Moldenhauer, seconded by Chairperson Coad. 5/0/2 (Najjar and Stribling Recused)

Chairperson Coad called for a motion to approve the agenda 2/18/2020. Motion made by Commissioner Zajac, seconded by Commissioner Bishop. 6/0/1 (Stribling Recused)

5. DRP20-014/SDP20-020 Boyd Residence – 506 Pacific Avenue, Solana Beach

Applicant Information:

Name: Jim and Kathleen Boyd

Representative:

Name: Eric Buchanan – Oasis Architecture & Design, Inc

Phone: (619) 204-8248

Email: eric@oasis-ad.com

Claimant Information:

Name: Kathy de Paolo

Address: 504 Pacific Ave

Description of Project:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish a single-family residence, construct a replacement two-story, single-family residence built above a basement with an attached two-car garage, and perform associated site improvements. The 6,120, square foot lot is located within the Medium Residential (MR) Zone and Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

Proposed First Floor	1,388 SF
Proposed Second Floor	1,562 SF
Proposed First Floor Garage	470 SF
Proposed Basement	1,276 SF
<hr/>	
Subtotal	4,696 SF
Required Parking Exemption	- 400 SF
Basement Exemption	- 1,276 SF
<hr/>	
Total Floor Area Proposed	3,020 SF
Maximum Allowable Floor Area (SROZ)	3,021 SF

As specified in the SDP Notice, the maximum building height of the residence is proposed at 24.95 feet above the proposed grade with the highest pole at 98.03 Mean Sea Level (MSL).

The project requires a DRP for grading in excess of 100 cubic yards, for a structure that exceeds 60% of the maximum allowable floor area, and for a second floor that exceeds 35% of the floor area of the first floor.

Chairperson Coad read the preamble.

Katie Benson, Senior Planner, gave a PowerPoint presentation describing the project. A copy of the PowerPoint will be included in the project file.

Commissioner Bishop asked if Staff received any correspondence that demonstrates efforts

VAC Meeting Minutes
Tuesday, August 17, 2020
Page No. 3

between the applicant and claimants to resolve the view issues.

Commissioner Cohen requested to see the photos in Staffs presentation again.

The Commissioners stated their disclosures (as shown on table below) regarding dates they visited the properties.

Commissioner Cohen disclosed that he did not enter either of the properties. He only viewed the properties from the public right of way.

Assistant City Attorney Mitchell confirmed that there were no ex parte communications.

Mark Morris, Representative of the Applicants, presented a PowerPoint presentation and described their project and the communications they had with the Claimants. A copy of the PowerPoint presentation will be included in the project file.

Commissioners had questions, and Mr. Buchanan addressed their questions.

Kathy De Paolo, Claimant, presented a PowerPoint presentation and described her concerns of view blockage they would have by the proposed project. A copy of the PowerPoint presentation will be included in the file.

Commissioners had questions for Ms. De Paolo and Staff. All their questions were addressed.

Mr. Morris addressed issues that were brought up by the Claimants.

Commissioners had questions for the Applicant and Staff. All their questions were addressed.

Chairperson Coad called for a motion to close the public hearing. No one made a motion.

Chairperson Coad called for a motion to keep the public hearing open. Motion made by Commissioner Cohen, seconded by Chairperson Coad. 6/0/1 (Stribling Absent)

Commissioner Cohen asked the applicant and claimant if they would consent to continue the meeting to a later date.

The applicant and claimant stated they would be open to a continuance until the next regularly scheduled VAC meeting.

Motion made by Commissioner Cohen to close the public meeting, seconded by Chairperson Coad. 6/0/1 (Stribling Absent)

The Commissioners gave their findings as shown below:

Kathy de Paolo 504 Pacific Ave		Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant	8/13	8/17	8/17	8/9 & 8/15		8/09	8/09
	Applicant	8/12	8/16	8/17	8/9		8/09	8/09 & 8/13
Primary Viewing Area		Bedroom	Bedroom	Bedroom	Roof Deck		2 nd Floor Deck	Roof Deck
#1. Communication Taken Place		Y	Y	Y	Y		Y	Y
#2. No Public View Impairment		Y	Y	Y	Y		Y	Y
#3. Designed to Minimize View Impairment		N	N	N	N		N	Y
#4. No Cumulative View Impairment		Y	Y	Y	N		Y	Y
#5. Neighborhood Compatibility		Y	Y	Y	N		Y	N

Chairperson Coad called for a motion. Commissioner Cohen made a motion to reopen the meeting to ask the Applicant if they would consider a continuance. Motion seconded by Chairperson Coad, passed 6/0/1 (Absent – Stribling). The applicant and claimant agreed to consent to an extension of the meeting longer than 30 days.

Commissioner Cohen made a motion to close the public meeting, seconded by Commissioner Zajac. 6/0/1 (Stribling Absent)

Commissioner Cohen made a motion to reopen the public meeting and continue the meeting to a date no later than November 16, 2021. Motion seconded by Chairperson Coad, passed 6/0/1 (Absent – Stribling).

6. VAC MEMBER COMMENTS / DISCUSSION

Commissioner Najjar asked about the next regularly scheduled VAC meeting.

7. STAFF COMMENTS / DISCUSSION

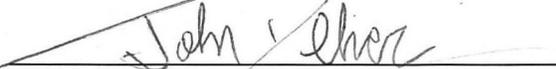
There were no comments from Staff.

8. ADJOURNMENT

The motion made by Commissioner Zajac to close the meeting, seconded by Commissioner Najjar, passed 6/0/1 (Absent - Stribling).

Chairperson Coad declared the meeting adjourned at 8:25 PM.

Minutes as approved by V.A.C. on 10/19/22.
Respectfully submitted,



John Delmer, Junior Planner



Joseph Lim, Community Development Director



CITY OF SOLANA BEACH

www.cityofsolanabeach.org

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CITY OF SOLANA BEACH

View Assessment Commission Notice of Recommendation Tuesday, January 18, 2022 - 6:00 P.M. Regular Mtg.

PROJECT CASE NO: DRP20-014/SDP20-020 Boyd Residence

PROJECT LOCATION: 506 Pacific Ave., Solana Beach

APPLICANT NAME: Jim and Kathleen Boyd

APPLCIANT CONTACT: Eric Buchanan

PRESENT VAC MEMBERS: Paul Bishop, Pat Coad, Matthew Cohen, Robert Moldenhauer, Linda Najjar, and Robert Zajac,

STAFF MEMBERS: Joseph Lim, Community Development Director, Katie Benson, Senior Planner, Elizabeth Mitchell, Assistant City Attorney, John Delmer, Junior Planner

ABSENT: Frank Stribling

ASSESSMENT FILED BY:

Name: Kathy de Paolo
Address: 504 Pacific Ave., Solana Beach

PROJECT DESCRIPTION:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish a single-family residence, construct a replacement two-story, single-family residence built above a basement with an attached two-car garage, and perform associated site improvements. The 6,120, square foot lot is located within the Medium Residential (MR) Zone and Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

Proposed First Floor	1,388 SF
Proposed Second Floor	1,479 SF
Proposed First Floor Garage	448 SF
Proposed Basement	1,274 SF
<hr/> Subtotal	<hr/> 4,589 SF
Required Parking Exemption	- 400 SF
Basement Exemption	- 1,274 SF
<hr/> Total Floor Area Proposed	<hr/> 2,915 SF
Maximum Allowable Floor Area (SROZ)	3,021 SF

The maximum building height is proposed at 24.87 feet above the proposed grade with the highest poles at 97.95 feet above mean sea level (MSL). A SDP is required for new construction in excess of 16 feet in height.

VAC RECOMMENDATION:

The project was originally heard at the August 17, 2021 meeting which was conducted via teleconference in accordance with Government Code sections 54953(e) and 54954.3 and other applicable law. After the Commissioners presented their findings and they discussed their choices, Commissioner Cohen made a motion to reopen the meeting to ask the Applicant if they would consider a continuance, seconded by Chairperson Coad, passed 6/0/1 (Absent – Stribling). The applicant and claimant consented to continue the meeting. Commissioner Cohen made a motion to reopen the public meeting and continue the meeting to a later date, seconded by Chairperson Coad, passed 6/0/1 (Absent – Stribling).

The project was continued to the January 18, 2022 meeting which was conducted via teleconference in accordance with Government Code sections 54953(e) and 54954.3 and other applicable law. During the meeting, Mr. Buchanan did not consent to a continuance and requested that the VAC make a recommendation instead of continuing the project to a later date.

After additional discussion between the Commissioners, Chairperson Cohen made a motion to recommend denial of the project, seconded by Commissioner Coad. Motion passed 5/1/1 Ayes: Cohen, Bishop, Coad, Moldenhauer, Najjar. Noes: Zajac. Absent: Stribling

FINDINGS:

1. The Applicants for the Structure Development Permit have made a reasonable attempt to resolve the view impairment issues with the Claimants requesting view assessment. Written evidence of a good faith voluntary effort to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve view impairment issues.

Yes - Written accounts and oral testimony at the public meeting showed that there had been communication between the Applicants and the Claimant.

2. The proposed structure does not significantly impair any view from public property (parks, major thoroughfares, bikeways, walkways, equestrian trails), which has been identified in the City's General Plan or City designated viewing areas.

Yes - The subject property is not located within designated public viewing areas; therefore, the proposed structure does not significantly impair views from public property.

3. The proposed structure is not designed and situated in such a manner as to minimize impairment of views.

No - The majority of the VAC members found that the proposed residence was not designed or situated to minimize impairment of views. The VAC members found that more could be done to minimize the impairment of views from the de Paolo Residence.

4. There is significant cumulative view impairment caused by granting the application as proposed.

Yes - The majority of the VAC members found that there would not be significant cumulative view impairment caused by granting the application if adjacent lots were allowed to construct a development of a similar size and height.

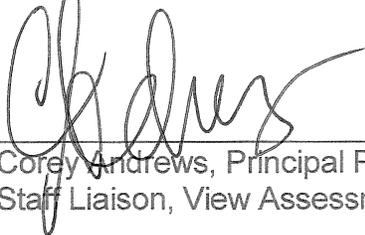
5. The proposed structure in general is not compatible with the immediate neighborhood character.

Yes - The majority of the VAC members found that the proposed development is compatible with the immediate neighborhood character. The development would be compatible with the existing neighboring structures in terms of design, bulk, scale, height and size.

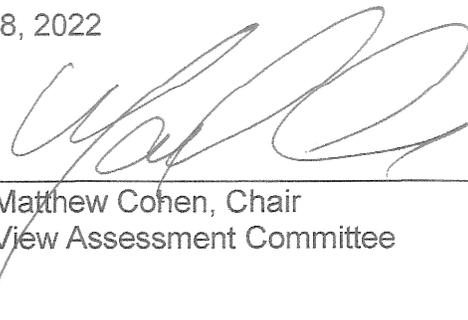
VAC Vote:

Chairperson Cohen made a motion to recommend denial of the project, seconded by Commissioner Coad. Motion passed 5/1/1 Ayes: Cohen, Bishop, Coad, Moldenhauer, Najjar. Noes: Zajac. Absent: Stribling

Issue Date of VAC Recommendation: January 18, 2022



Corey Andrews, Principal Planner
Staff Liaison, View Assessment Committee



Matthew Cohen, Chair
View Assessment Committee

Attachment 6

Applicants' Request for Approval

This document was not available at the time of publishing and will be circulated as a Blue Folder once received.

Kathleen de Paolo
504 Pacific Ave
Solana Beach, CA 92075

May 4, 2022

City of Solana Beach
Att: Katie Benson
635 S. Hwy 101
Solana Beach, CA 92075

DRP20-014/SDP20-010 Boyd Residence – 506 Pacific Avenue, Solana Beach

Dear Katie:

This correspondence is provided as input to City Council with regard to the above referenced application. I have concerns that the project as designed **does not meet** the following required DRP/SDP findings:

VAC Finding 3: SBMC Chapter 17 60.040 Subsection F, Finding 3

*The structure is designed and situated in such a manner as to **minimize impairment of views**.*

DRP Finding 2: SBMC Chapter 17 68.040 Subsection F, Criteria 1 and 2

1. *Relationship with Adjacent Land Uses. The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be **compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood**. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*
2. *Building and Structure Placement. Buildings and structures shall be **sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use** and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.*

Please see attached for additional detail.

Sincerely,

Kathleen de Paolo

ATTACHMENT 7

Background and Attempts to Resolve

We live at 504 Pacific Ave, in the home immediately to the south of the proposed project. This has been our home since Aug 1999. Our main living area is on the north side of the first floor, directly adjacent to the project. My master bedroom window (located on the second floor) faces the project and is my primary viewing area.

When the story poles went up in May 2021, I reached out to the project architects Mark and Eric. This was the first communication to or from the applicant regarding the project, attached for reference.

Since then, we have attempted to find a mutual agreement that allows the Boyds to build a new home that meets all of their needs, while allowing my family to not lose valuable views, privacy, and daylight from our home. We met over Zoom and on property, and shared emails, photos, and documents back and forth. Jim and I also met several times in the neighborhood to discuss the matter.

The applicant has already made a number of adjustments to the design, for which I have been appreciative. The initial design maximized the applicant's utility within the building envelope, without contemplating the impacts on my property. It is no small feat to address this after the fact, and the architects have done an admirable job finding ways to make improvements within those constraints.

The question before the Council, however, is whether the SDP and DRP findings can be made for the current design as it stands today. Unfortunately, the current design still poses significant issues, which are outlined in this letter.

VAC Finding 3

SBMC Chapter 17 60.040 Subsection F, Finding 3:

*The structure is designed and situated in such a manner as to **minimize impairment of views.***

Summary: The current design blocks most of my primary view. Modifications since the January 18 View Assessment Commission, in which 4 of the 6 commissioners could not make Finding 3, have only restored an incremental ~5% of the view.

Primary Viewing Area

- *The city of Solana Beach recognizes the hillsides, canyons, and natural geographic features as a limited natural resource (SBMC 17.63.010)*
- *The View Assessment Committee is asked to look at the totality of the view, not just size and quality, but how it is utilized from within the home, and its importance to the resident. (Toolkit p. 12)*

Using these guidelines, I determined that the northeast view from my master bedroom is my primary viewing area.



This is not an ocean view; in fact, there are no ocean views from inside our home. This nature view is very important to me, however, due to its unique capture of the diverse features of our city, and its location in the home. It offers a serene, private view of rooftops and vegetation, extending to edge of the San Elijo Lagoon and the hills east of I-5.

This is an area of the home that is utilized daily, throughout the day, especially since my work has transitioned to full remote and I am home all of the time. The master suite is important to

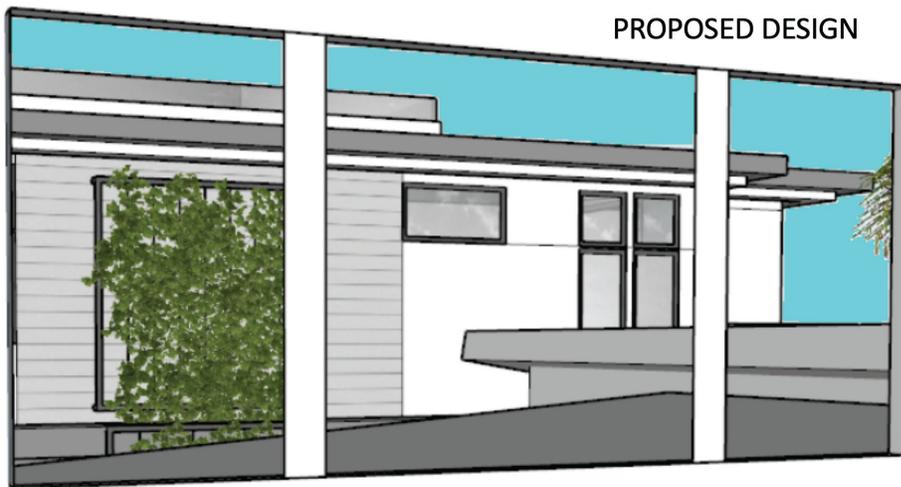
any home, but in particular I consider the space a sanctuary and refuge, and my bed faces this north window.

We also have outdoor views from our master balcony and roof deck. In contrast with the master bedroom, these views are used far less often. When we want to be outdoors and see the ocean, there is a better, completely unobstructed view to be had by walking across the street to the beach.

In the 2nd VAC meeting on January 18, 2022, 4 of 6 commissioners determined the view from the master bedroom window to be my primary viewing area. One commissioner picked the master balcony, and one picked the roof deck.

View Blockage

The current proposal blocks most of my primary view. Below is a rendering of the current proposal provided by the applicant's architects.



Per the VAC Toolkit, the Ordinance does not create a right to an unobstructed view. The toolkit p. 11 states: *On new construction, the second story bulk should be placed to minimize the impact to existing views.* The Toolkit illustrates a view corridor created by limiting the 2nd story to 50% of buildable lot width, excluding setbacks.

The VAC commissioners felt more needs to be done to alleviate 2nd story massing and improve my master bedroom view. Several mentioned the 50% buildable area guideline.

As the commission noted, there is also adverse impact to view due to the roof deck located on top of the 2nd story. This 3rd level of the structure creates additional massing and height that reduce the view.

Restoring a 50% view corridor to my master bedroom and alleviating the height of the overall structure would, as illustrated below, make a significant difference to the quality of light and view in this room.



With such a solution, I will still lose significant daylight and view, including much of the view to the San Elijo Lagoon. A partial hillside view could be restored, however, with the planned removal of the tree in the back yard, and the daylight situation would be improved.

Compared to the current proposal, this would more equitably represent *“the best balance between the owner’s desire to protect his/her property in accordance with applicable regulations, and the neighbor’s desire to protect his/her view”*, as contemplated in the VAC Toolkit.

DRP Finding 2 Criterion 2

Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties

Summary: The current design does not minimize adverse impacts to surrounding properties, due to the size and placement of its 2nd story mass which impacts daylight as well as view. It also introduces adverse impacts to the utility of areas of our home due to privacy issues.

Daylight

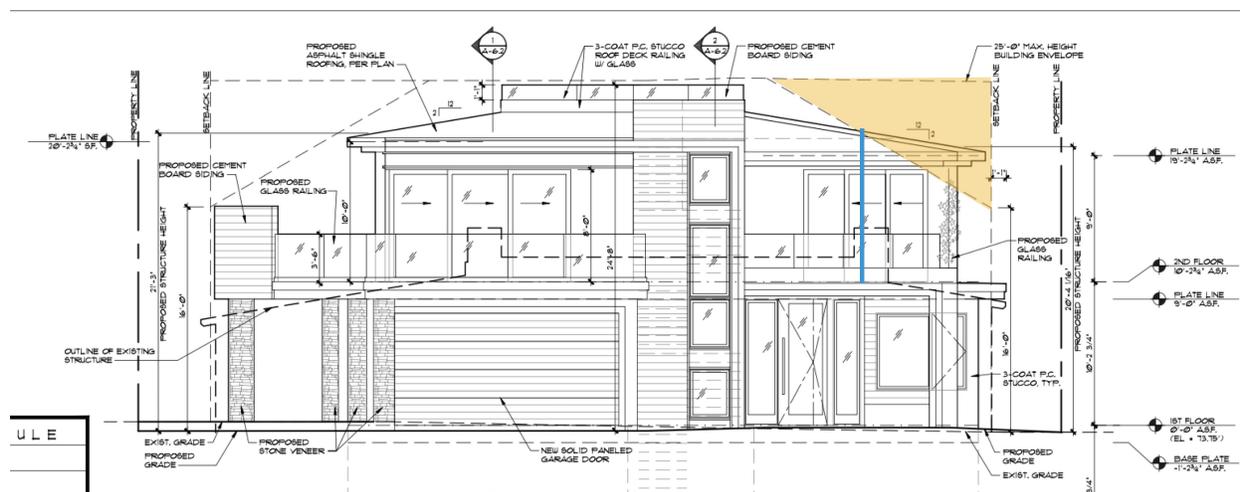
The proposed design does not follow SBMC guidelines regarding daylight planes, and will have adverse impact to light in our home.

SBMC Chapter 17.20 (H) specifies Daylight Plane Height: *Within the (ER-1), (ER-2), (LR), (LMR), (MR), (MHR) and (HR) zones all new structures and structural additions shall be encouraged, but not required, to be designed to use a daylight plane beginning at a vertical height of 16 feet above any two designated setback lines and sloping toward the interior of the lot at a 30 degree angle (from horizontal) until the 25-foot height limit is reached.*

In addition, the VAC toolkit p. 3 suggests that *daylight planes can be used to reduce bulk and allow light and air to pass through to neighboring properties.*

These guidelines are designed to alleviate the types of adverse effects introduced by the structure as currently designed.

The image below shows the street facing view of project provided in the architectural drawings. The most important areas of my home lie immediately to the right of this view. The portion of the 2nd floor to the right of the blue line encroaches into the daylight plane.



Multiple architects I spoke with warned this will adversely affect light into my main living areas.

The proximity of the 2nd story mass will block light through the dining room bay window, which provides natural light to the center of our main living area. It will also block light into the kitchen meal prep and eating areas through the kitchen skylight and the kitchen transom windows. This is illustrated in the photos below.



x



x

Following the daylight plane guidelines provided by the city for this purpose would provide significant improvements in the dining area, as seen from the photos below, taken sitting at the dining table. The following visualizations based on story pole placement approximate the living space light with the current proposal (left), versus the project when modified to comply with daylight planes (right).



x



Daylight planes will also restore light to the kitchen through the skylight and transom windows, as seen in the photos below (current proposal on left versus with daylight planes on right).



Other Adverse Impacts

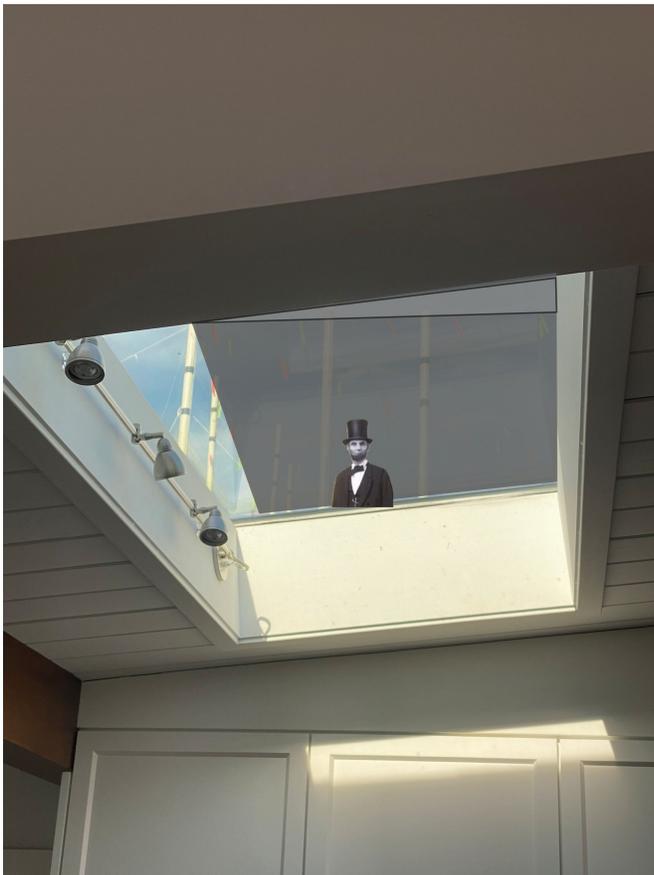
In addition to adverse impacts on view and daylight, both the SBMC and VAC Toolkit recognize the importance of privacy.

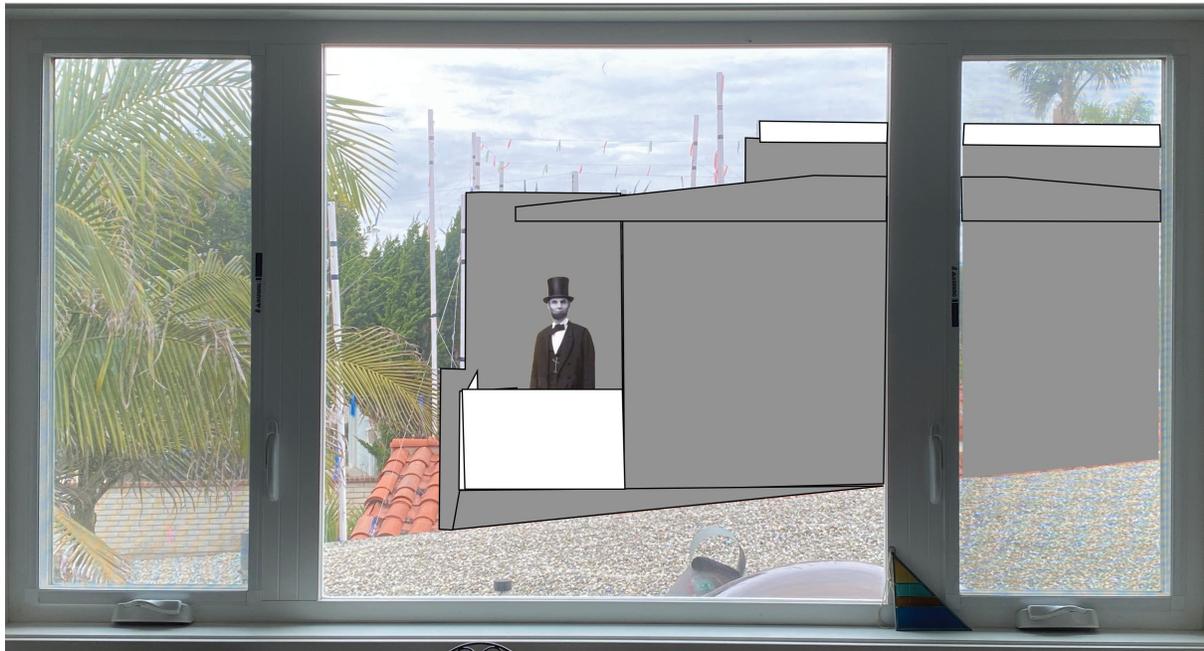
- *“Privacy” means reasonable protection from intrusive visual observation and/or noise.* (SBMC 17.63.020)
- *Privacy and views are sometimes in conflict. Views are very important, but so is privacy.* (VAC Toolkit p13)

Master Balcony

The planned master balcony looks directly into the master bedroom, the kitchen, and the dining area, as illustrated in the photos below.

We had previously agreed to a full height frosted glass panel on the south side of the balcony, which would solve this problem. The current drawings replace the glass panel with planting. Unfortunately, plants can die and subsequent homeowners or renters may not maintain them. Given the seriousness of the privacy issue, a durable, permanent solution as provided by the frosted glass is needed.





Roof deck

The roof deck looks directly down through my master bedroom window, as shown below. Virtually every part of my bedroom is visible from the roof deck, notably including the bed which faces the window.

This roof deck is a bit unusual in that it is accessed directly from the main living area. It is big enough to accommodate large social gatherings and parties. This six-bedroom proposed design, which includes 2 master suites, would be a very attractive rental for large groups. As such, noise is a concern as well as visual privacy.

The roof deck presents adverse impact not only to daylight and view, but to the intended use of my master bedroom. The below visualization uses the story poles to demonstrate the problem.



DRP Finding 2 Criterion 1:

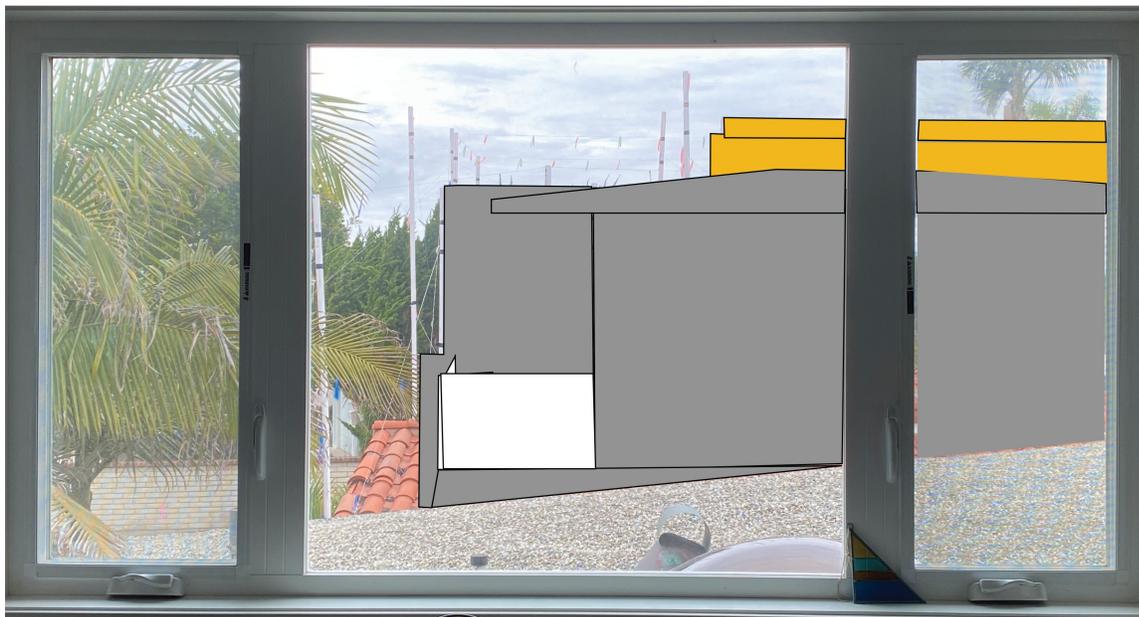
The development as proposed shall be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood.

Summary: The project is not compatible with the surrounding neighborhood due to massing of the 2nd story and the 3rd level roof deck.

The 2nd story massing of the project exceeds the norm for the neighborhood. In the January VAC meeting, the claimant provided photos of 4 large two-story homes in the immediate vicinity. However, even in these specific examples, 3 of the 4 homes have a 2nd story that is significantly smaller than the 1st story, alleviating mass at the top level. The proposed development uses almost the entire buildable area of the 2nd story.



In addition, the project presents massing and apparent bulk at greater height due to the roof deck. The top of the roof deck railing is at the maximum allowable height of 25 feet. Eliminating this element would alleviate bulk, improving daylight and view.



In the VAC meeting on 8/17/21, Commissioner Moldenhauer reported that he walked the immediate neighborhood, including the 400 and 500 blocks of Pacific Ave, all of Circle Dr, the 500 block of Acacia Street, and the 200 blocks of Solana Vista and Ocean St. In total he viewed 83 residences and found 60% to be single story, and 40% two story. Only 3 out of the 83 residences had 3rd level roof decks.

Commissioners Moldenhauer and Najjar both felt that a roof deck on top of a 2nd story is not compatible with the neighborhood. Additionally, Commissioners Coad, Bishop and Cohen pointed out the roof deck leads to other issues with view.

Conclusion

Before this project is approved, I believe the issues identified above must be addressed. As currently proposed, the project's 2nd story bulk, height, daylight planes, as well as privacy issues, do not meet the requirements of Solana Beach Municipal Code, as VAC finding 3 and DRP finding 2 cannot be made.

Attachment



Kathy de Paolo <kdep99@gmail.com>

506 Pacific Ave

1 message

Kathy de Paolo <kdep99@gmail.com>
To: eric@oasis-ad.com

Fri, May 28, 2021 at 7:52 PM

Hi Eric,

I hope you are doing well. I was referred to you by the City of Solana Beach notice as the architect/representative for the project at 506 Pacific Ave in Solana Beach.

I am the property owner at 504 Pacific, immediately south of the subject property. I am reaching out because I have a few concerns with the current plans, which I look forward to working with you to address.

Daylight

Because the second story on the south side of the proposed home extends from the front to rear setback and is 5' from the property line, it will impact light into my dining and kitchen area, which has a large first floor window adjacent to the property line and skylight that faces the proposed project.

Privacy

The proposed window configuration on the south side of the second story impacts privacy through the same dining room window and kitchen skylight, as well as offering views into my main living area through north facing transom windows.

Additionally, the proposed second floor windows on the south side face directly into my master bedroom window. The proposed second floor deck on the south side and roof deck also create privacy concerns with my master bedroom.

View

I currently have a private vegetation and rooftops view from the above-mentioned master bedroom window, that extends to the hills on the other side of I-5. This view is blocked by the structure as proposed.

I would love to get your thoughts as to how these concerns can be mitigated.

I can best be reached at this email. I am also happy to set up time to talk on the phone or over a Zoom call. Please let me know what works best for you.

Kind regards,
Kathy de Paolo



Jim Boyd <jimboydds@gmail.com>

Requested letter for SB City Council

1 message

Cindy Metcalfe <csmetcalfe@icloud.com>

Mon, Apr 25, 2022 at 3:59 PM

To: JimBoydDDS@gmail.com, Katie Benson <kbenson@cosb.org>

Dear members of the City Council,

We own and live at 508 Pacific Ave in Solana Beach and are neighbors to the north of the new home proposed by Jim and Kathleen Boyd at 506 Pacific Ave, Solana Beach. With the understanding that the Boyd's proposal for a new home will be considered by the City Council at the next May meeting, we have reviewed the story poles as of April 20, 2022 and are willing to waive any requirement that the poles have been available for viewing for 30 days.

Regards,

Richard and Cindy Metcalfe

ATTACHMENT 8

Text message sent from neighbors Pete and Shari Mitchell (from Istanbul, Turkey, where they were vacationing).



Pete



Letter to council.

April 21, 2022

Dear Members of the City Council:

We are residents of Solana Beach, who live at 505 Pacific Ave and are

neighbors to the west of the new home proposed by Jim and Kathleen Boyd at 506 Pacific Ave, Solana Beach.

With the understanding that the Boyd's proposal for a new home will be considered by the City Council at the next May meeting, we have viewed the story poles as of April 20,

2022 and are willing to waive any requirement that the poles have been available for viewing for 30 days.

Thank you for considering our input.

Regards, Pete and Shari Mitchell. 505 Pacific Av.
Solana Beach.

Subject

Reply





May 9, 2022

Katie Benson
Senior Planner
City of Solana Beach
635 S. Hwy 101
Solana Beach, CA 92075

Re: Applicant Comment in Support of Request for DRP/SDP/SDP Waiver
Reconsideration of VAC Recommendation of Denial
506 Pacific Avenue, Solana Beach

Dear Katie Benson,

Oasis Architecture & Design represents the interests of Jim and Kathleen Boyd (the “Applicant”) regarding the proposed single family residence redevelopment at 506 Pacific Avenue in Solana Beach.

On January 18, 2022, the City of Solana Beach View Assessment Commission (“VAC”) was able to make four of the five findings for issuance of a structure development permit required by Solana Beach Municipal Code §17.63.040(F). This letter addresses Findings (F)(3), the one finding the VAC purportedly could not make and that resulted in its recommendation of SDP denial. We believe the VAC erred and that the Council can in fact make these findings.

Finding #3: The proposed project is designed and situated to minimize impairment of views.

Finding (F)(3) requires that the Applicant design and situate the structure “in such a manner as to minimize impairment of views.” As reflected in Attachment 2, the Applicant’s original proposed building envelope would have impaired the neighbor’s northeasterly views. However, after multiple discussions with the affected neighbor and staff, the Applicant made a number of meaningful revisions to address view and privacy concerns. Those revisions are as follows:

1. The roof deck has been reduced in size and relocated to the center of the structure to move it away from the view of the neighbor’s property.
Original roof deck area: 447 sf
New roof deck area: 296 sf
2. Roof tower element on the east side of the roof has been eliminated to increase the view to the north from the neighbor’s bedroom and roof deck.

3. Stair tower roof has been lowered by almost a foot to increase the view to the north from the neighbor's bedroom and roof deck.
4. Reduced the roof pitch from 4:12 to 2:12 for all roofs along the south side of the house to increase the view to the north from the neighbor's bedroom and roof deck.
5. Reduced the 2nd floor mass on the south side by pulling the south master suite wall back 18" to the north, pulling the east bath wall back 18" to the west, and pulling the bedroom wall back 12" to the east. These reductions to the 2nd floor mass will increase the views to the north from the neighbor's bedroom.
6. Pulled the stair tower back 12" to the east foot to increase the view to the north from the neighbor's bedroom and roof deck.
7. Added frosted/obscured glass windows to the master bedroom and bath up to 6'-0" above the floor line on the south elevation to increase privacy towards the neighbor's house.
8. Added siding to the south wall elevation to soften the visual impact of the two-story mass towards the neighbor's property.
9. These design changes resulted in an overall square footage reduction as follows:

2nd floor reduced by	54 sf
Garage reduced by	22 sf
<u>Basement reduced by</u>	<u>2 sf</u>
Total area reduced by	78 sf

With these changes made to the proposed structure, the Applicant at this point had diligently followed both the City of Solana Beach Municipal Code's development standards as well as the recommendations made in the City's View Assessment Guidelines and Toolkit:

- The proposed development meets the intent of the code and guidelines:
The stated intent of the City's code and guidelines includes balancing the ability to creatively implement solutions while recognizing there is no guaranteed right to an unobstructed view. The applicant took feedback and implemented meaningful and reasonable steps to protect the neighbors' view and privacy. Another intent of the guidelines is to preserve the existing scale and character of the neighborhood, which the VAC found the Applicant has done. (See View Assessment Commission Notice of Recommendation, Finding #5).
- The proposed development respects the neighbors' side yard daylight plane.
The Applicant made significant amendments to the roofline and roof deck and eliminated bulk immediately adjacent to the neighbors' side yard adjacent to their primary viewing area. (See Guidelines recommendation that "Roof shape and configuration should minimize apparent height and view interference" and "second story bulk should be placed to minimize the impact to the existing views.") These efforts minimize view impairment and significantly reduced the privacy concerns.

- View quality has been taken into account.
The guidelines encourage the VAC to consider “totality of the view, considering not only its size and quality, but how it is utilized from within the home and its importance to the resident.” The guidelines are unequivocal that “the horizon line is the most sensitive part of the view” and that applicants should “if possible, avoid cutting the horizon line of a neighbor’s view.” Views to the Pacific Ocean are specifically called out as “important objects” in a property’s view. The changes made to the Applicant’s original proposal, particularly including roof height reduction and second floor wall movement, unquestionably address the quality of views claimed by the neighbor.

Conclusion

In light of the foregoing, coupled with the positive findings of the VAC, the Council can make all of the Municipal Code’s required DPR & SDP findings for the proposed redevelopment of 506 Pacific Ave. Please do not hesitate to contact us with any questions or concerns. We respectfully request that you make this correspondence available to the Mayor and Councilmembers before the matter is brought before them.

Best regards,



Mark C. Morris, AIA, NCARB

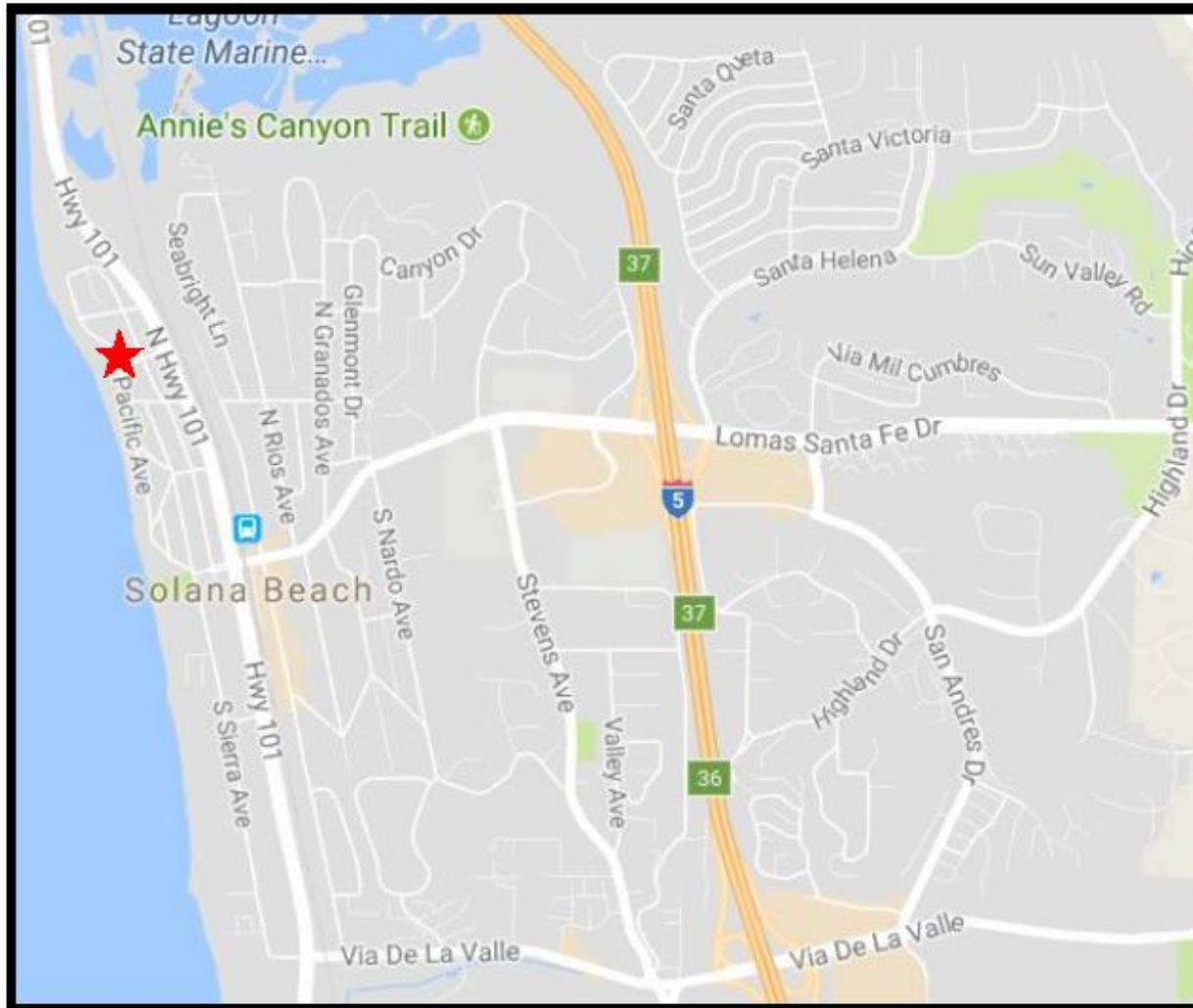
**Oasis Architecture & Design Inc.
1015 Turquoise Street, Suite 2
San Diego, CA 92109
858. 273. 5632 office
858. 442. 0870 cell
mark@oasis-ad.com**

Boyd Residence

DRP20-014 / SDP20-020

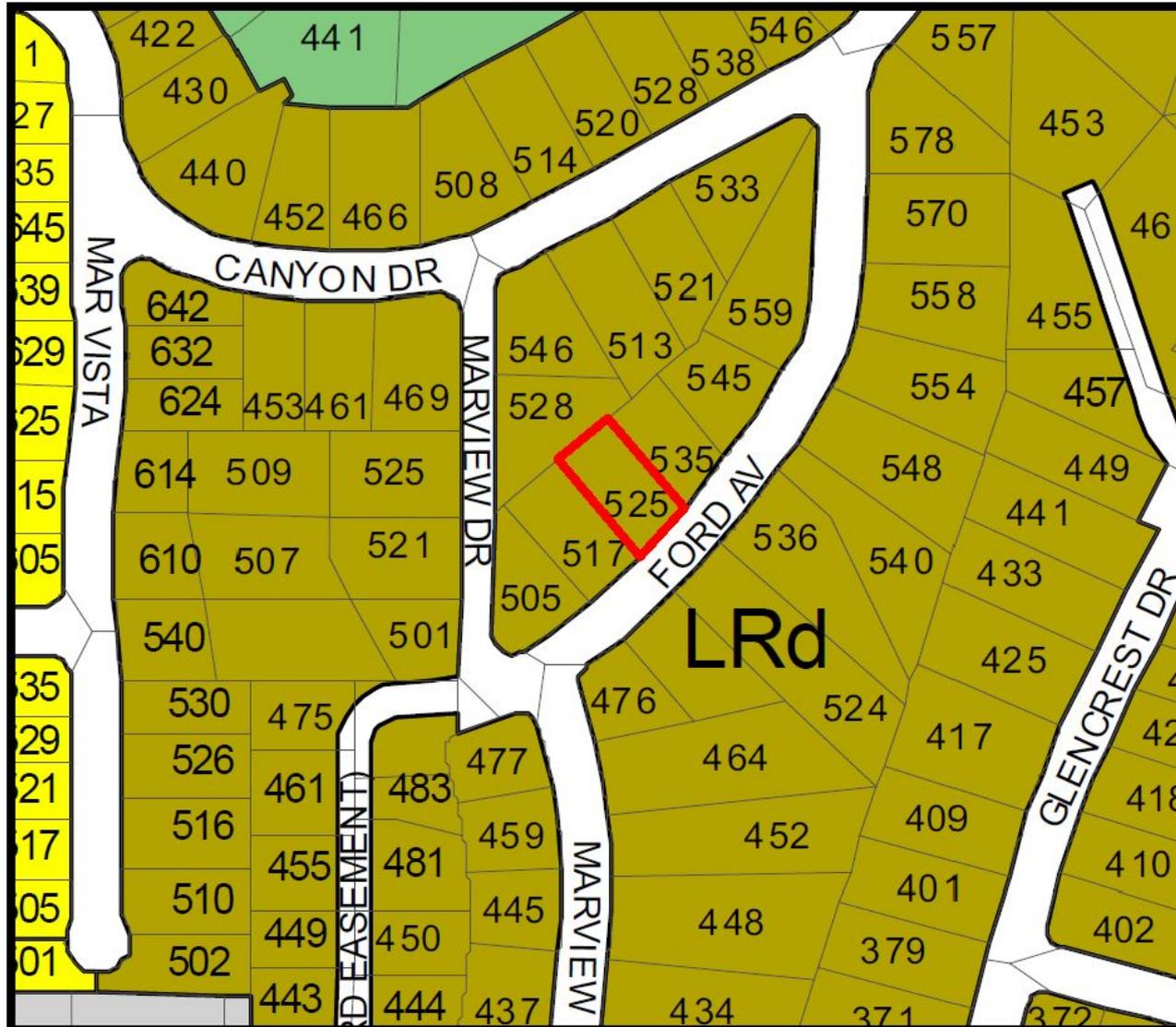
City Council Meeting

05-11-22 Mtg. Item B.1.
Presented by Staff



Zoning Designation

Low Residential (MR) – 3 Dwelling Units per Acre



Aerial Photo



3

Note: The outline shown is approximate and is not intended to show the actual property lines.

Zoning Regulations and Permit Threshold

- DRP Required per SBMC §17.68.040(B)(1):
 - d: Grading in excess of 100 cubic yards
 - n:
 - i. Construction in excess of 60% of the maximum allowable floor area.
 - ii. Construction of a second level that exceeds 35% of the main level floor area.
- SDP Required per SBMC §17.63.040:

Construction of an addition in excess of 16 feet in height above pre-existing grade

*SDP Waiver requested for revised second-story massing outside of the original story pole envelope.

Project Description

Lot Size: 6,120 ft²

Maximum Allowable Floor Area: 3,021 ft²

Proposed Floor Area:

First Floor Living Area	1,338 ft ²
Second Floor Living Area	1,508 ft ²
First Floor Garage	448 ft ²
Basement Living Area	1,274 ft ²
<hr/>	
Subtotal	4,618 ft ²
Off-Street Parking Exemption	- 400 ft ²
SROZ Basement Exemption	- 1,274 ft ²
<hr/>	
Total Proposed Floor Area	2,994 ft²

Maximum Height Proposed: 24.87 ft above proposed grade, 97.95 ft above MSL

Grading: 40 yd³ cut and 40 yd³ fill outside the structure, 750 yd³ cut for basement, 50 yd³ excavation for footings, 880 yd³ removal and recompaction, an aggregate grading quantity of 1,760 yd³, and 800 yd³ of export

Setbacks:	Required	Proposed 1st Floor	Proposed 2nd Floor
Front (W)	25'	25.7'	25'-28'
Interior Side (S)	5'	5.8'	7'
Interior Side (N)	5'	5.6'	5-9'
Rear (E)	25'	26.8'	25-29'

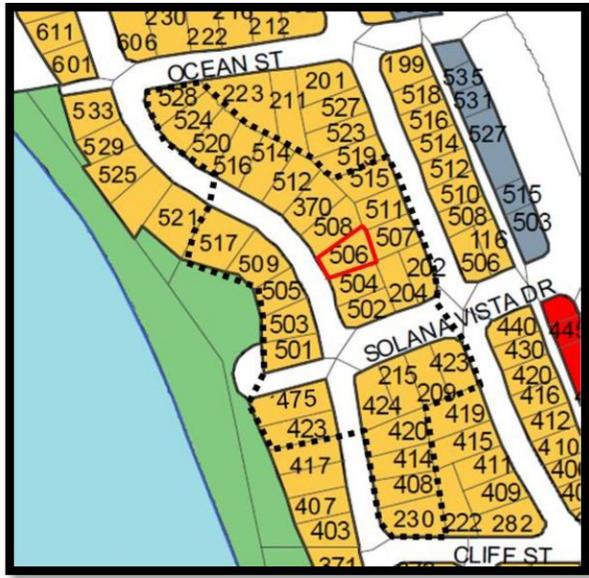
View of the Site from Ford Avenue



Neighborhood Compatibility

Table 2

#	Property Address	Lot Size in ft2 (GIS)	Existing ft2 Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	502 Pacific Ave	5,411	2,245		2,706	MR
2	504 Pacific Ave	5,593	2,730		2,979	MR
3	506 Pacific Ave	6,120	1,540	2,896	3,021	MR
4	508 Pacific Ave	6,962	778		3,168	MR
5	510 Pacific Ave	7,235	2,447		3,216	MR
6	512 Pacific Ave	6,731	1,414		3,128	MR
7	514 Pacific Ave	7,339	1,542		3,234	MR
8	501 Pacific Ave	6,238	1,426		3,216	MR
9	503 Pacific Ave	6,441	1,610		3,234	MR
10	505 Pacific Ave	5,321	1,994		3,128	MR
11	509 Pacific Ave	8,479	2,480		3,256	MR
12	517 Pacific Ave	10,686	2,912		3,442	MR
13	516 Pacific Ave	6,750	1,827		3,131	MR
14	520 Pacific Ave	6,808	4,601		3,164	MR
15	524 Pacific Ave	7,049	4,897		3,184	MR
16	528 Pacific Ave	5,963	2,647		2,982	MR
17	202 Solana Vista Dr	5,355	1,718		2,678	MR
18	204 Solana Vista Dr	5,346	1,661		2,673	MR
19	507 N Acacia Ave	5,500	1,143		2,750	MR
20	511 N Acacia Ave	5,800	3,761		2,900	MR
21	515 N Acacia Ave	6,200	3,866		3,035	MR
22	519 N Acacia Ave	6,400	2,145		3,070	MR
23	475 Pacific Ave	8,449	4,753		3,442	MR
24	423 Pacific Ave	7,460	988		3,256	MR
25	424 Pacific Ave	7,100	1,026		3,193	MR
26	215 Solana Vista Dr	6,030	1,080		3,005	MR
27	209 Solana Vista Dr	5,745	1,076		2,873	MR
28	423 N Acacia Ave	6,167	3,238		3,029	MR
27	420 Pacific Ave	7,596	1,986		3,053	MR
28	414 Pacific Ave	6,304	3,155		3,053	MR
29	408 Pacific Ave	6,235	2,165		3,041	MR
30	230 W Cliff St	8,376	2,061		3,416	MR



NOTE: The square footage information referenced above has been obtained from the City's Beach Database and the San Diego County Assessor's Office. The County Assessor's Office does not assume liability for the accuracy of the above information. Square footages of existing structures detailed above only include habitable living area (not gross floor area as defined by the City of Solana Beach). Square footages for existing structures do not include out-building, accessory structure, garage and/or basement.

Residences Within the Surrounding Area



Residences Within the Surrounding Area



Residences Within the Surrounding Area



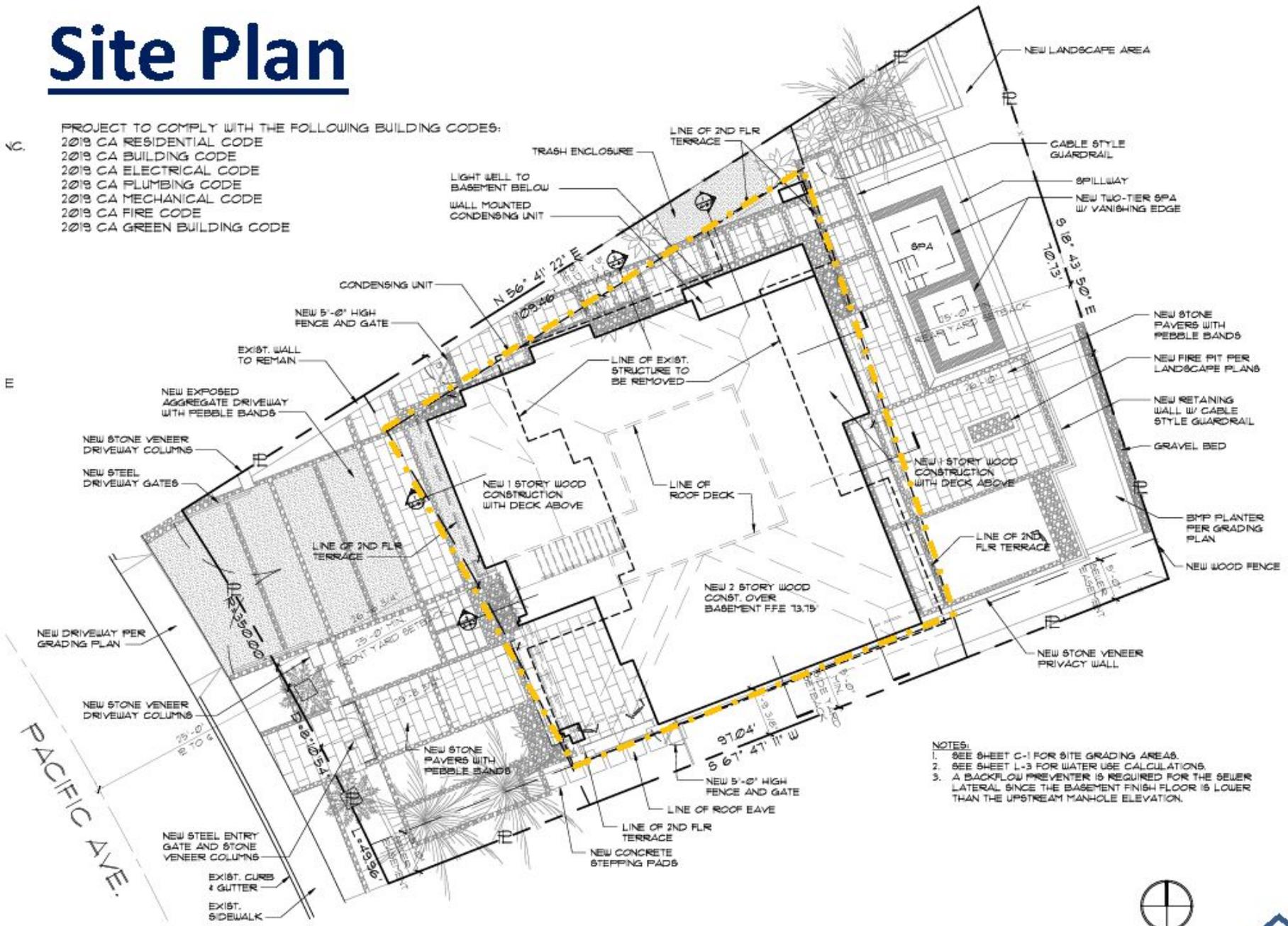
Site Plan

PROJECT TO COMPLY WITH THE FOLLOWING BUILDING CODES:

- 2019 CA RESIDENTIAL CODE
- 2019 CA BUILDING CODE
- 2019 CA ELECTRICAL CODE
- 2019 CA PLUMBING CODE
- 2019 CA MECHANICAL CODE
- 2019 CA FIRE CODE
- 2019 CA GREEN BUILDING CODE

XC

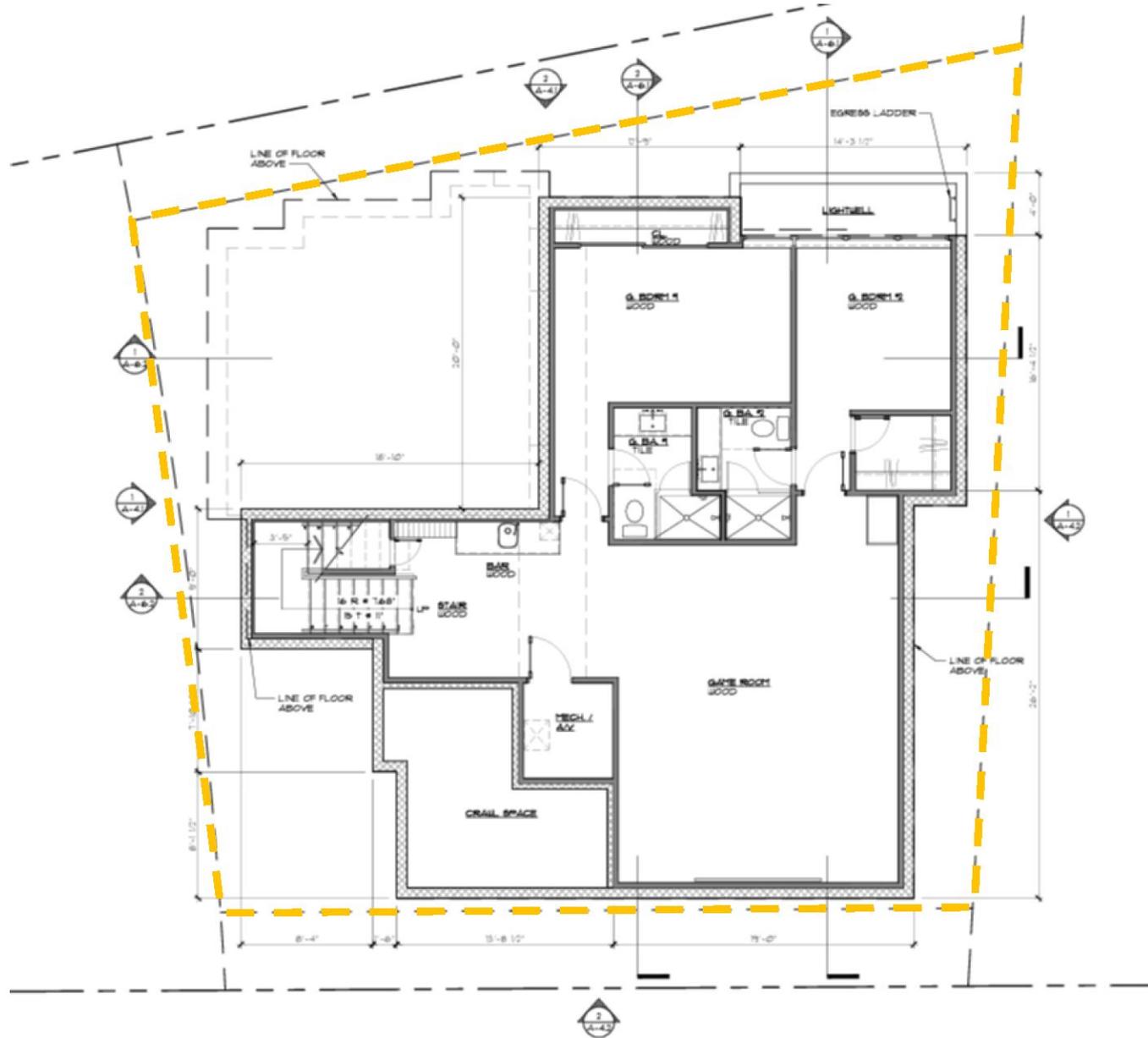
TT



- NOTES:**
1. SEE SHEET C-1 FOR SITE GRADING AREAS.
 2. SEE SHEET L-3 FOR WATER USE CALCULATIONS.
 3. A BACKFLOW PREVENTER IS REQUIRED FOR THE SEWER LATERAL SINCE THE BASEMENT FINISH FLOOR IS LOWER THAN THE UPSTREAM MANHOLE ELEVATION.

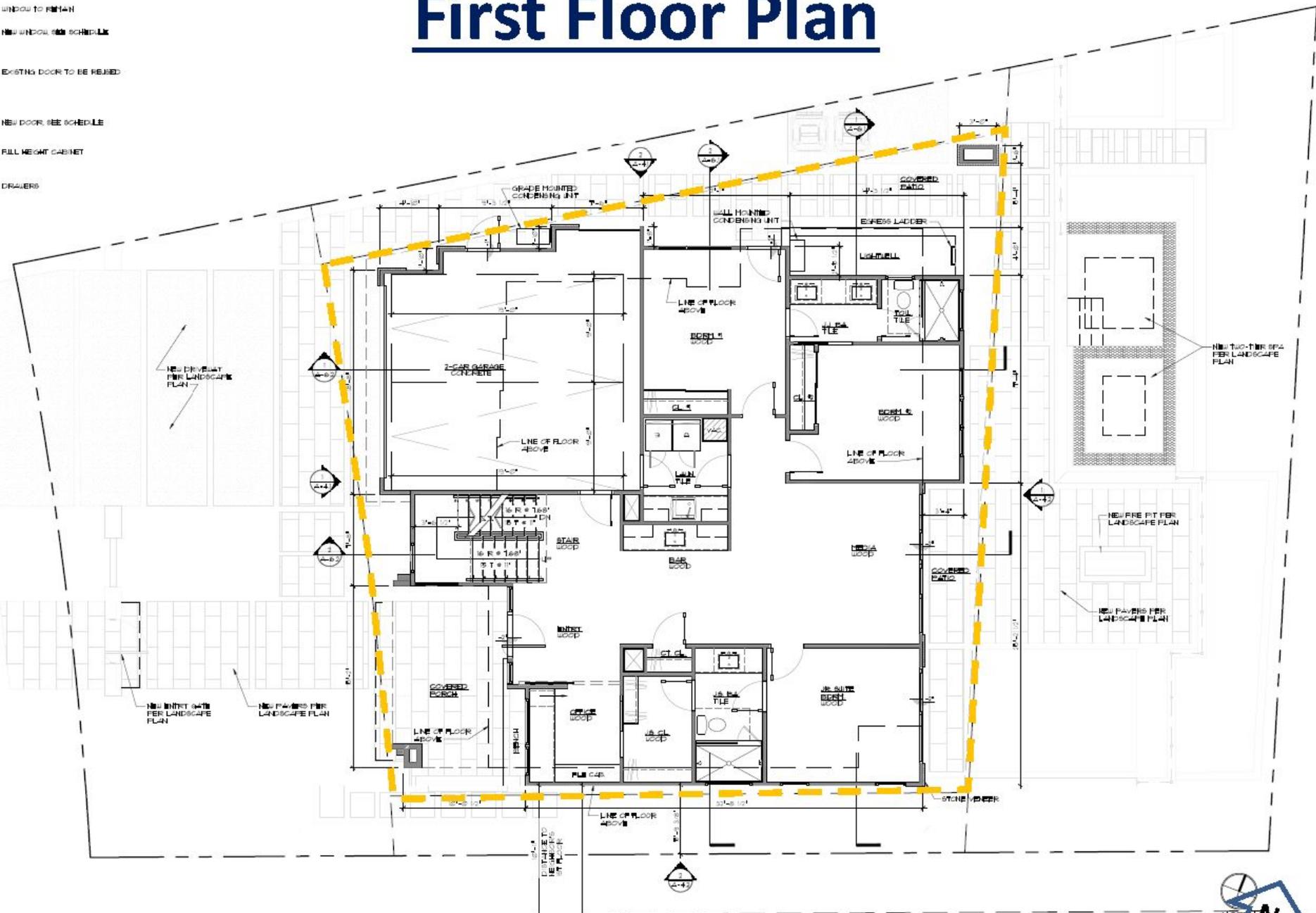


Basement Floor Plan



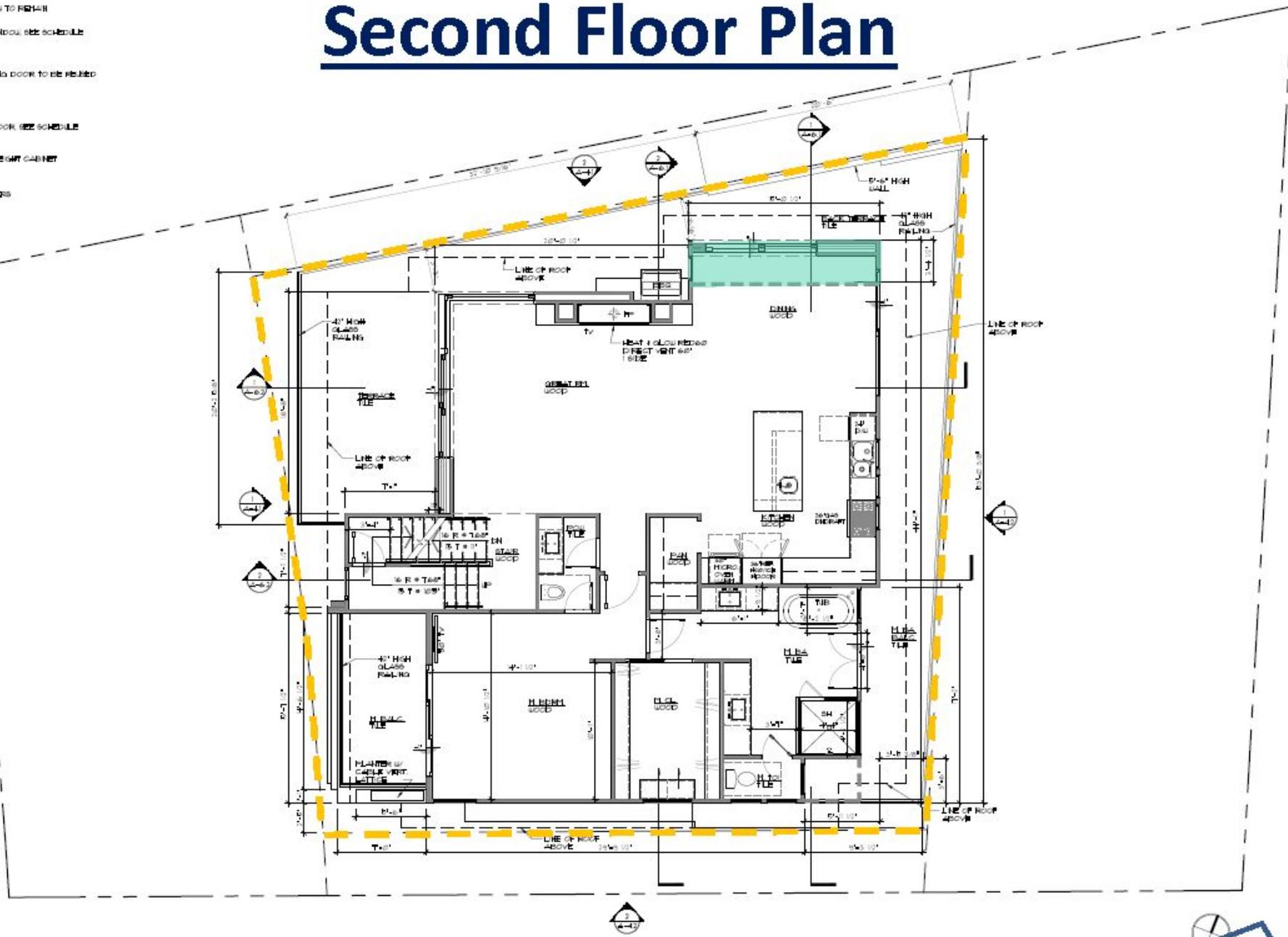
First Floor Plan

-  WINDOW TO REMAIN
-  NEW WINDOW (SEE SCHEDULE)
-  EXISTING DOOR TO BE REUSED
-  NEW DOOR (SEE SCHEDULE)
-  FULL HEIGHT CABINET
-  DRAWERS

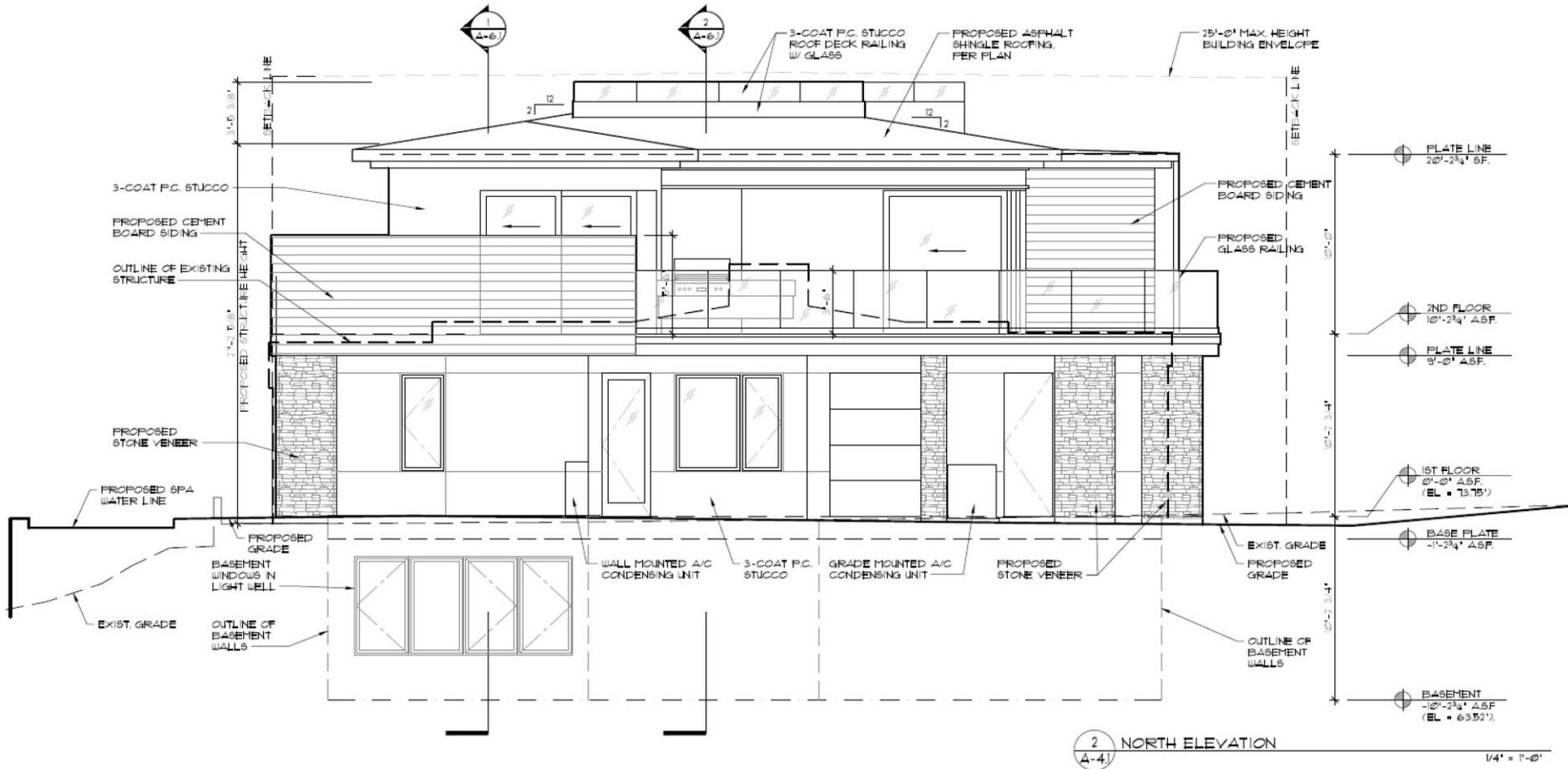


Second Floor Plan

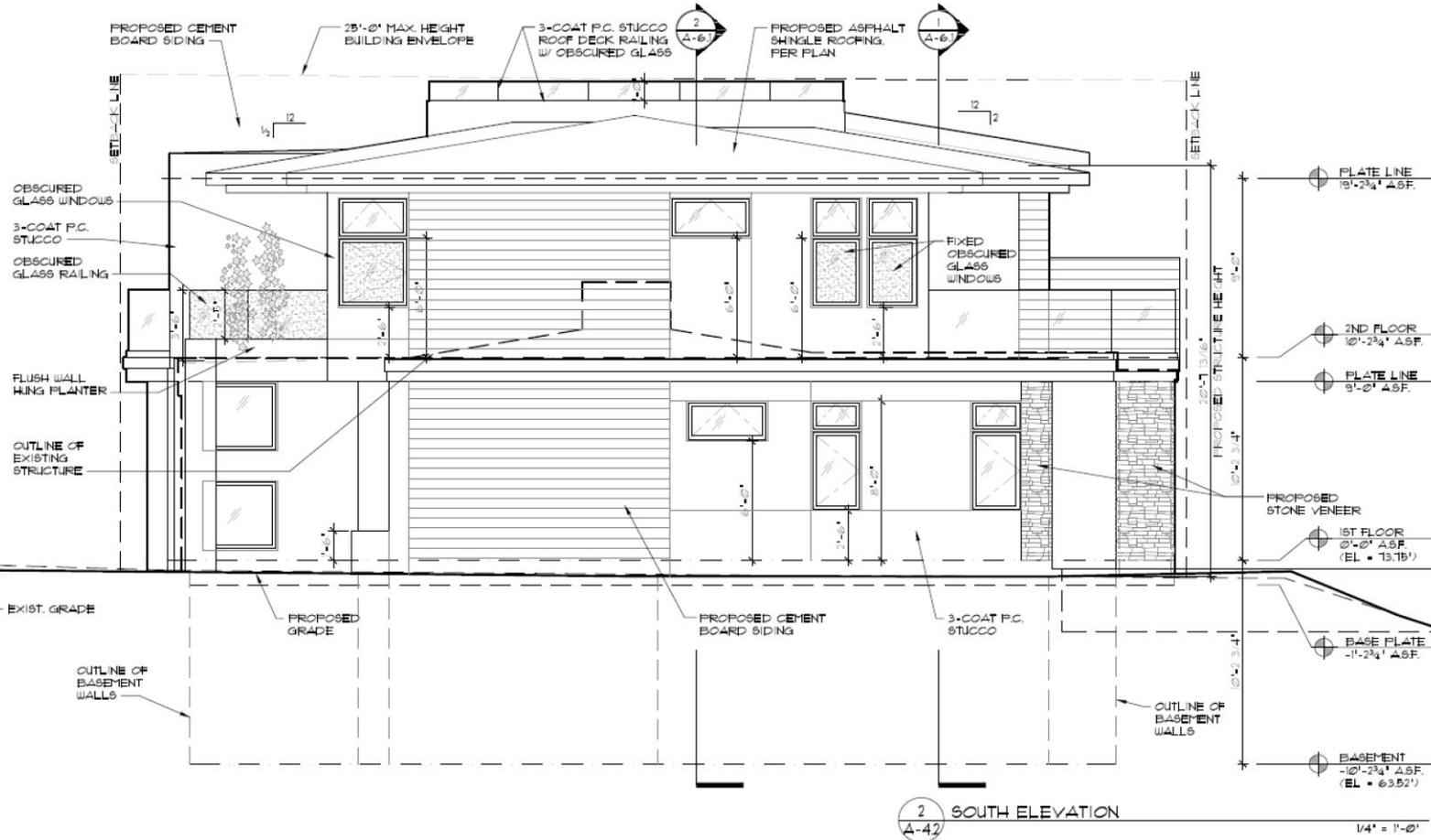
-  WINDOW TO REMAIN
-  NEW WINDOW SEE SCHEDULE
-  EXISTING DOOR TO BE RETAINED
-  NEW DOOR SEE SCHEDULE
-  FULL HEIGHT CABINET
-  DRAINS



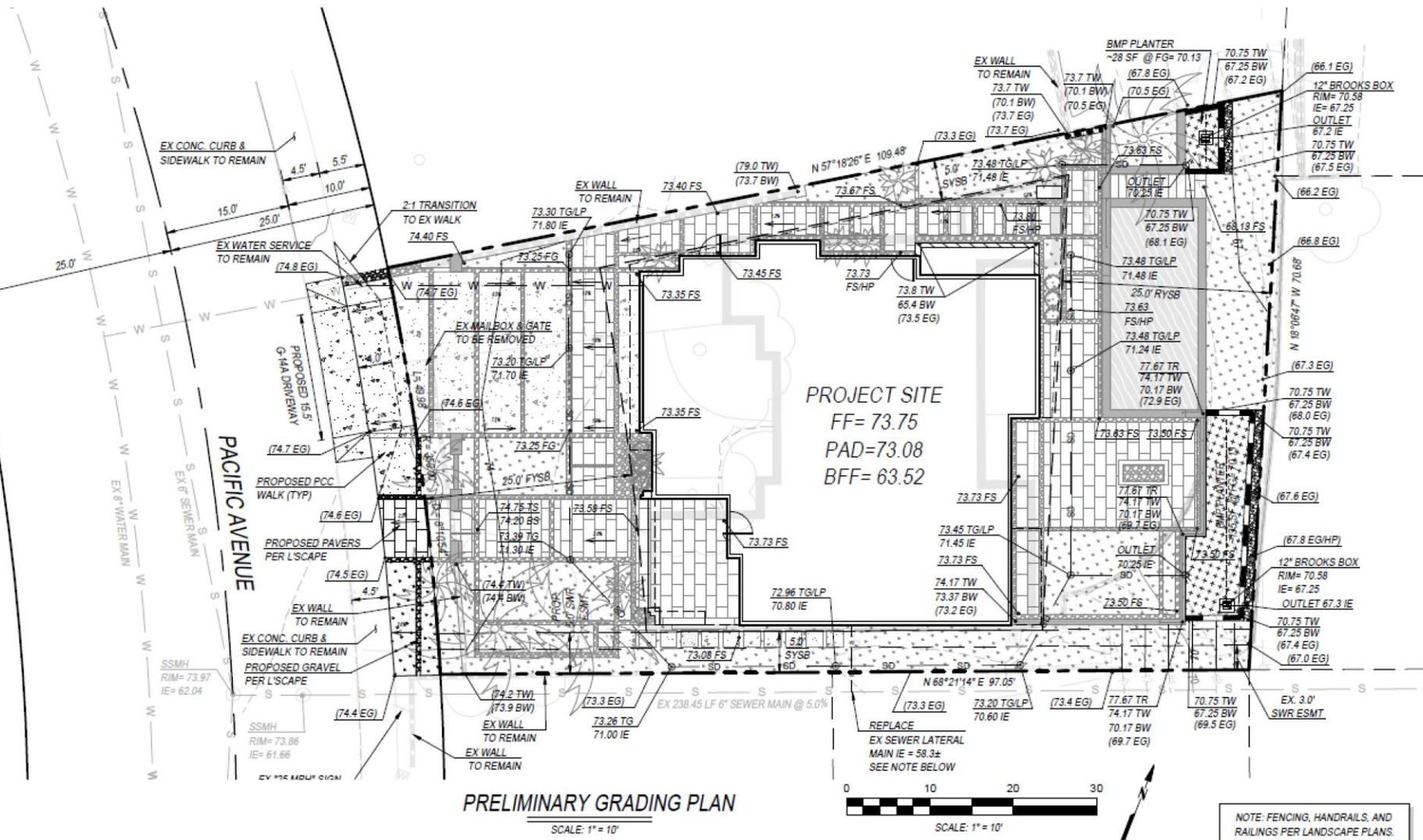
North (Side) Elevation



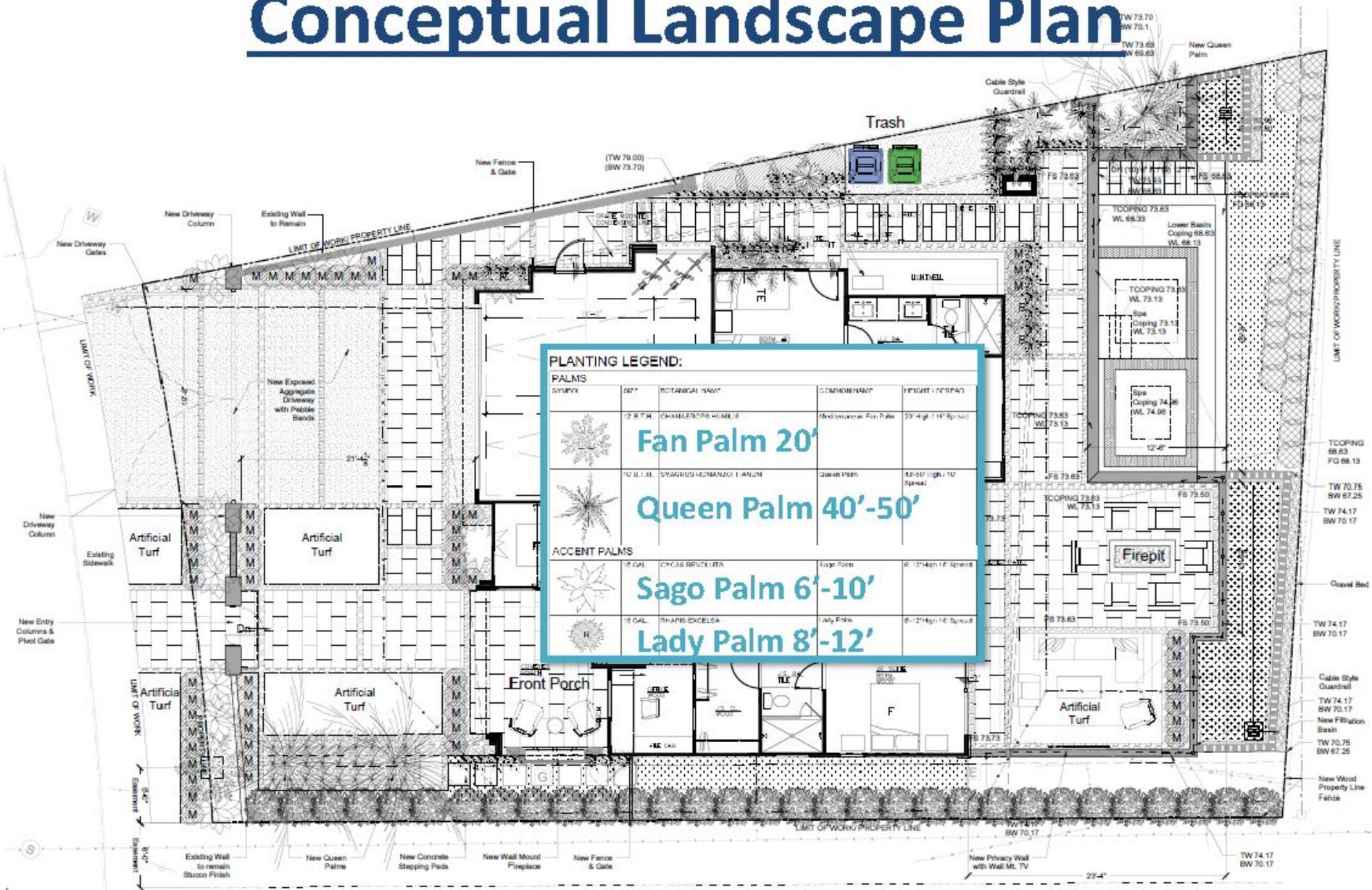
South (Side) Elevation



Preliminary Grading Plan



Conceptual Landscape Plan



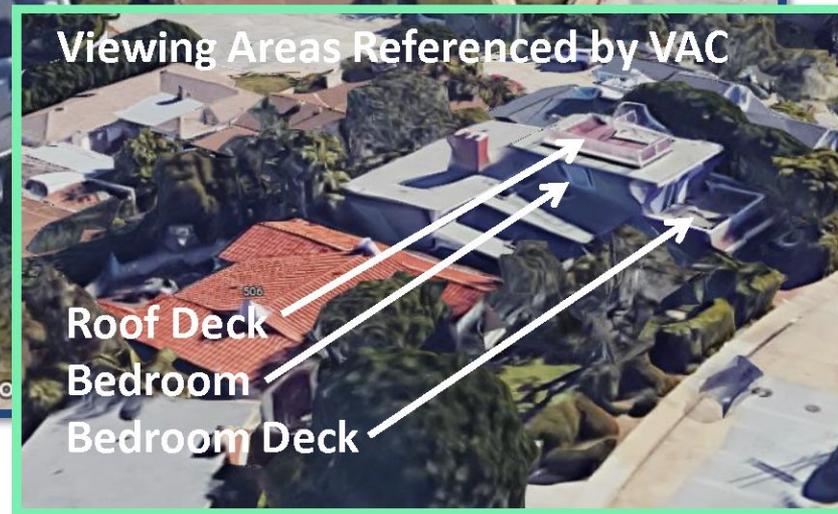
FOR LANDSCAPE DEVELOPMENT NOTES & LEGEND, SEE SHEET L-1.
 FOR WATER CONSERVATION PLAN & CALCULATIONS, SEE SHEET L-3.
 FOR EXISTING TREE DISPOSITION PLAN, SEE SHEET L-4.



Structure Development Permit

- Original Story poles certified on 4-12-21;
- Notices were mailed to property owners and residents within 300 ft. of the property with a deadline of June 3, 2021;
- One application for View Assessment was received; Kathy de Paolo – 504 Pacific Ave (Attachment 3);
- VAC considered the project on 8-12-21, were unable to make Finding #3, and continued the item;
- VAC considered revised project on 1-18-22, were unable to make Finding #3, and recommended denial.

View Claimant Location



Revisions after Aug 2021 VAC

- Reduced roof deck
- Removed roof deck storage (east)
- Lowered roof deck stair tower & moved east 1'
- Reduced roof pitch on south side
- Reduced second story
 - Southern wall → 18" north
 - Eastern wall → 18" west
 - Western wall → 12" east
- Other: frosted glass windows/railing, windowsill height, exterior siding

Revisions after Jan 2022 VAC

- Removed the roof deck stair tower;
- Removed the southeast corner of the second story and revised the associated roof over the southern portion of the second story;
- Added approximately 50 square feet of floor area on the northern side of the second story.

Kathy de Paolo – 504 Pacific Avenue Primary Bedroom – Northern Window (N)



04 27 2022

Kathy de Paolo – 504 Pacific Avenue Primary Bedroom – Northern Window (NW)



Kathy de Paolo – 504 Pacific Avenue Primary Bedroom – Northern Window (NE)



04 27 2022

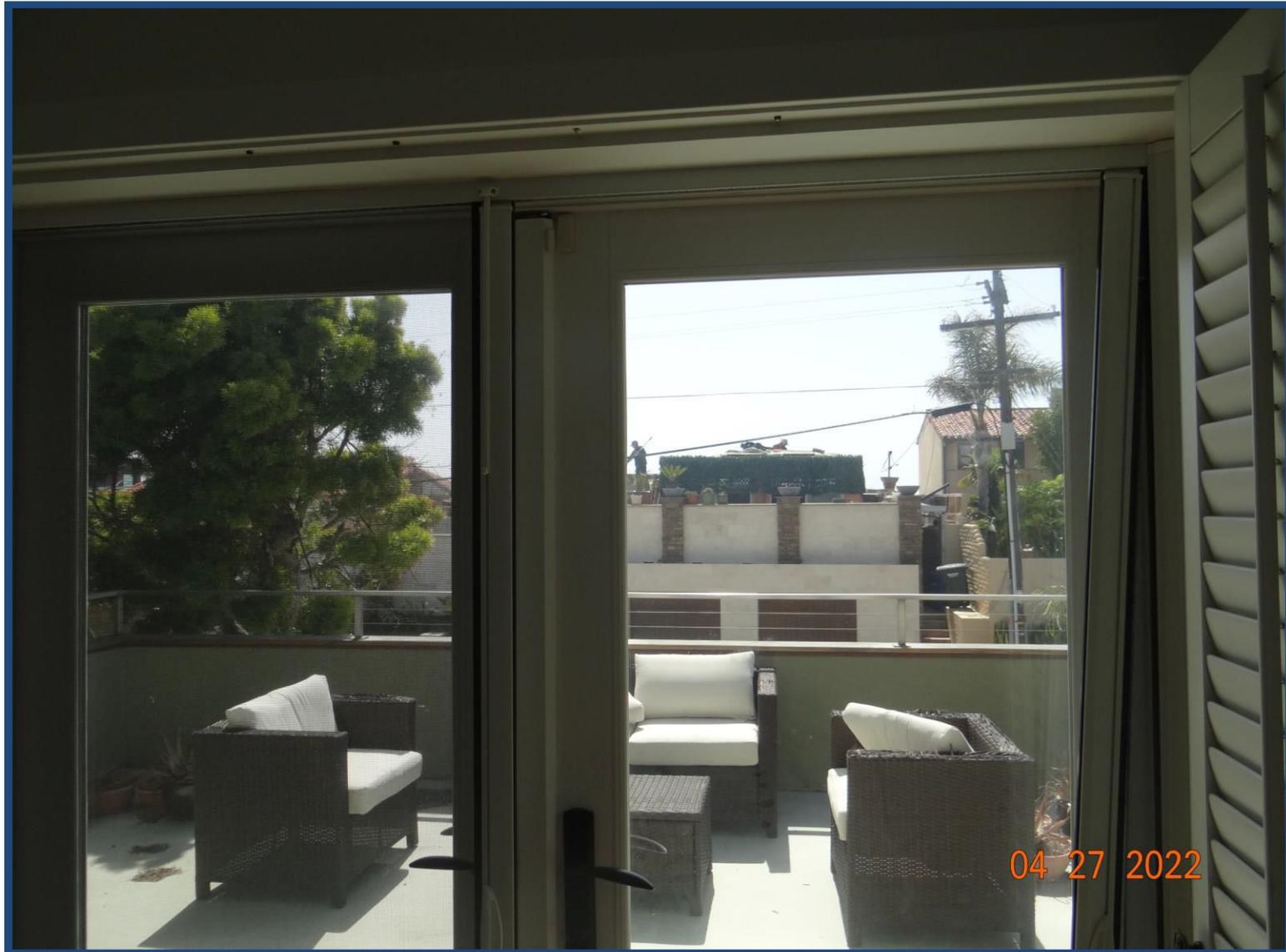
Kathy de Paolo – 504 Pacific Avenue Primary Bedroom – Northern Window (NE)



Kathy de Paolo – 504 Pacific Avenue Primary Bedroom – Northern Window (NE)



Kathy de Paolo – 504 Pacific Avenue Primary Bedroom – West Door to Deck



Kathy de Paolo – 504 Pacific Avenue Primary Bedroom Deck – West



Kathy de Paolo – 504 Pacific Avenue Primary Bedroom Deck - Southwest



Kathy de Paolo – 504 Pacific Avenue Primary Bedroom Deck - Northwest



Kathy de Paolo – 504 Pacific Avenue Roof Deck- North



Kathy de Paolo – 504 Pacific Avenue Roof Deck- Northeast



Kathy de Paolo – 504 Pacific Avenue Roof Deck- East



Kathy de Paolo – 504 Pacific Avenue Roof Deck- Southeast



Kathy de Paolo – 504 Pacific Avenue Roof Deck- South



Kathy de Paolo – 504 Pacific Avenue Roof Deck- Southwest



Kathy de Paolo – 504 Pacific Avenue Roof Deck- West



Kathy de Paolo – 504 Pacific Avenue Roof Deck- Northwest



Viewing Area Definition

Subsection 17.63.020(I)

“Viewing area” shall be that area of the structure (excluding bathrooms, hallways, garages or closets) or lot (excluding the building setback areas) where the view assessment committee, or the city council on appeal, determines the best and most important view exists. The finished floor elevation of any viewing area must be at or above existing grade adjacent to the exterior wall of the part of the building nearest to that viewing area. The determination shall be made by balancing the nature of the view to be protected and the importance of the area of the structure or lot from where the view is taken.

View Assessment – Decision Making

In deciding on a matter for which view assessment has been requested, the Council must:

- Provide disclosures;
- Determine primary viewing area for the Claimant; and
- Determine if significant view impairment exists from primary viewing area

Findings – View Assessment

In making a decision on a matter for which view assessment has been requested, the Council is required to make the following five (5) findings:

1. The Applicant for the Structure Development Permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting View Assessment.
2. The proposed structure does not significantly impair a view from public property.
3. The proposed structure is designed and situated in such a manner as to minimize impairment of views.
4. There is no significant cumulative view impairment caused by granting the application.
5. The proposed structure is compatible with the immediate neighborhood character.

Development Review Permit Required Findings

The City Council may approve or conditionally approve a Development Review Permit only if all of the following findings can be made:

1. The proposed development is consistent with the General Plan and all applicable requirements of Title 17 (Zoning), including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the development review criteria set forth in SBMC §17.68.040.F:
 - 1) Relationship with Adjacent Land Uses; 2) Building and Structure Placement; 3) Landscaping; 4) Roads, Pedestrian Walkways, Parking and Storage Areas; 5) Grading; 6) Lighting; and 7) Usable Open Spaces
3. All required permits and approvals, including the Structure Development Permit have been obtained prior to or concurrently with the DRP.
4. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the applicant obtaining the required permit or approval from the other agency.

DRP20-014 / SDP20-020
506 Pacific Avenue
Staff Recommendation

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 2022-049 conditionally approving a DRP, SDP, and SDP Waiver to demolish a single-family residence, construct a replacement 2,986 square-foot, two-story single-family residence built above a 1,274 square-foot basement with an attached 448 square-foot two-car garage, and perform associated site improvements at 506 Pacific Avenue, Solana Beach.

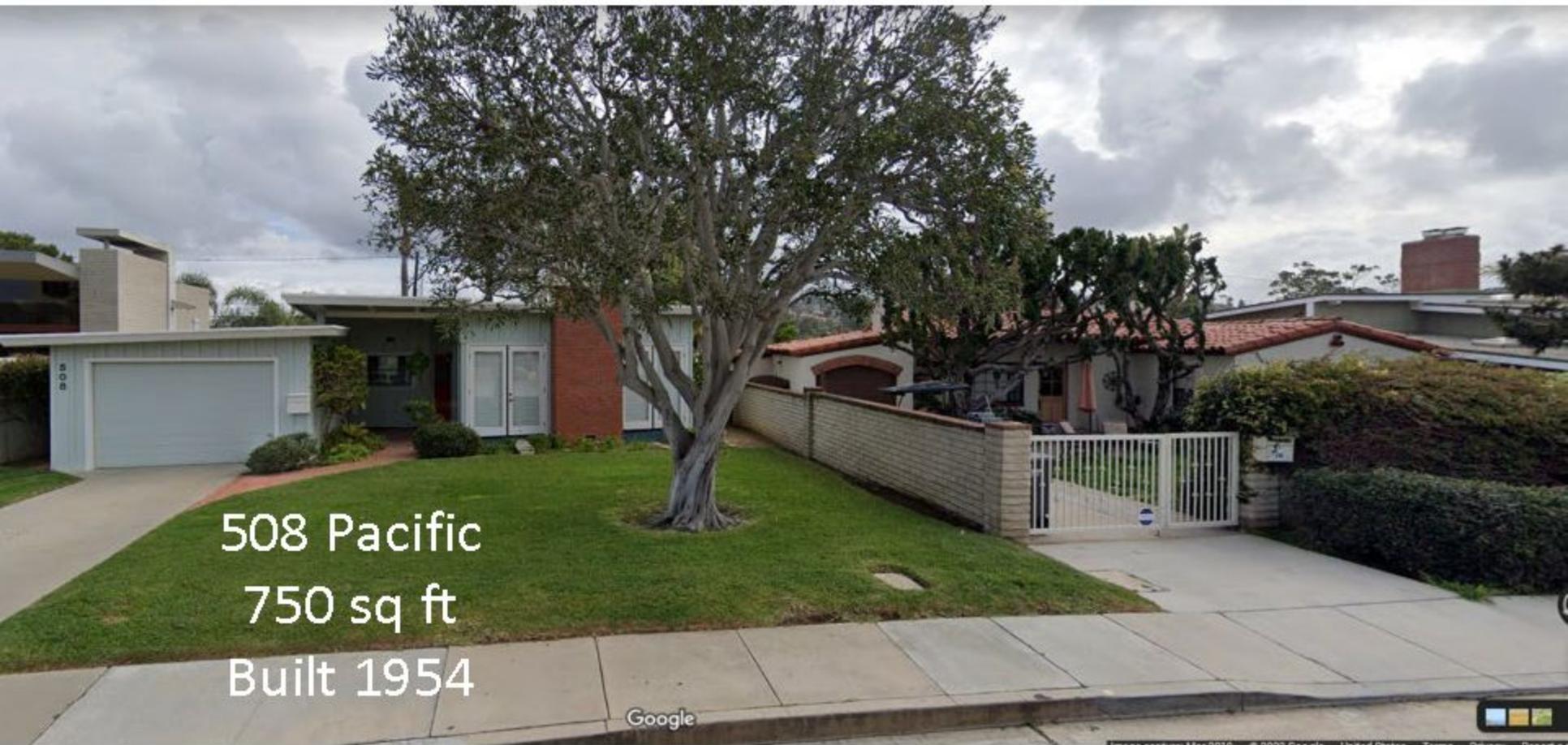
BOYD residence: 506 Pacific Avenue

05-11-22 Mtg. Item B.1.
Presented by Applicant

Built 1949
1540 sq ft.



Project number: DRP20-014/SDP-020



508 Pacific
750 sq ft
Built 1954

Google





524





North facing window

520 Pacific

SOUTH

WEST

Properties have maximized their value by extending their footprint to the legal setbacks.

BOYD residence: 506 Pacific Avenue



Roof top decks

Opposing
bedroom windows

35 feet between 2nd floors

10 feet

West facing balconies
off of
master bedroom

Originally built 1956
Renovated 1980

504



Ocean view from 504 and 506 rooftop





Detached Status: **SOLD** List Price: **\$899,500**
 MLS #: **981008168** Short Sale: Orig Price: **\$925,000** DOMLS: **421**
 APN: **2630421600** COE Date: **8/3/1999** Sold Price: **\$869,000** MT
 Addr: **504 PACIFIC AVENUE** List Date: **5/12/1998** LP/SqFt: **299.83**
 City, St: **Solana Beach, CA** Zip: **92075** Mod Date: **6/24/2019** SP/SqFt: **\$289.67**

Bedrooms: **5** Full Baths: **4**
 Optional BR: **0** Half Baths: **0**
 Total: **5** Total: **4**

Parking Garage Spaces: **2**
 Parking Non-Garaged Spaces:
 Parking Spaces Total: **2**
 Parking Garage:
 Non-Garage Details:
 RV Parking:

Est. SqFt: **3,000** Year Built: **1990**
 Community:
 Neighborhood: **SOLANA BEACH**
 Complex:
 SA Restricts:
 View: **Ocean**
 Pool: **N/K**

Listing Type
 Patio: **Covered**
 Pets:
 Age Restrictions:
 Stories: **2 Story**

Start Showing Date



[Schedule a Showing](#)

MARKS AND SHOWING INFO

ELEGANT REMODELED BEACH HOME ACROSS FROM "BUFF" HOMES W/OCEAN /CITY VIEWS FROM THE ROOFTOP DECK. SECLUDED BEACH ACCESS ACROSS THE STREET. HARDWOOD FLOORS THRU-OUT THIS LIGHT/BRIGHT 3,000SF. .BEAUTY. BALCONY OFF MASTER-DOWNSTAIRS DEN/BED/BA COULD BE SEPARATE QUARTERS. TWO BACKYARD PATIOS- PRESTIGIOUS NEIGHBORHOOD

W/OCEAN /CITY VIEWS FROM THE ROOFTOP DECK. RIGHT 3,000SF. .BEAUTY. BALCONY OFF MASTER-D





504 Pacific Ave

Solana Beach, CA 92075

\$5,513,900

Trulia Estimate ⓘ

as of May 10, 2022

5 Beds

4 Baths

2,730 sqft

Est. Refi. Payment \$27,734/mo*

JUN 03 2021

APPLICATION FOR VIEW ASSESSMENT
(Structure Development Permit)Community Development Dept.
City of Solana BeachProject No.: DRP20-014/SDP-020

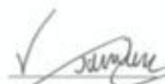
1. Address of property for which the structure development permit has been requested:
506 Pacific Ave Solana Beach, CA 92075
2. Provide the following information for the individual filing this Application for Assessment:
Name: Kathleen de Paolo
Address: 504 Pacific Ave Solana Beach, CA 92075
Phone Number: 858-376-7820
Email: kdep99@gmail.com
3. Description of the viewing area as defined in Solana Beach Zoning Ordinance, Section 17.63.020(I) and extent of impairment: Impaired viewing area from second floor master bedroom picture window, which faces northeast with a vegetation and rooftops view extending to hills east of I-5. Approximately 80% of window will be blocked. Proposed south facing windows and balcony create privacy concern into master bedroom.
4. Identify the portion of the proposed structure which is the most objectionable and suggestions to minimize the view impairment: The second story on the south side of the proposed home extends from the front to rear setback, 5' from property line. Potential mitigations include reducing blockage, changing south facing window configuration, and providing screening vegetation.
5. Description of the Claimants attempt(s) to resolve this issue with the owner/representative of the property for which a Structure Development Permit has been requested: Discussions in progress with representative Eric Buchanan, regarding concerns with view, privacy, and daylight impacts.


 Signature of Applicant for Assessment

6.3.21
 Date Submitted

STAFF USE ONLY:

Application for Assessment fee paid?



Primary View:

“Impaired viewing area from second floor master bedroom picture window, which faces northeast...”

APPLICATION FOR VIEW ASSESSMENT

Kathleen de Paolo

504 Pacific Ave

Portion of structure which is most objectionable:

- The second story

("...extends from the front to the rear setback, 5' from the property line")

Stated concerns:

- Impaired *northeast* viewing to hills east of I-5
- Proposed balcony and south-facing windows create privacy concern into master bedroom window

Suggested mitigations:

- Reduce blockage
- Change south-facing window configuration
- Provide screening vegetation

- Change south-facing window configuration
- Provide screening vegetation



- Change south-facing window configuration
- Provide screening vegetation



- Change south-facing window configuration
- Provide screening vegetation



- Change south-facing window configuration
- Provide screening vegetation



- Reduce blockage; “Improve Daylight Plane”

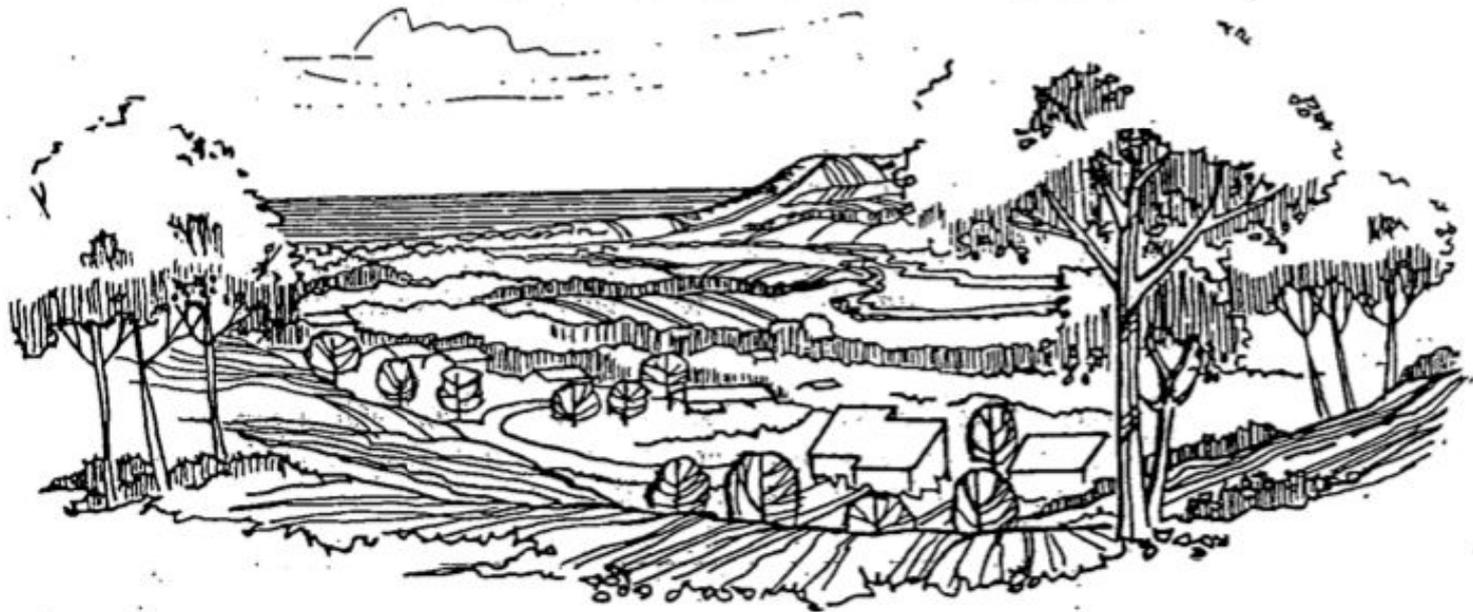


“Follow the toolkit and reduce the 2nd story by 50%”

CITY OF SOLANA BEACH

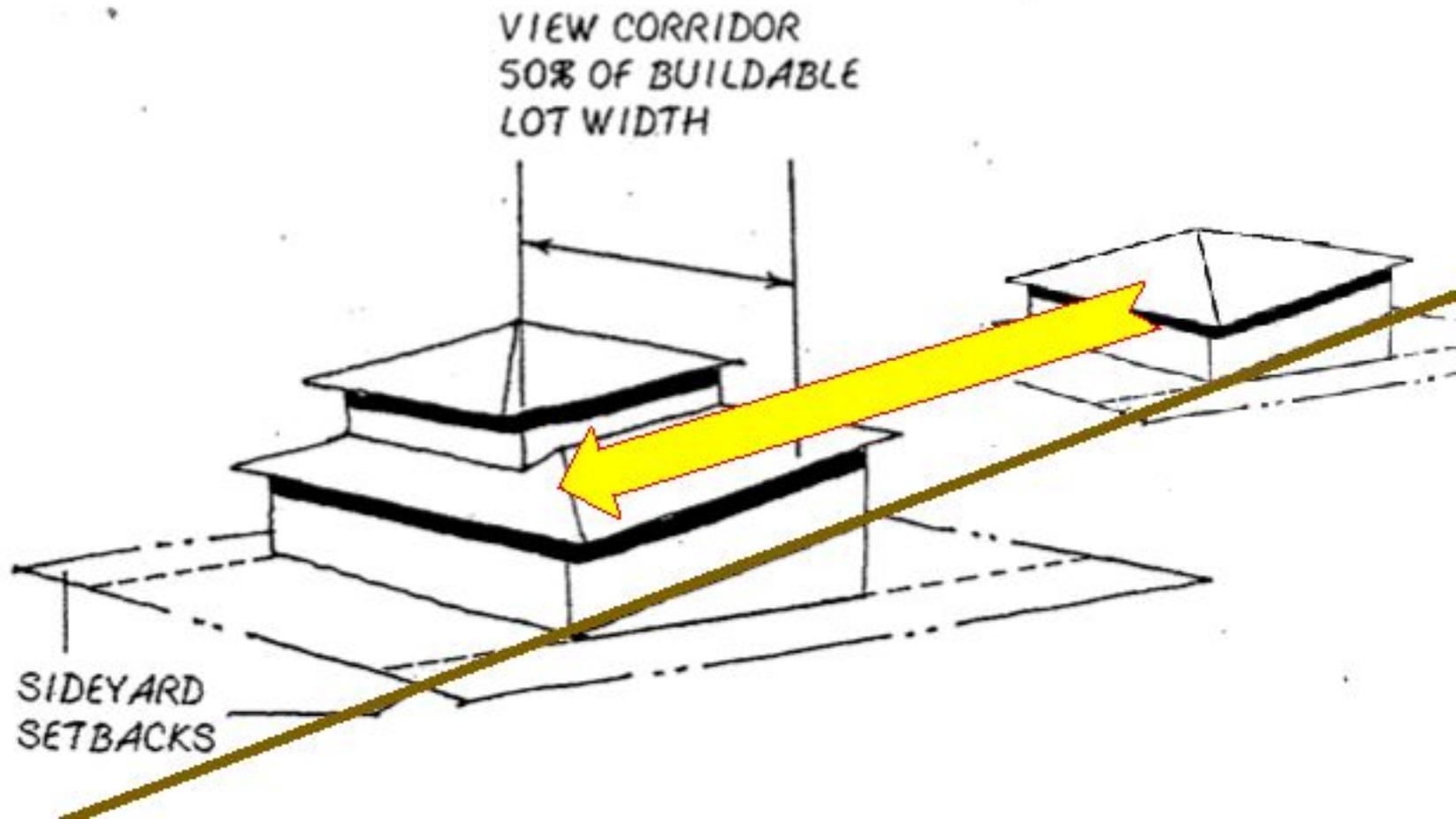
VIEW ASSESSMENT

GUIDELINES AND TOOLKIT

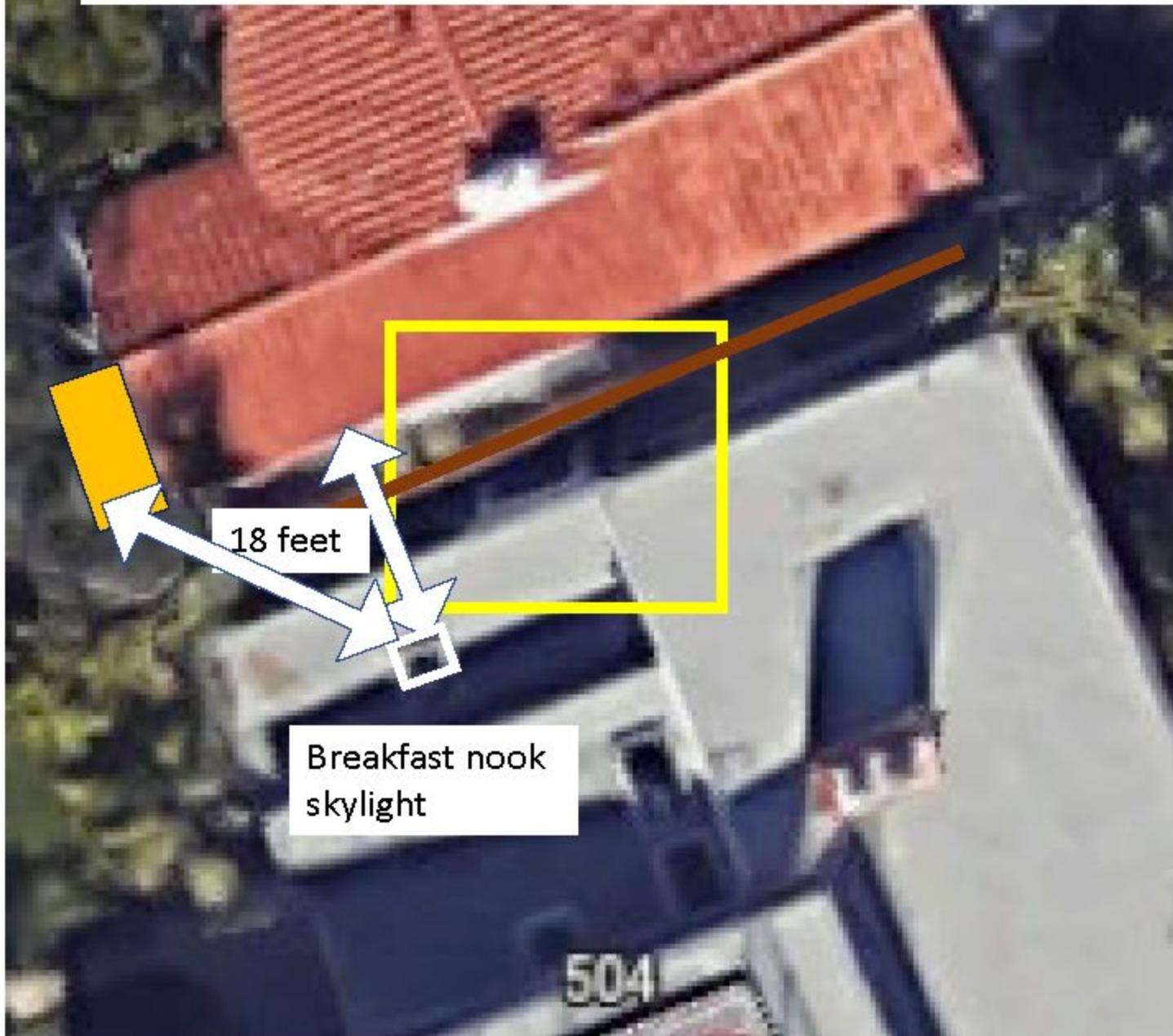


2. Lot Siting and Building Design

On sloping lots, structural bulk can be mitigated



“Your second story will block the daylight plane...”



(image from Kathy DePaulo's VAC presentation 8/17/2021)





“Your second story will block the daylight plane...”



- Reduce blockage



“Future owners could have parties





APPLICATION FOR VIEW ASSESSMENT

Kathleen de Paolo

504 Pacific Ave

Portion of structure which is most objectionable:

- The second story

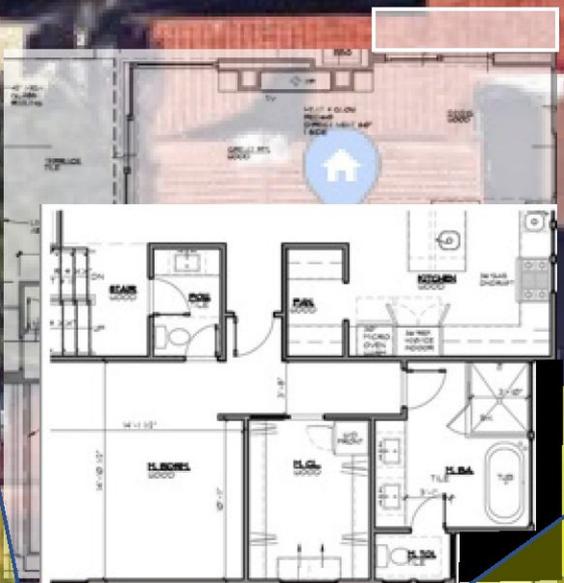
Stated concerns:

- Impaired *northeast* viewing to hills east of I-5
- ~~• Proposed balcony and south-facing windows create privacy concern into master bedroom window~~

Suggested mitigations:

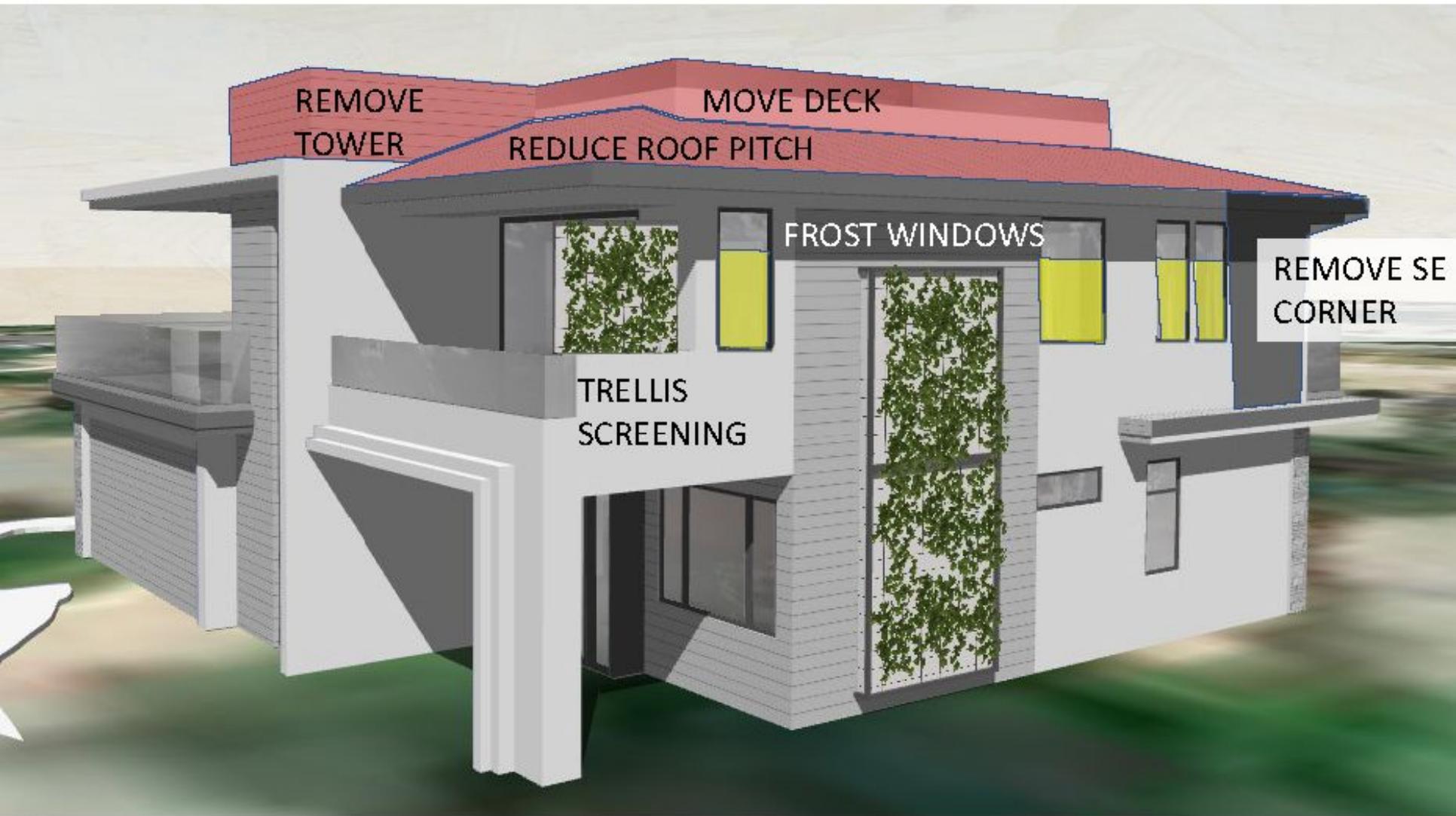
- ~~• Reduce blockage~~
- ~~• Change south-facing window configuration~~
- ~~• Provide screening vegetation~~

Pacific Ave



504

CONSESSIONS OFFERED AS OF MARCH 4TH, 2022



REMOVE
TOWER

MOVE DECK

REDUCE ROOF PITCH

FROST WINDOWS

REMOVE SE
CORNER

TRELLIS
SCREENING

VIEW ASSESSMENT COMMITTEE DECISION PRINCIPLES:



1) Verification of a reasonable attempt to resolve the issues.



2) Views from public property.



3) Minimizing private view impairment.



4) Cumulative View Impairment.



5) Compatibility with Neighborhood Character.

Email from Kathy de Paulo:

“We still have the issues with privacy into my master bedroom,
loss of light into our first floor main living area,
and great degree of blockage to my primary view”

“If these issues can be resolved, I would be willing to sign off”.

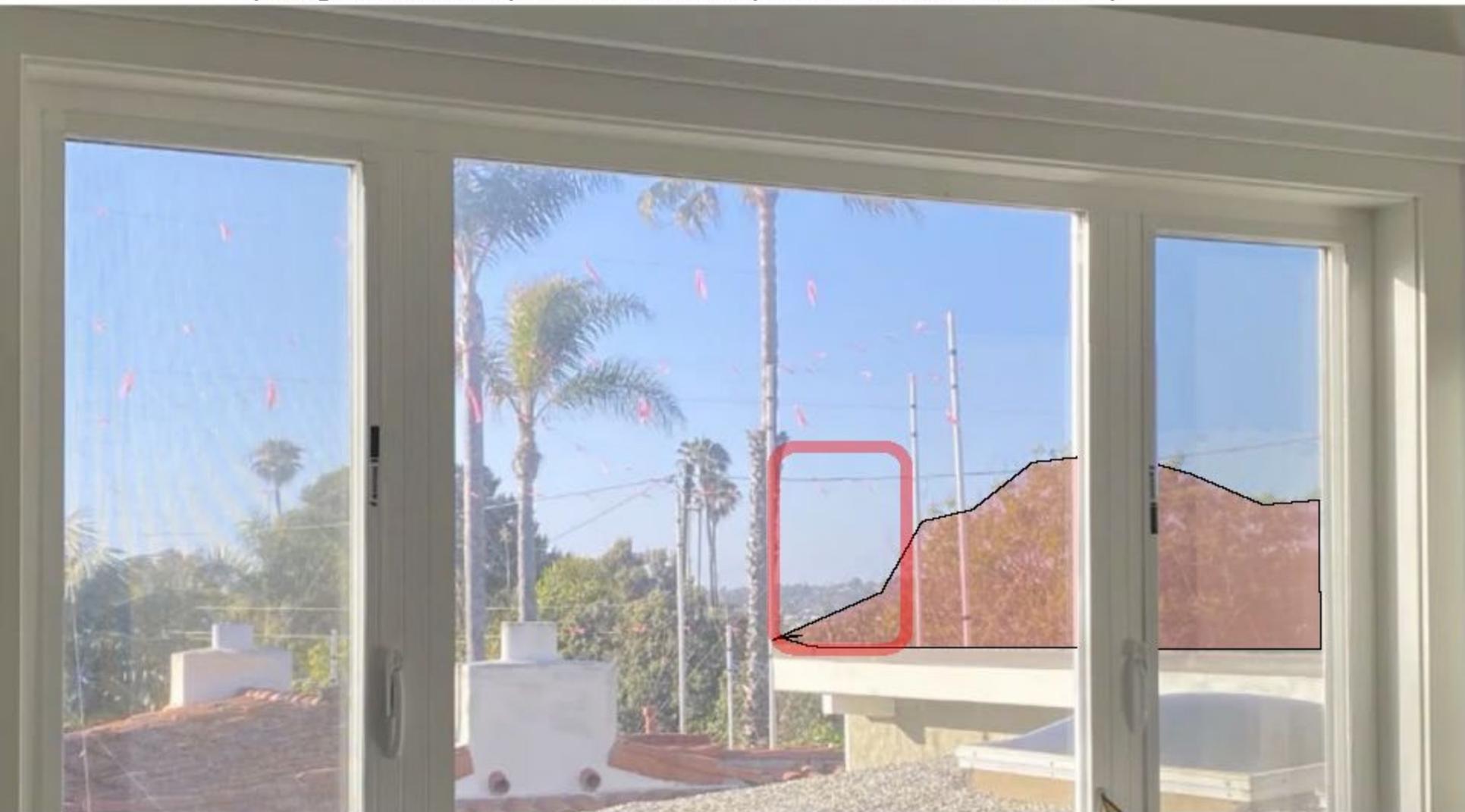
City Council meeting: April 13, 2022



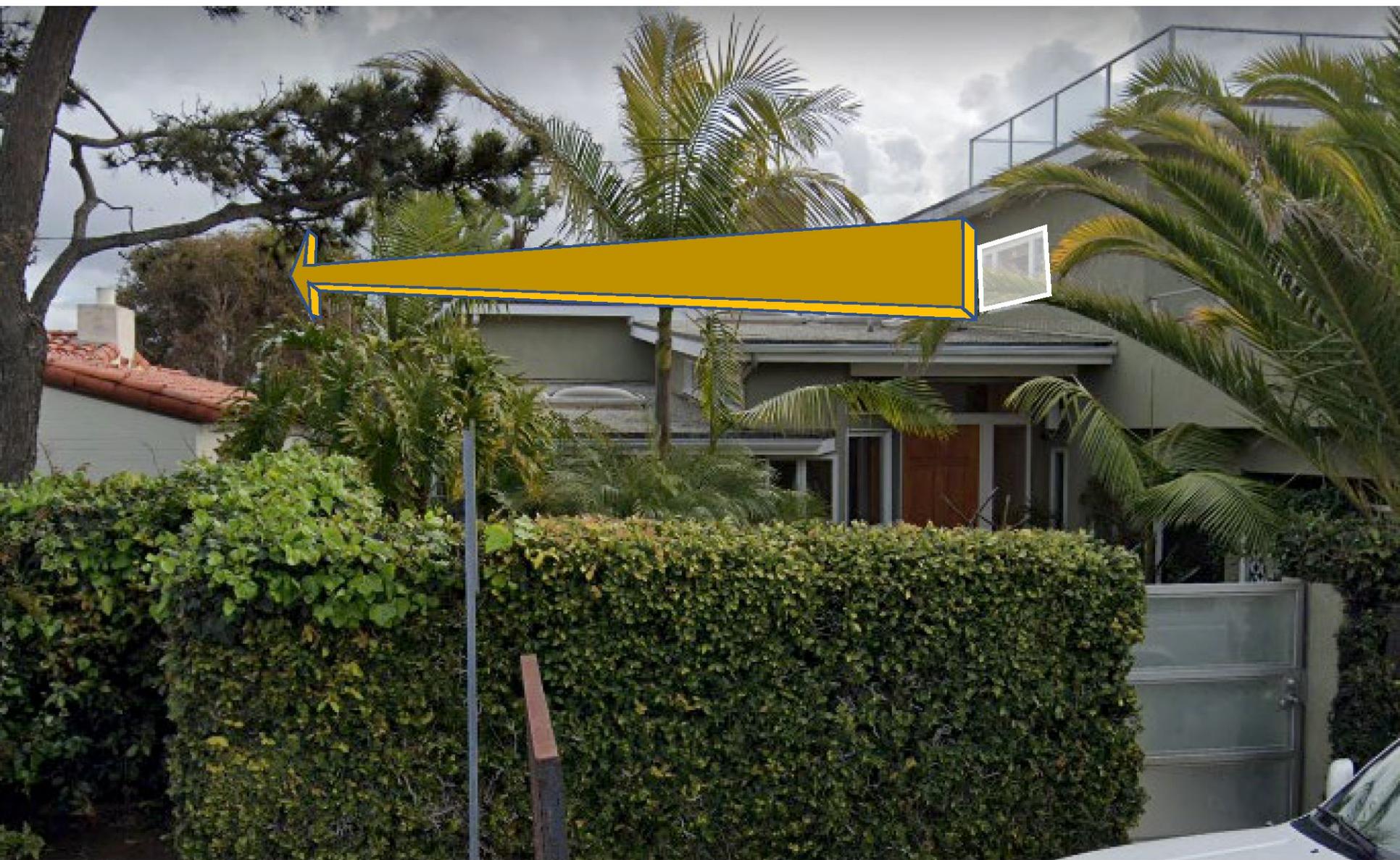
Guidelines/Toolkit Page No. 19

- F. In some situations, the loss of a view can be compensated by the opening up of an equal or better view. The removal or trimming of unnecessary vegetation or unwanted structures may provide a cost effective way to accomplish this objective.

(image from Kathy DePaulo's VAC presentation 8/17/2021)



- F. In some situations, the loss of a view can be compensated by the opening up of an equal or better view. The removal or trimming of unnecessary vegetation or unwanted structures may provide a cost effective way to accomplish this objective.

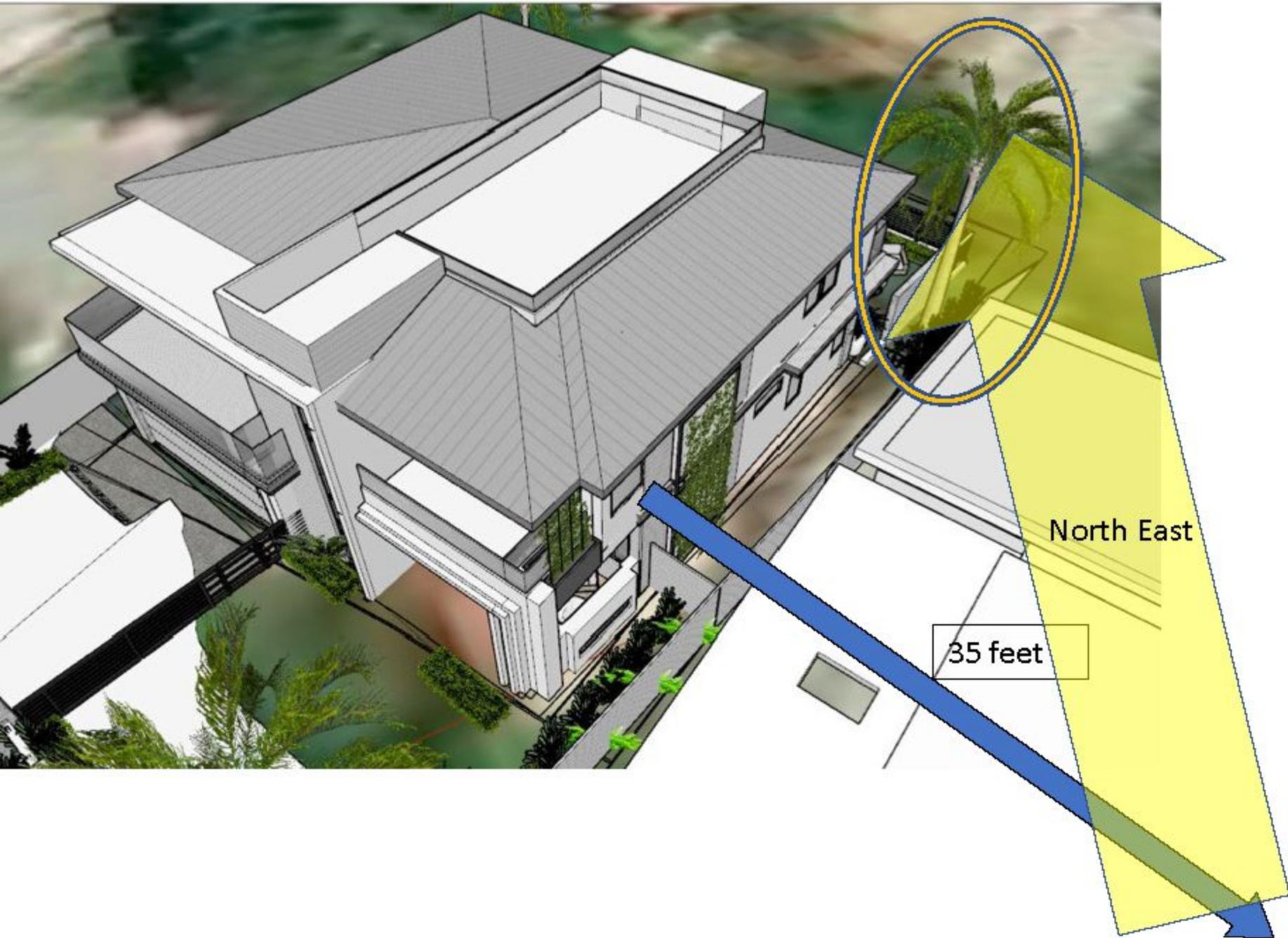




(image from Kathy DePaulo's VAC presentation 8/17/2021)



- F. In some situations, the loss of a view can be compensated by the opening up of an equal or better view. The removal or trimming of unnecessary vegetation or unwanted structures may provide a cost effective way to accomplish this objective.



Reasonable mitigations to
Maintain/improve existing view of 504
and to
Minimize privacy issues

1. Improve the primary NE view by removing large shade tree, replacing with Palm
2. To minimize privacy concerns,
revert to original rooftop orientation and then
move southern border of rooftop deck 1-foot
to the north



Reasonable mitigations to
maintain/improve existing view of 504
and to
Minimize privacy issues

1. Improve NE view by removing large shade tree, replacing with Palm
2. To minimize privacy concerns, revert to original rooftop orientation and then move southern border of rooftop deck 1-foot to the north

Unnecessary mitigations:

- Frost bedroom windows / erect trellis to eliminate our view
- Dramatically relocate rooftop deck, sacrifice ceiling in living room
- Remove corner section of master bathroom



506 Pacific Ave.



Requesting the acceptance of our plans as submitted with these changes:

- Removal of large shade tree, replace with palm, to **improve** view
- Return to initial design of rooftop deck layout,
but with southern wall moved 1' to the north
- Return to original design of master bathroom (no corner cutoff)

Project number: DRP20-014/SDP-020

Solana Beach City Council

DRP20-014/SDP20-020 506 Pacific Ave – Boyd Residence

de Paolo
1/18/22

Proposed design at 506 Pacific Ave does not meet the following required DRP/SDP findings:

VAC Finding 3: SBMC Chapter 17 60.040 Subsection F, Finding 3

The structure is designed and situated in such a manner as to minimize impairment of views.

DRP Finding 2: SBMC Chapter 17 68.040 Subsection F, Criteria 1 and 2

- 1. Relationship with Adjacent Land Uses. The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*
- 2. Building and Structure Placement. Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.*



504 Pacific Ave

- Main living area on north side of first floor
- Master bedroom on top level with north facing window
- Our home since 1999

VAC Finding 3

SBMC Chapter 17 60.040 Subsection F, Finding 3:

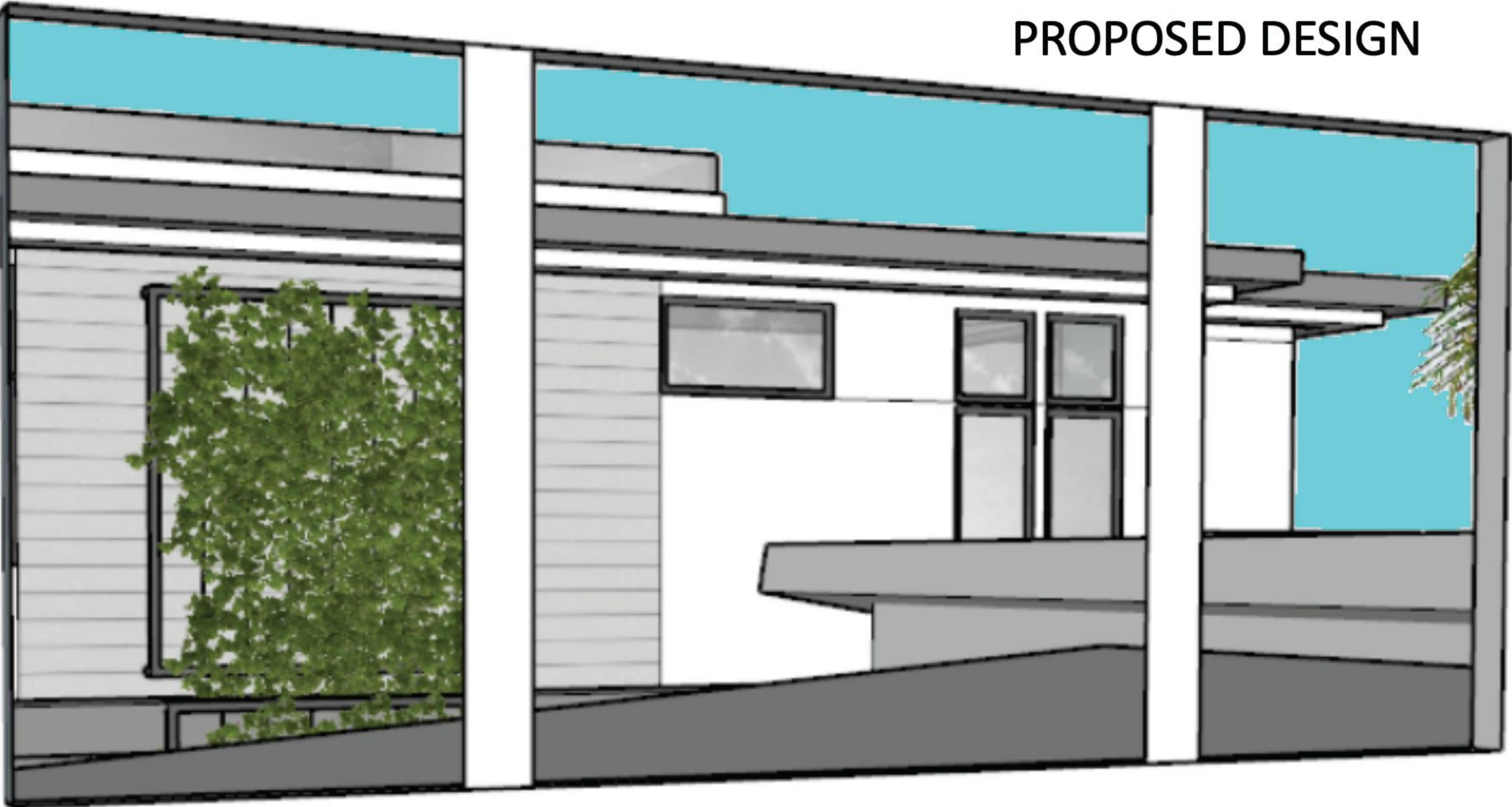
The structure is designed and situated in such a manner as to minimize impairment of views.

January VAC could not make Finding 3, voted to deny approval

- 2nd story massing (50% buildable area)
- Height due to 3rd level roof deck



PROPOSED DESIGN





31

45

44

33



31



45

44

33

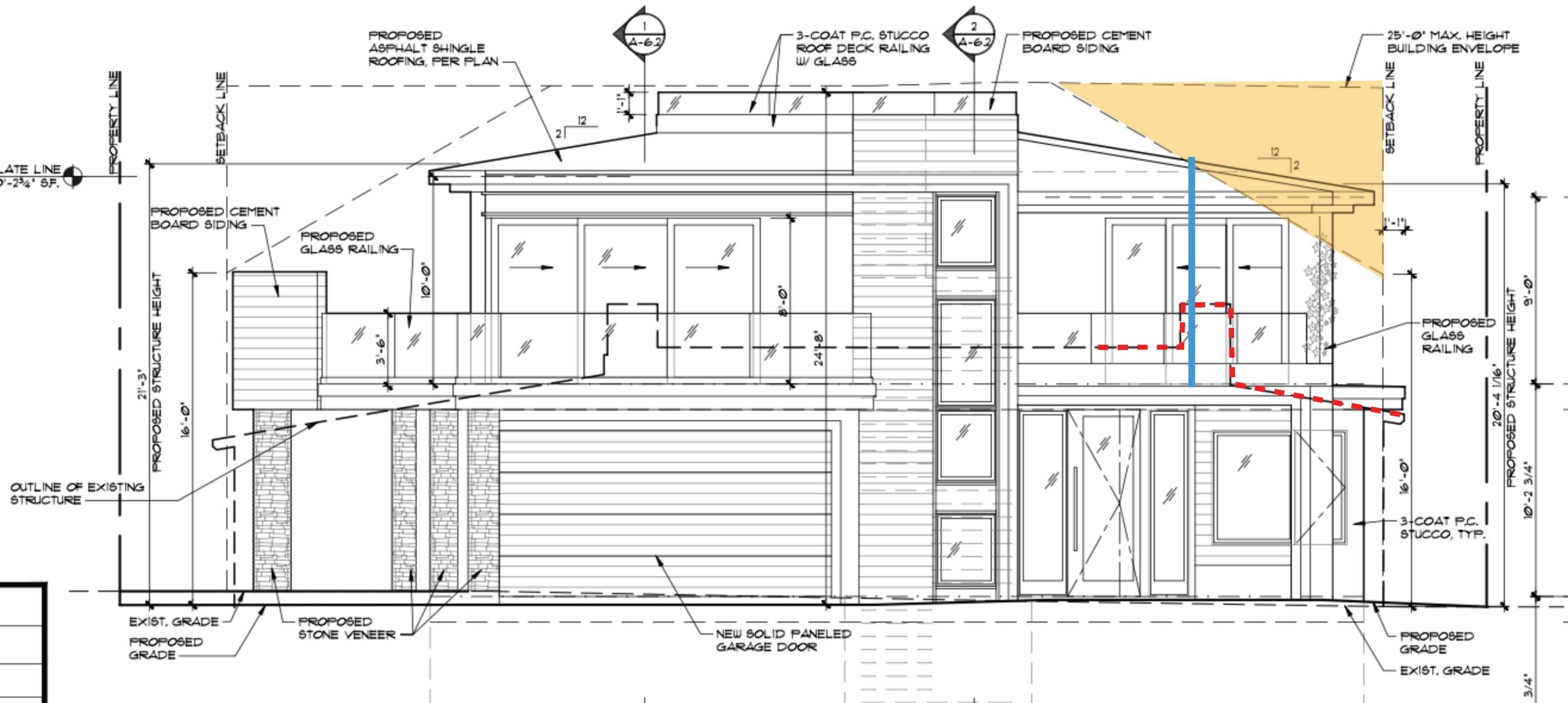
DRP Finding 2

SBMC Chapter 17 68.040 Subsection F, Criterion 2:

*Buildings and structures shall be sited and designed to **minimize adverse impacts** on the surrounding properties and designed in a manner which visually and functionally **enhance their intended use** and complement existing site topography.*

Adverse impacts include:

- Blockage of daylight into main living area (SBMC 17.20 (H))
- Constant concern of unintended viewing into private areas of home (SBMC 17.63.020)







Dining West



Proposed Design



Daylight Plane

Dining East



Proposed Design



Daylight Plane

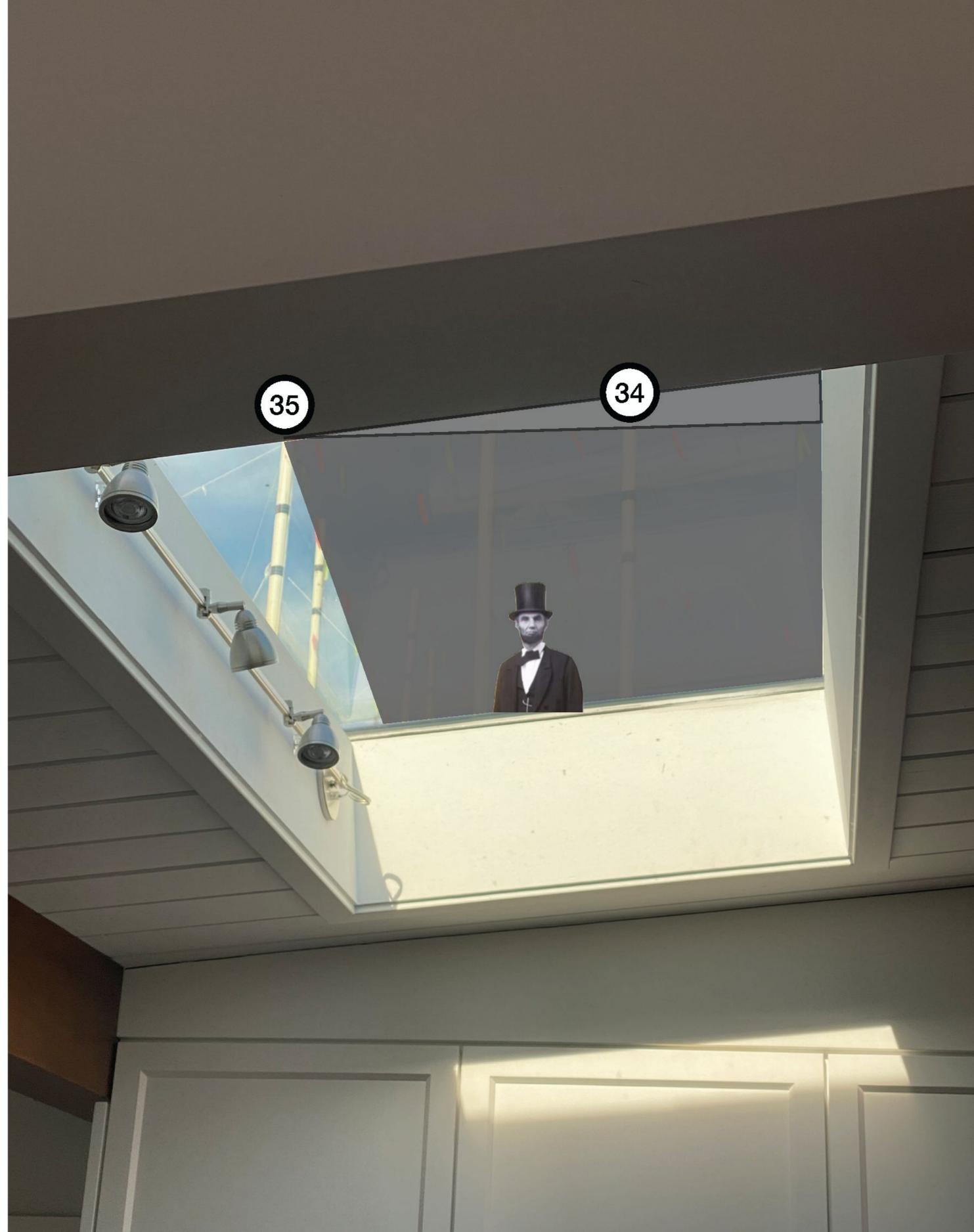


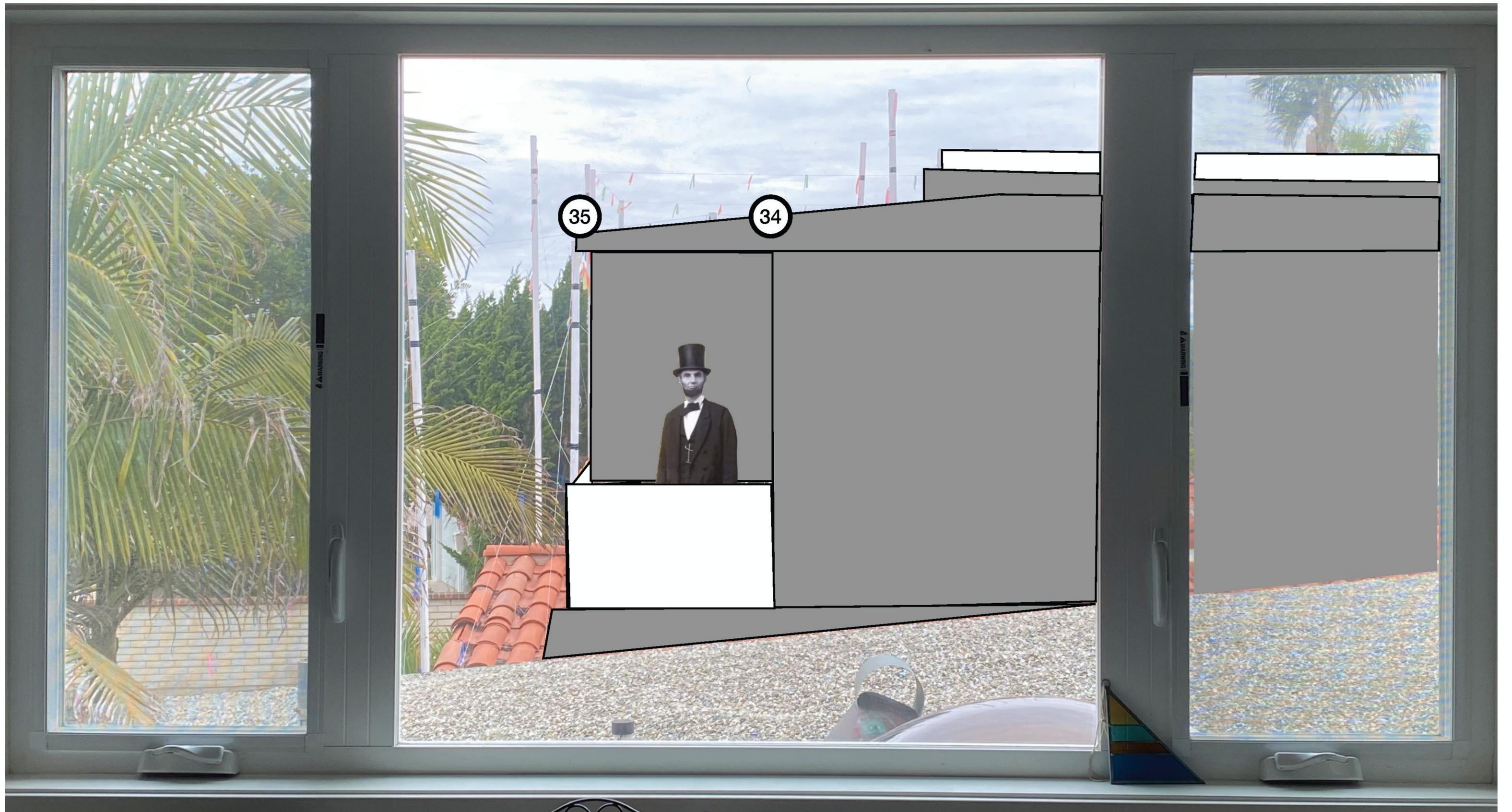
DRP Finding 2

SBMC Chapter 17 68.040 Subsection F, Criterion 2:

Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use and complement existing site topography.

- “Privacy” means reasonable protection from intrusive visual observation and/or noise (SBMC 17.63.020)
- Privacy and views are sometimes in conflict. Views are very important, but so is privacy. (VAC Toolkit p13)
- Adverse impact is constant concern of unintended viewing into private areas of home





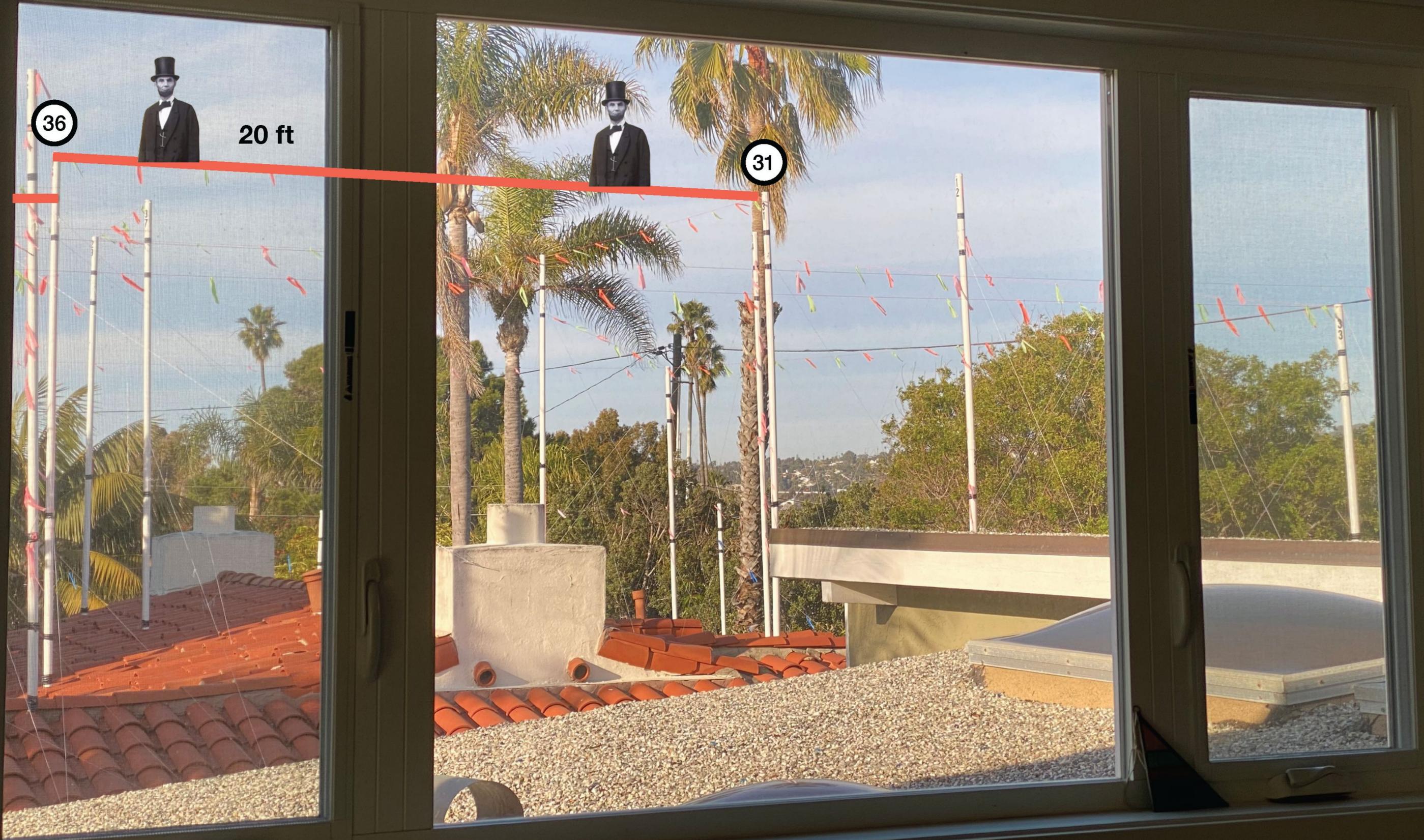


36



20 ft

31



DRP Finding 2

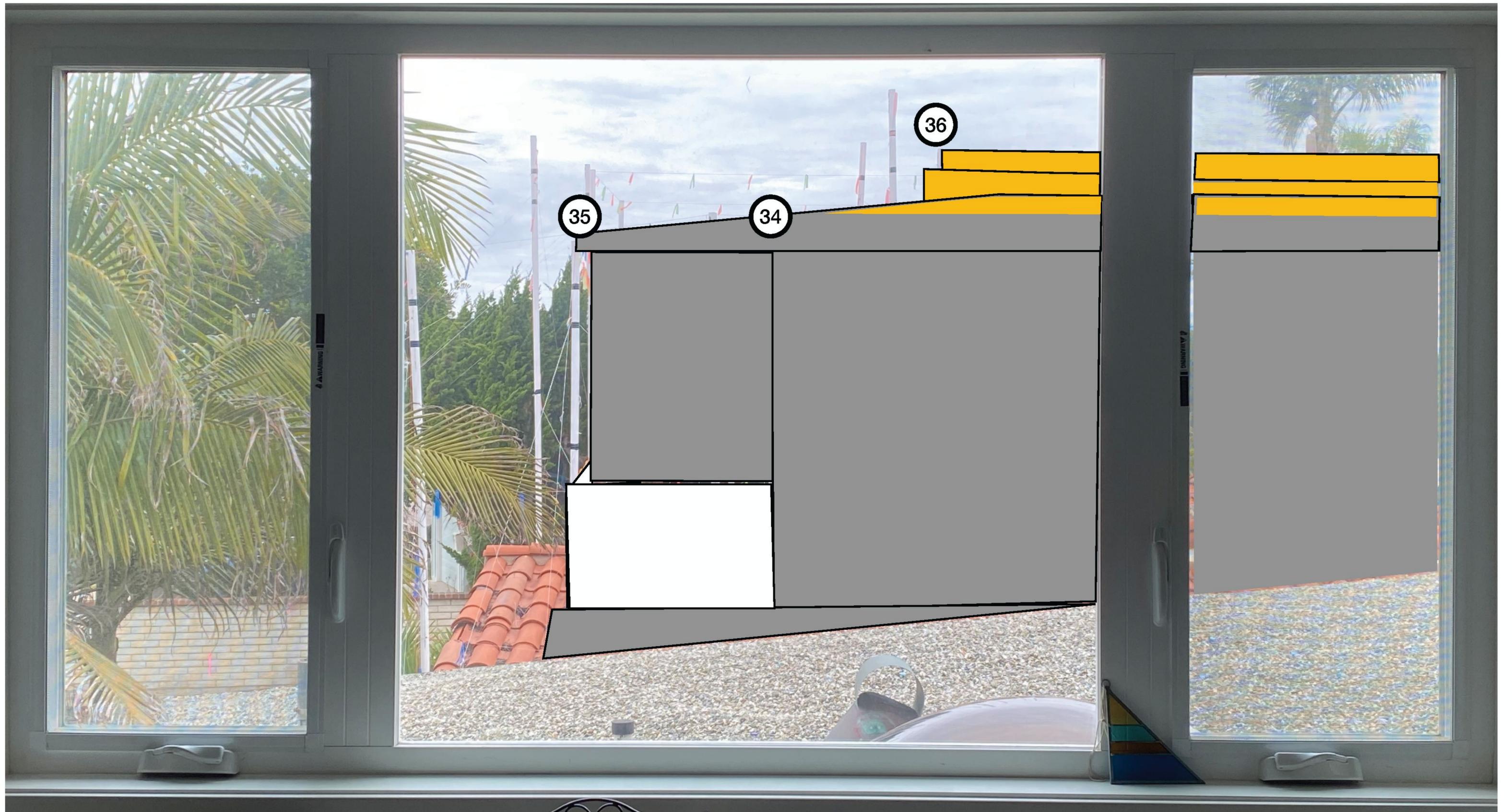
SBMC Chapter 17 68.040 Subsection F, Criterion 1:

The development as proposed shall be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood.

Compatibility issues with:

- 2nd story massing
- Height due to 3rd level roof deck





**Proposed design at 506 Pacific Ave
does not meet the following required DRP/SDP findings:**

**VAC Finding 3
DRP Finding 2**

Need to Address View (Second Story Massing, Height), Adverse Impacts to Intended Usage (Daylight Planes, Privacy), Compatibility (Second Story Massing, Height):

- SBMC Guidelines
- VAC Toolkit
- VAC Commission Aug 2021, Jan 2022



August 11, 2022

City of Solana Beach
Attn: Katie Benson
635 S. Hwy 101
Solana Beach, CA 92075

DRP20-014/SDP20-020 Boyd Residence – 506 Pacific Avenue, Solana Beach

Dear Katie and City Council Members:

Thank you for working with us to resolve the concerns of the City and the one neighbor, Ms. de Paolo, towards the remodeling of a beautiful home for Dr. and Mrs. Boyd.

Since the City Council meeting of May 11th, we have been working to comply with the redesign suggestions of the council members. It has taken some time to significantly redesign the plans but we have been successful. Here is a list of the design changes made since the May 11th meeting that are represented in the revised plans dated 6/6/22.

1. Relocated the stair to the center of the house to eliminate the stair tower mass from the front elevation.
2. Revised 2nd floor to move the south wall to the north to be 11'-0" from the setback line.
3. Reduced balcony off M. Bedroom and reduced overhang to be 2'-0" .
4. Reduced 2nd floor area from 1,508sf to 1,420sf.
5. Reduced basement from 1,274sf to 1,179sf.
6. Reduced Garage from 448sf to 377sf.
7. Reduced proposed structure height from 21'-2.5" to 20'-3"

8. Reduced size of roof deck and moved it towards the north and away from the neighbor to the south.
Original roof deck area: 295 sf
New roof deck area: 174 sf

9. Reduced overall exterior terrace & balcony areas.
Original terrace & balcony area: 825 sf
New terrace & balcony area: 385 sf

In addition to the design changes listed above, new story poles representing the new design were installed and certified on July 18th. These poles have been reviewed by the neighbors and we have provided letters of support from a few of these neighbors. Because of this we would like to request the SDP waiver of an additional 30-day noticing period. These poles have been up now for over 30 day and have been reviewed by the neighbors adjacent.

Please let us know if you have any questions related to design changes.

Best Regards,

Eric Buchanan
Oasis Architecture & Design Inc.
eric@oasis-ad.com

Kathleen de Paolo
504 Pacific Ave
Solana Beach, CA 92075

August 15, 2022

City of Solana Beach
Att: Katie Benson
635 S. Hwy 101
Solana Beach, CA 92075

DRP20-014/SDP20-010 Boyd Residence – 506 Pacific Avenue, Solana Beach

Dear Katie:

This correspondence is provided as input to City Council with regard to the above referenced application. Recent modifications to the project have addressed some of the issues from the May meeting. This letter concerns the remaining issues where the project as designed does not yet meet the following required DRP/SDP findings:

VAC Finding 3: SBMC Chapter 17 60.040 Subsection F, Finding 3

*The structure is designed and situated in such a manner as to **minimize impairment of views.***

DRP Finding 2: SBMC Chapter 17 68.040 Subsection F, Criteria 1 and 2

- 1. Relationship with Adjacent Land Uses. The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be **compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood.** Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*
- 2. Building and Structure Placement. Buildings and structures shall be **sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use** and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.*

Please see attached for additional detail.

Sincerely,

Kathleen de Paolo

Background

We live at 504 Pacific Ave, in the home immediately to the south of the proposed project. This has been our home since Aug 1999. Our main living area is on the north side of the first floor, directly adjacent to the project. My master bedroom window (located on the second floor) faces the project and is my primary viewing area.

The development permit was reviewed at City Council on May 11 of this year, and a number of potential modifications were discussed in order to address issues with SDP and DRP findings.

Modifications by the applicant have since addressed some of these issues. Specifically, daylight into my first floor main living area has been improved by situating the 2nd story mass outside of the southern daylight plane. In addition, the privacy concerns from the master balcony have been addressed with the addition of a full height structure on the south side of the balcony. These are substantial improvements which are greatly appreciated!

With these improvements, this letter focuses on 2 remaining SDP and DRP findings that cannot currently be made, but which could be addressed with solutions on the table from the previous council meeting.

VAC Finding 3

SBMC Chapter 17 60.040 Subsection F, Finding 3:

*The structure is designed and situated in such a manner as to **minimize impairment of views.***

Primary Viewing Area

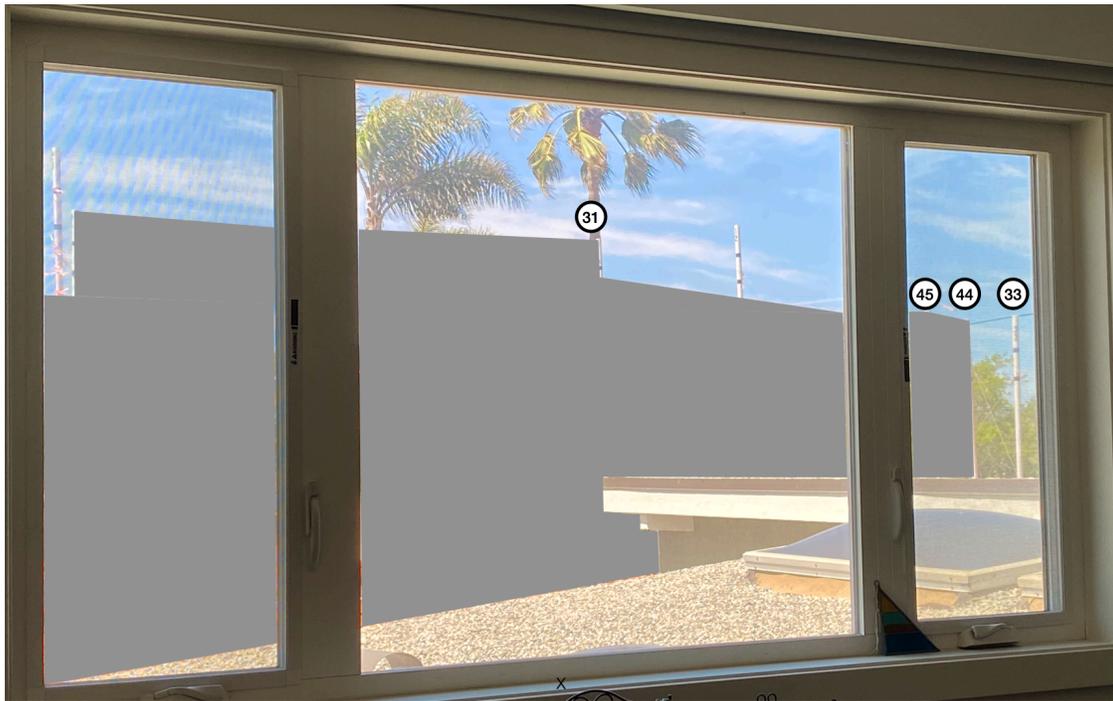
- *The city of Solana Beach recognizes the hillsides, canyons, and natural geographic features as a limited natural resource (SBMC 17.63.010)*
- *The View Assessment Committee is asked to look at the totality of the view, not just size and quality, but how it is utilized from within the home, and its importance to the resident. (Toolkit p. 12)*



Per the VAC Toolkit, the Ordinance does not create a right to an unobstructed view. The toolkit p. 11 states: *On new construction, the second story bulk should be placed to minimize the impact to existing views.* The Toolkit illustrates a view corridor created by limiting the 2nd story to 50% of buildable lot width, excluding setbacks.

Also as noted previously, there is adverse impact to view due to the roof deck located on top of the 2nd story. This 3rd level of the structure creates additional massing and height that reduce the view. The roof deck has been relocated and reduced in size, however this is still a significant factor. It contributes to the overall height of the structure due to the inset design which raises the roofline across the entire 2nd story footprint.

Prior proposal:



Current proposal:



Restoring a 50% view corridor to my master bedroom and alleviating the height of the overall structure would, as illustrated below, make a significant difference to the quality of light and view in this room.



With such a solution, I will still lose significant daylight and view, including much of the view to the San Elijo Lagoon. A partial hillside view could be restored, however, with the planned removal of the trees in the back yard, and the daylight situation would be improved. (Note the planned palms in this area may offset this improvement.)

Compared to the current proposal, this would more equitably represent *“the best balance between the owner’s desire to develop his/her property in accordance with applicable regulations, and the neighbor’s desire to protect his/her view”*, as contemplated in the VAC Toolkit.

DRP Finding 2 Criterion 2

Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties

Summary: The new proposal has incorporated SBMC guidance regarding daylight planes, addressing my previous concerns with daylight in our main living area. The remaining issues are view/daylight concerns with bulk/height, and adverse impacts to the utility of areas of our home due to privacy issues with the 3rd story roof deck.

Both the SBMC and VAC Toolkit recognize the importance of privacy.

- *“Privacy” means reasonable protection from intrusive visual observation and/or noise.* (SBMC 17.63.020)
- *Privacy and views are sometimes in conflict. Views are very important, but so is privacy.* (VAC Toolkit p13)

Roof deck

The roof deck poses issues with excess bulk/height and privacy. It is accessed directly from the main living area. While the size has been reduced from the previous proposal, it is still a concern for social gatherings and parties. This six-bedroom proposed design, which includes 2 master suites, would be a very attractive rental for large groups. As such, noise is a concern as well as visual privacy.

The roof deck presents adverse impact to daylight and view, and the intended use of my master bedroom. The following visualization uses the story poles to demonstrate the problem.



Rear Balcony

It is unclear from the story poles, but from my brief access to the plans there may be a concern with bulk and privacy from the rear master balcony. Privacy could be addressed via obscured glass on the south side, or a louvered blind that would allow light and air but restrict view to the southwest.



DRP Finding 2 Criterion 1:

The development as proposed shall be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood.

Summary: The project is not compatible with the surrounding neighborhood due to the 3rd level roof deck.

The project presents massing and apparent bulk at greater height due to the roof deck. The inset design raises the roofline across the entire 2nd story footprint. Eliminating this element would alleviate bulk, improving daylight and view.



Conclusion

Significant progress has been made since the previous City Council session, addressing daylight concerns and privacy issues with the west facing master balcony. Before this project is approved, remaining issues with bulk/height and privacy must be addressed. As currently proposed, the project's bulk/height and privacy issues do not meet the requirements of Solana Beach Municipal Code, as VAC finding 3 and DRP finding 2 cannot be made.

From: Cindy Metcalfe
Sent: Wednesday, August 17, 2022 12:10 PM
To: Katie Benson
Subject: re: 506 Pacific Ave

CAUTION: External e-mail. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Katie,

With the understanding that the Boyd's proposal for a new home at 506 Pacific will be considered by the City Council at the next August meeting, we have viewed the story poles as of August 17,2022 and are willing to waive any requirement that the poles have been available for viewing for 30 days.

Richard and Cindy Metcalfe

Pacific Ave
Solana Beach



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: August 24, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a DRP and SDP, and to Demolish the Existing Single-Family Residence and Construct a Replacement Single-Family Residence with a Basement, an Attached Garage, an Attached Accessory Dwelling Unit, and Perform Associated Site Improvements 237 Acacia Avenue. (Applicant: Shirly Hart Chwalowski; Application: DRP21-022/SDP21-022; APN: 263-332-03; Resolution No. 2022-99)**

BACKGROUND:

The Applicant, Shirly Hart Chwalowski, is requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish a single-story single-family residence, construct a replacement multi-level single-family residence including an 812 square foot basement, a 769 square foot main floor living area, a 390 square foot garage, an attached 568 square foot Accessory Dwelling Unit (ADU) and a 1,152 square foot second floor and perform associated site improvements at 237 N. Acacia Avenue. The 4,000 square-foot lot is located within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ). The project proposes grading in the amounts of approximately 680 cubic yards of cut and 260 cubic yards of fill with 420 cubic yards of export off site. The maximum building height is proposed at 24.90 feet above the proposed grade with the highest point of the residence at 124.7 feet above Mean Sea Level (MSL).

The project meets three thresholds for the requirement of a DRP, including: 1) grading in excess of 100 cubic yards; 2) construction in excess of 60 percent of the maximum allowable floor area; and 3) construction of a second story that exceeds 40 percent of the floor area of the first floor. The project requires an SDP because the proposed development exceeds 16 feet in height above the existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2022-099 (Attachment 1).

CITY COUNCIL ACTION:

DISCUSSION:

The 4,000 square-foot lot is located on the west side of N. Acacia Avenue, three properties south of the intersection of N. Acacia Avenue and Estrella Street. The property is rectangular in shape with 50 feet of street frontage on N. Acacia Avenue and a depth of 80 feet. The lot is flat and is accessed by a driveway in the northeast corner of the lot.

The Applicant is requesting approval of a DRP and SDP to demolish the existing residence and construct a replacement multi-level single-family residence with a basement and attached main floor two-car garage, an attached main floor ADU and perform associated site improvements including grading, a spa, hardscape, an outdoor kitchen, entry gates, and landscaping. The project plans are included in Attachment 2.

Table 1 (below) provides a comparison of the SBMC applicable zoning regulations with the Applicant’s proposed design.

Table 1																
LOT INFORMATION																
Property Address: 237 N. Acacia Ave.	Zoning Designation: MR (5-7 du/ac)															
Lot Size: 4,000 sf	# Units Allowed: 1 SFR, 1 ADU, 1JADU															
Max. Allowable Floor Area: 2,000 sf	# Units Requested: 1 SFR and 1 ADU															
Proposed Floor Area: 1,921 sf	Setbacks: (d) <table border="1"> <thead> <tr> <th></th> <th>Required</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>Front (E)</td> <td>25 ft*</td> <td>20 ft</td> </tr> <tr> <td>Interior Side (N)</td> <td>5 ft</td> <td>5 ft</td> </tr> <tr> <td>Interior Side (S)</td> <td>5 ft</td> <td>5 ft</td> </tr> <tr> <td>Rear (W)</td> <td>25 ft*</td> <td>15 ft</td> </tr> </tbody> </table>		Required	Proposed	Front (E)	25 ft*	20 ft	Interior Side (N)	5 ft	5 ft	Interior Side (S)	5 ft	5 ft	Rear (W)	25 ft*	15 ft
	Required	Proposed														
Front (E)	25 ft*	20 ft														
Interior Side (N)	5 ft	5 ft														
Interior Side (S)	5 ft	5 ft														
Rear (W)	25 ft*	15 ft														
Below Max. Floor Area by: 79 sf	* Front reduced to 20ft and Rear reduced to 15ft because lot is less than 90 feet in depth per SBMC 17.20.030.1.b&d															
Max. Allowable Height: 25 ft																
Max. Proposed Height: 24.90 ft																
Highest Point/Ridge: 124.7 MSL																
Overlay Zone(s): SROZ																
PROPOSED PROJECT INFORMATION																
Proposed Floor Area Breakdown:	Required Permits:															
Basement Level Living Area 812 sf	DRP: grading in excess of 100 cubic yards; construction that exceeds 60% of the maximum allowable floor area; and construction of a second story that exceeds 40% of the first floor. SDP: a new structure that exceeds 16 feet in height from the existing grade.															
Main Level Living Area 769 sf																
Main Level Attached Garage 391 sf																
Upper Level Living Area 1,152 sf																
Subtotal 3,124 sf																
Off-Street Parking Exemption - 391 sf																
Basement Exemption - 812 sf																
Total Proposed Floor Area: 1,921 sf																
Proposed Grading: 680 CY of cut and 260 CY of fill and 420 CY of export off site																
Proposed Parking: 2 Garage	Existing Development:															
Proposed Fences and Walls: Yes	Single-story, single-family residence with attached one-car garage to be demolished															
Proposed Accessory Dwelling Unit: Yes																
Proposed Accessory Structure: No																

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2022-099 for Council’s consideration based upon the information in this report. Findings for approval of the SDP are left blank in the drafted Resolution of Approval. The applicable

SBMC sections are provided in italicized text and recommended conditions of approval from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2022-099.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed development includes grading in excess of 100 cubic yards, construction of a residence in excess of 60 percent of the maximum allowable floor area for the property, and construction of a second story that exceeds 40 percent of the first floor. In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria. The following is a list of the development review criteria topics:

1. Relationship with Adjacent Land Uses
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas
5. Grading
6. Lighting
7. Usable Open Space

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2022-099 provides the full discussion of the findings.

1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the development review criteria.
3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.
4. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicants obtaining the required permit or approval from the other agency.

If the above findings cannot be made, the Council shall deny the DRP. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

Relationship with Adjacent Land Uses:

The property is located within the MR Zone. Surrounding properties are also located within the MR Zone and are developed with a mixture of one- and two-story single-family residences. The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Medium Density Residential in the General Plan and intended for single-family residences developed at a maximum density of five to seven dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ. The project has been evaluated and could be found to be in conformance with the regulations of the SROZ. The project is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Building and Structure Placement:

The Applicant is proposing to demolish the existing residence and construct a replacement multi-level, single-family residence with basement and an attached two-car garage and perform associated improvements. The project would be located in the buildable area of the lot and the driveway access would be maintained on N. Acacia Avenue from the northeast corner of the lot.

The 812 square-foot basement would consist of two bedrooms, one bathroom, a bonus room, an elevator and storage room. A lightwell is proposed along the southern elevation in order to provide light as well as emergency egress from the bedrooms. The 769 square-foot main level living area would consist of the main entry, open concept kitchen, living and dining room, and access to the staircase, elevator and the attached main level two-car garage. A 267 square foot covered patio is proposed off of the living room in the southwest corner of the residence and an attached 586 square foot ADU consisting of two bedrooms, a living room, laundry room, bathroom and kitchen is proposed in the northwest corner of the lot. The 1,152 square-foot upper level would consist of the primary bedroom suite, a laundry room, a bathroom, a bedroom, a family room and access to the stairs and elevator. A 136 square foot balcony is proposed along the western elevation of the upper level and is accessible from the primary suite and the family room.

The proposed site improvements in the southwest corner of the lot would include an outdoor kitchen and a hot tub as well as hardscape, landscaping and a perimeter fence. A fenced area for trash and recycle is proposed in the northeast corner of the lot.

According to the SROZ, the proposed subterranean basement is considered “Basement-No Exposed Sides” in which the basement living area can be exempt from the calculation of floor area if there are no exposed sides. A building side is considered exposed when the finished floor of the living area directly above the basement (at any point) is more than three feet above the adjacent natural or finished grade, whichever is lower. Currently, the plans show a basement with no exposure; therefore, the proposed basement living area of 812 square feet would be exempt from the calculation of floor area.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The proposed 391 square-foot attached garage would provide two unobstructed parking spaces; therefore, 391 square feet of the garage is exempt from the calculation of floor area.

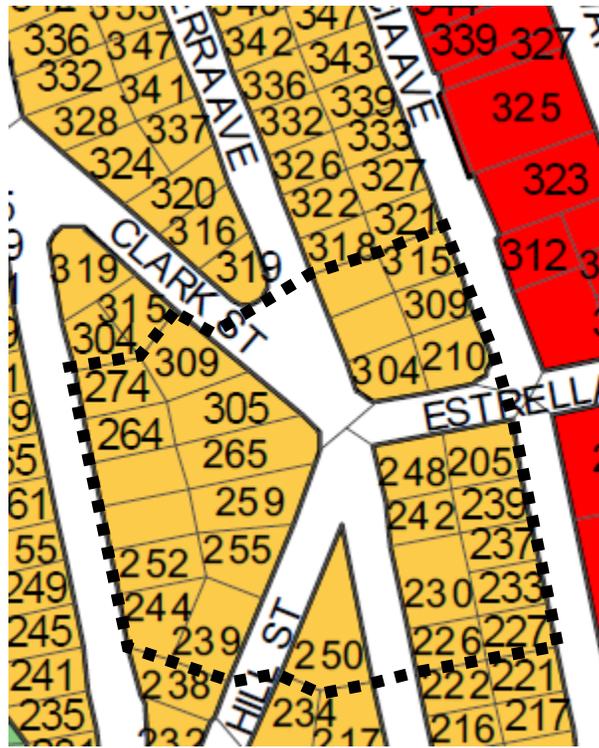
With the basement exemption (812 square feet) and the garage exemption (391 square feet), the total proposed floor area would be 1,921 square feet, which is 79 square feet below the maximum allowable floor area for the 4,000 square-foot lot located in the SROZ. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

$0.50 \text{ for first } 6,000 \text{ ft}^2$	$2,000 \text{ ft}^2$
Maximum Allowable Floor Area:	$2,000 \text{ ft}^2$

As designed, the project complies with all required setbacks under the designation “d” on the City’s official Zoning Map. However, the lot is less than 90 feet in width, therefore, the front yard setback can be reduced to 20 feet and the rear yard setback can be reduced to 15 feet. The residence would be setback at least 20 feet from the front (east) property line, 5 feet from the northern side property line, 15 feet from the rear (west) property line, and 5 feet from the southern side property line. The maximum building height for the MR Zone is 25 feet. The maximum height of the proposed residence would be 24.90 feet above the proposed grade with the highest portion of the structure to be at 124.7 feet above MSL. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

Neighborhood Comparison:

Staff compared the proposed project to 27 other properties within the surrounding area. This area includes properties on the east side of Pacific Avenue, the west side of Clark Street, both sides of Hill and Sierra Avenue and the east side of N. Acacia Avenue as shown on the map on the following page.



The properties evaluated in this comparison are also located in the MR Zone. The existing homes range in size from 587 square feet to 6,718 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, or non-habitable accessory building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garage and the outdoor covered area. Comparatively, the project would be 2,896 square feet (see below).

Project Gross Building Area:	3,124 SF
Delete Attached Garage:	-391 SF
Delete Basement:	-812 SF
<hr/> Project Area for Comparison to Assessor's Data:	<hr/> 1,921 SF

Table 2 is based upon the County Assessor's data and SanGIS data. It contains neighboring lot sizes, the square footage of existing development and the maximum allowable square footage for potential development on each lot.

#	Property Address	Lot Size in ft ² (GIS)	Existing ft ² Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	312 N. Sierra Ave.	4,258	1,917		2,229	MR
2	315 N. Acacia Ave.	4,091	2,251		2,046	MR
3	308 N. Sierra Ave.	4,172	1,917		2,086	MR

4	309 N. Acacia Ave.	4,171	2,251		2,086	MR
5	304 N. Sierra Ave.	4,760	2,379		2,380	MR
6	210 Estrella St.	5,544	2,013		2,772	MR
7	248 N. Sierra Ave.	5,391	2,185		2,696	MR
8	245 N. Acacia Ave.	5,350	2,642		2,675	MR
9	242 N. Sierra Ave.	3,866	0		1,933	MR
10	239 N. Acacia Ave.	3,767	886		1,884	MR
11	230 N. Sierra Ave.	8,022	1,512		3,354	MR
12	237 N. Acacia Ave.	4,000	587	1,921	2,000	MR
13	233 N. Sierra Ave.	3,968	1,373		1,984	MR
14	227 N. Acacia Ave.	4,000	1,000		2,000	MR
15	226 N. Sierra Ave.	4,090	1,880		2,045	MR
16	250 Hill Street.	10,214	6,718		3,737	MR
17	239 Hill Street	6,973	3,086		3,170	MR
18	244 Pacific Ave.	5,626	2,370		2,813	MR
19	252 Pacific Ave.	5,282	2,656		2,641	MR
20	255 Hill Street	5,956	1,670		2,983	MR
21	0 Pacific Ave.	5,153	0		2,577	MR
22	259 Hill Street	7,412	4,431		3,247	MR
23	260 Pacific Ave.	5,262	0		2,631	MR
24	265 Hill Street	8,685	976		3,470	MR
25	264 Pacific Ave.	4,981	2,296		2,491	MR
26	305 Clark Street	6,916	3,025		3,160	MR
27	274 Pacific Ave.	5,167	2,407		2,584	MR
28	309 Clark Street	6,792	0		3,139	MR

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional 2 feet that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to 6 feet in height with an additional 2 feet that is 50% open to light and air.

The Applicant is proposing to maintain the existing block walls that would enclose the private yard in the southwest corner of the lot and construct a five-foot six-inch wood fence along the northern half of the west elevation, and along the southern elevation. Once the proposed fence reaches the 20-foot front yard setback, it would enclose the southeast corner of the front yard with a fence of 42 inches in height. A 42-inch-high fenced area is proposed in the northeast corner of the lot in order to screen the trash and recycle bins. In the northwest corner of the lot, the Applicant came to an agreement with the neighbor to the north to construct a fence/wall combination not to exceed 6 feet solid with an additional 24 inches of lattice that is 50 percent open to light and air as described in Attachment 3.

Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to be in compliance with the Municipal Code.

Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicant is proposing to construct a 391 square-foot attached garage in the northeast corner of the proposed residence. The garage would be accessed by a driveway at the northeast corner of the property from N. Acacia Avenue. The proposed two-car garage satisfies the required off-street parking for the single-family residence.

Grading:

The Applicant is proposing approximately 680 cubic yards of cut and 260 cubic yards of fill with 420 cubic yards of export. The majority of the proposed grading would be associated with the excavation for the proposed 812 square-foot basement that would have a finished floor approximately 9 feet below the finished floor of the first floor and the finished grade of the yard areas. The proposed grading outside the footprint of the structure would level the existing flat yard areas surrounding the residence and construct drainage improvements including stormwater improvements in the southeast corner of the front yard.

Lighting:

A condition of project approval requires that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

Usable Open Space:

The project consists of the construction of a replacement single-family residence with basement and an attached garage and associated site improvements on a developed residential lot, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicant will be required to pay the applicable Park Development Fee

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on May 27, 2022, showing a maximum building height of 24.90 feet (124.7 feet above MSL) above the proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by July 13, 2022. The City did not receive any applications for View Assessment, therefore, if the City Council can make the findings to approve the DRP, the SDP would be approved administratively.

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicant submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.90 feet above the proposed grade or 124.7 feet above MSL.

The Draft Resolution of Approval includes the applicable SBMC sections in italicized text and the recommended conditions of approval from the Community Development, Engineering, and Fire Departments. An additional condition of approval requires that the Applicant obtains a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

Property Frontage and Public Right-of-Way Improvements

The existing property frontage is improved with a 6-inch concrete curb and gutter. The area between the concrete curb and property line consists of a grass area and concrete sidewalk. If approved, as a condition of approval, the Applicant will be required to reconstruct the 6-inch curb, gutter, and remove the existing 4-foot-wide sidewalk and construct a 5 foot 4-inch wide sidewalk along the entire property frontage with appropriate transitional sections to the existing improvements on both sides of the property. The driveway approach will also be reconstructed as a condition of approval to meet ADA standards.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the Public Hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on August 12, 2022. The neighbor located immediately to the north at 239 N. Acacia Avenue, Mr. Johnson, submitted a letter describing an agreement between him and the Applicant which has been included in Attachment 3.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2022-099 for Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval.

The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. Examples of this exemption include one single-family residence or second dwelling unit in a residential zone. In urbanized areas, up to three-single-family residences may be constructed or converted under this exemption.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2022-099.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- Deny the project if all required findings for the DRP and SDP cannot be made.

DEPARTMENT RECOMMENDATION:

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 2022-099 conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement multi-level single-family residence with a subterranean basement, an attached main floor garage, an attached ADU, and perform associated site improvements at 237 N. Acacia Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-099
2. Project Plans
3. Comment Letter

RESOLUTION 2022-099

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO DEMOLISH A SINGLE-FAMILY RESIDENCE, CONSTRUCT A REPLACEMENT MULTI-LEVEL SINGLE-FAMILY RESIDENCE WITH A BASEMENT, AN ATTACHED TWO-CAR GARAGE AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 237 ACACIA AVENUE, SOLANA BEACH

**APPLICANT: SHIRLY HART CHWALOWSKI
CASE NO.: DRP21-022/SDP21-022**

WHEREAS, Shirly Hart Chwalowski (hereinafter referred to as “Applicant”), has submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of Solana Beach Municipal Code Section 17.72.030; and

WHEREAS, at the Public Hearing on August 24, 2022, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council found the application request exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and

WHEREAS, this decision is based upon the evidence presented at the hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the hearing.

NOW THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to demolish a single-story single-family residence, construct a replacement 1,921 square-foot, multi-level single-family residence with a 812 square-foot basement and an attached 391 square-foot two-car garage, and perform associated site improvements at 237 N. Acacia Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

- A. In accordance with Section 17.68.040 (Development Review Permit) of the

City of Solana Beach Municipal Code, the City Council finds the following:

- I. *The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.*

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Medium Density Residential in the General Plan and intended for single-family residential development with a maximum density of five to seven dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Zoning Ordinance Consistency: The project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) (SBMC 17.20.030 and 17.48.040), which delineates maximum allowable Floor Area Ratio (FAR), Permitted Uses and Structures (SBMC Section 17.20.020) which provides for uses of the property for a single-family residence. Further, the project adheres to all property development regulations established for the Medium Residential (MR) Zone and cited by SBMC Section 17.020.030.

The project meets the minimum number of off-street parking spaces and the required front-, side- and rear-yard setbacks and is below the maximum allowable structure height and gross floor area for the property.

- II. *The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:*

- a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

The property is located within the MR Zone. Surrounding properties are also located within the MR Zone and are developed with a mixture of one- and two-story single-family residences. The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections

17.20.010 and 17.12.020. The property is designated Medium Density Residential in the General Plan and intended for single-family residences developed at a maximum density of five to seven dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ. The project has been evaluated and could be found to be in conformance with the regulations of the SROZ. The project is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

- b. Building and Structure Placement: Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.*

The Applicant is proposing to demolish the existing residence and construct a replacement multi-level, single-family residence with basement and an attached two-car garage and perform associated improvements. The project would be located in the buildable area of the lot and the driveway access would be maintained on N. Acacia Avenue from the northeast corner of the lot.

The 812 square-foot basement would consist of two bedrooms, one bathroom, a bonus room, an elevator and storage room. A lightwell is proposed along the southern elevation in order to provide emergency egress from the bedrooms. The 769 square-foot main level living area would consist of the main entry, open concept kitchen, living and dining room, and access to the staircase, elevator and the attached main level two-car garage. A 267 square foot covered patio is proposed off of the living room in the southwest corner of the residence and an attached 586 square foot ADU consisting of two bedrooms, a living room, laundry room, bathroom and kitchen is proposed in the

northwest corner of the lot. The 1,152 square-foot upper level would consist of the primary bedroom suite, a laundry room, a bathroom, a bedroom, a family room and access to the stairs and elevator. A 136 square foot balcony is proposed along the western elevation of the upper level and is accessible from the primary suite and the family room.

The proposed site improvements in the southwest corner of the lot would include an outdoor kitchen and a hot tub as well as hardscape, landscaping and a perimeter fence. A fenced area for trash and recycle is proposed in the northeast corner of the lot.

According to the SROZ, the proposed subterranean basement is considered “Basement- No Exposed Sides” in which the basement living area can be exempt from the calculation of floor area if there are no exposed sides. A building side is considered exposed when the finished floor of the living area directly above the basement (at any point) is more than three feet above the adjacent natural or finished grade, whichever is lower. Currently, the plans show a basement with no exposure; therefore, the proposed basement living area of 812 square feet would be exempt from the calculation of floor area.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The proposed 391 square-foot attached garage would provide two unobstructed parking spaces; therefore, 391 square feet of the garage is exempt from the calculation of floor area.

With the basement exemption (812 square feet) and the garage exemption (391 square feet), the total proposed floor area would be 1,921 square feet, which is 79 square feet below the maximum allowable floor area for the 4,000 square-foot lot located in the SROZ. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 ft ²	2,000 ft ²
Maximum Allowable Floor Area:	2,000 ft ²

As designed, the project complies with all required setbacks under the designation “D” on the City’s official Zoning Map. However, the lot is less than 90 feet in width, therefore, the front yard setback can be reduced to 20 feet and the rear yard setback

can be reduced to 15 feet. The residence would be setback at least 20 feet from the front (east) property line, 5 feet from the northern side property line, 15 feet from the rear (west) property line, and 5 feet from the southern side property line. The maximum building height for the MR Zone is 25 feet. The maximum height of the proposed residence would be 24.90 feet above the proposed grade with the highest portion of the structure to be at 124.7 feet above MSL. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

- c. *Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

- d. *Roads, Pedestrian Walkways, Parking and Storage Areas: Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view, to the extent feasible, by existing topography, by the placement of buildings and structures, or by landscaping and plantings.*

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicant is proposing to construct a 391 square-foot attached garage in the northeast corner of the proposed residence. The garage would be accessed by a driveway at the northeast corner of the property from N. Acacia Avenue. The proposed two-car garage satisfies the required off-street parking for the single-family residence.

- e. *Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.*

The Applicant is proposing approximately 680 cubic yards of cut and 260 cubic yards of fill with 420 cubic yards of export. The majority of the proposed grading would be associated with the excavation for the proposed 812 square-foot basement that would have a finished floor approximately 9 feet below the finished floor of the first floor and the finished grade of the yard areas. The proposed grading outside the footprint of the structure would level the existing flat yard areas surrounding the residence and construct drainage improvements including stormwater improvements in the southeast corner of the front yard.

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).*

All new exterior lighting fixtures shall comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

- g. *Usable Open Space: Recreational facilities proposed within required usable open space shall be located and designed to maintain essential open space values.*

The project consists of the construction of a replacement single-family residence with a basement, an attached garage, and associated site improvements on a developed residential lot, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

- III. All required permits and approvals including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.*

All required permits are being processed concurrently with the Development Review Permit.

- IV. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicants obtaining the required permit or approval from the other agency.*

The Applicant shall obtain approval from the California Coastal Commission prior to issuance of Building or Grading Permits.

- B. In accordance with Chapter 17.63 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:

Prior to use or development of the property in reliance on this permit, the Applicant shall provide for and adhere to the following conditions:

- A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on August 24, 2022, and located in the project file with a submittal date of August 17, 2022.
- III. Prior to requesting a framing inspection, the Applicant shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on August 24, 2022, and that the maximum height of the proposed addition will not exceed 24.9 feet above the proposed grade or 124.7 feet above MSL, which is the maximum proposed

structure height reflected on the project plans.

- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
- VIII. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on N. Acacia Avenue and minimize impact to the surrounding neighbors.
- X. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.

B. Fire Department Conditions:

- I. **OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- II. **ADDRESS NUMBERS: STREET NUMBERS:** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8"

high with a ½” stroke for commercial and multi-family residential buildings, 12” high with a 1” stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

III. **AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS:** Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation. Per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2.

IV. **CLASS “A” ROOF:** All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department.

V. **SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels):** Solar Photovoltaic systems shall be installed per the California Fire Code and Solana Beach Fire Department requirements.

VI. Basements:

- a. All basements shall be designed and equipped with emergency exit systems consisting of operable windows, window wells or exit door that's leads directly outside via staircase and exit door or exit door at grade.
- b. Window wells/Light wells that intrude into side yard or backyard setbacks of five feet or less, shall require a hinged grating covering the window well/lightwell opening. The grating shall be capable of supporting a weight of 250lb person; yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City Staff (Fire, Building, Planning)

C. Engineering Department Conditions:

- I. The Applicant is required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the following frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:

- a. Construction of the SDRSD G-2 concrete curb and gutter along the property frontage with transitions to the existing improvements on both ends.
 - b. Removal of the existing 4-ft wide sidewalk & reconstruction of the 5-4" wide sidewalk along the entire property frontage with appropriate transitional sections to the existing improvements on both sides of the property.
 - c. Construction of the SDRSD driveway approach.
 - d. Construction of the 3" PVC sidewalk underdrain pipes.
- II. The Applicant shall record an Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to occupancy. The EMRA shall be recorded against this property for all private improvements in the Public Right-Of-Way including but not limited to:
- a. 3" PVC sidewalk underdrain pipes.
- III. Per current rates, the Applicant shall pay in full the one-time sewer capacity fee of \$4,500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit Issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed ADU unit would increase the property's EDU assignment by 0.8 EDU. The cost the Applicant is responsible for is \$3,600.00 concurrently with Building Permit Issuance (0.8 EDU multiplied by \$4,500.00).
- IV. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- V. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- VI. The Applicant shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
- a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to

assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.

- c. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to Final Inspection of the Building Permit.
- d. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- e. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- i. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage

facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.

- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage.
- l. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- m. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- n. No increased cross lot drainage shall be allowed.
- o. Prior to obtaining a building permit, submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E.
- p. The Applicant shall obtain the Grading Permit prior or concurrently to Building Permit issuance.

D. City Council Conditions:

- I. N/A

IV. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-

mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.1.6 and 1.18 in addition to any applicable revocation proceedings.

V. EXPIRATION

The Development Review Permit for the project shall expire 24 months from the date of this Resolution, unless the Applicant has obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.

VI. INDEMNIFICATION AGREEMENT

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 24th day of August, 2022, by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

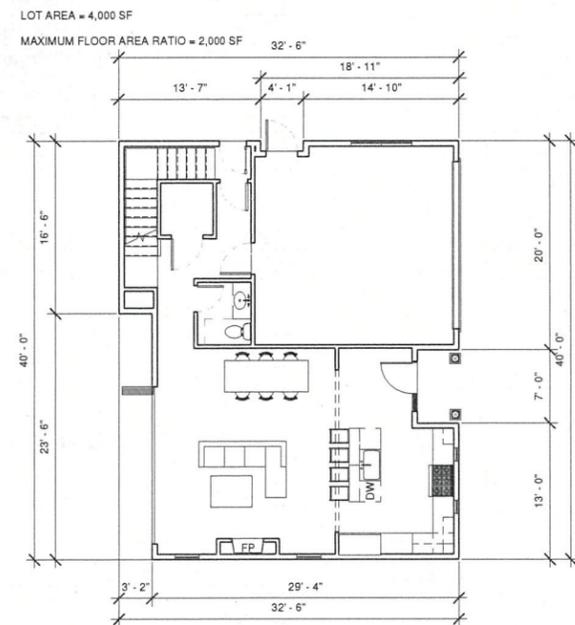
1 - landscape areas

Name	Existing Square Footage	Proposed Total Square Footage
Non-landscaped Area	1581	3129
Non-irrigated Landscape	0	0
Irrigated Landscape	2419	810
Water Features	0	51
Decorative Hardscape	0	10
Total Lot Area	4000	4000

2 - landscape areas

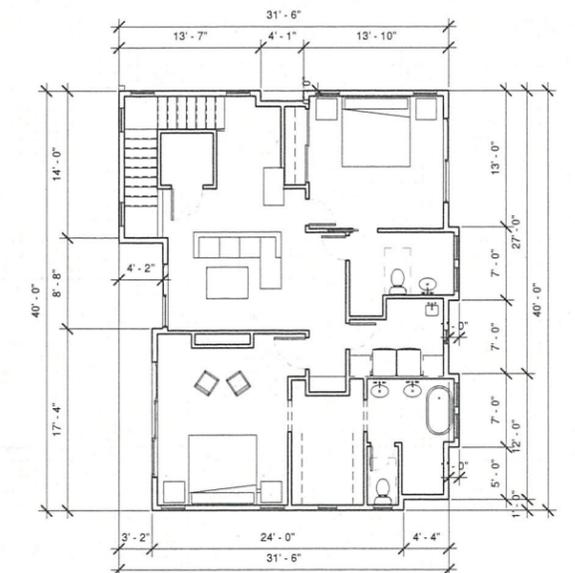
	Area of Work
Irrigated Landscape	810
Water Features	28.3
Decorative Hardscape	10
Aggregate Landscape Area	871

far calculations:



2 FAR CALC - 1ST FLR

SCALE: 1/8" = 1'-0"



3 FAR CALC - 2ND FLR

SCALE: 1/8" = 1'-0"



hart

NEW TWO-STORY SINGLE FAMILY RESIDENCE + ADU

fire department:

STANDARD CONDITIONS:

- OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** ALL ROADWAYS SHALL BE A MINIMUM OF 20 FEET IN WIDTH DURING CONSTRUCTION AND MAINTAINED FREE AND CLEAR, INCLUDING THE PARKING OF VEHICLES, IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE SOLANA BEACH FIRE DEPARTMENT.
- ADDRESS NUMBERS:** STREET NUMBERS: APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS AS TO SIZE: 4" HIGH WITH A 1/2" INCH STROKE WIDTH FOR RESIDENTIAL BUILDINGS, 8" HIGH WITH A 1/2" STROKE FOR COMMERCIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS, 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY THE FIRE MARSHAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS, AND ENTRANCES TO COMMERCIAL CENTERS.
- AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS:** STRUCTURES SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED TO THE SATISFACTION OF THE FIRE DEPARTMENT. PLANS FOR THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. PER THE SOLANA BEACH MUNICIPAL CODE TITLE 15 BUILDING AND CONSTRUCTION CHAPTER 15.32 FIRE CODE SECTION 15.32.230 SECTION 903.2
- CLASS "A" ROOF:** ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO THE SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT.
- SOLAR PHOTOVOLTAIC INSTALLATIONS (SOLAR PANELS):** SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED PER THE CALIFORNIA FIRE CODE AND SOLANA BEACH FIRE DEPARTMENT REQUIREMENTS.
- BASEMENT:**

- ALL BASEMENTS SHALL BE DESIGNED AND EQUIPPED WITH EMERGENCY EXIT SYSTEMS CONSISTING OF OPERABLE WINDOWS, WINDOW WELLS OR EXIT DOOR THATS LEADS DIRECTLY OUTSIDE VIA STAIRCASE AND EXIT DOOR OR EXIT DOOR AT GRADE.
- WINDOW WELLS/LIGHT WELLS THAT INTRUDE INTO SIDE YARD OR BACKYARD SETBACKS OF FIVE FEET OR LESS, SHALL REQUIRE A HINGED GRATING COVERING THE WINDOW WELL/LIGHTWELL OPENING. THE GRATING SHALL BE CAPABLE OF SUPPORTING A WEIGHT OF 250LB PERSON; YET MUST BE ABLE TO BE OPENED BY SOMEONE OF MINIMAL STRENGTH WITH NO SPECIAL KNOWLEDGE, EFFORT OR USE OF KEY OR TOOL. ANY MODIFICATION OF PREVIOUSLY APPROVED PLANS RELATED TO THIS CONDITION SHALL BE SUBJECT TO RE-SUBMITTAL AND REVIEW BY CITY STAFF (FIRE, BUILDING, PLANNING)

codes governing construction:

2019 CALIFORNIA BUILDING CODE	TITLE 24 PART 2, V. 1&2
2019 CALIFORNIA RESIDENTIAL CODE	TITLE 24 PART 2.5
2019 CALIFORNIA ELECTRICAL CODE	TITLE 24 PART 3
2019 CALIFORNIA MECHANICAL CODE	TITLE 24 PART 4
2019 CALIFORNIA PLUMBING CODE	TITLE 24 PART 5
2019 CALIFORNIA ENERGY CODE	TITLE 24 PART 6
2019 CALIFORNIA FIRE CODE	TITLE 24 PART 9
2019 CALIFORNIA GREEN BUILDING CODE	TITLE 24 PART 11

vicinity map:



project data:

PROJECT OWNER	= SHIRLY CHWALOWSKI
OWNER ADDRESS	= 13225 CAPSTONE DRIVE SAN DIEGO, CA 92130
OWNER EMAIL	= shirly.hart53@hotmail.com
OWNER PHONE	= 858-245-6035
PROJECT ADDRESS	= 237 NORTH ACACIA AVE. SOLANA BEACH, CA 92075
PROJECT DESCRIPTION	= DEMOLISH EXISTING RESIDENCE. NEW TWO STORY SINGLE FAMILY RESIDENCE. ATTACHED TWO CAR GARAGE. ATTACHED ONE STORY ACCESSORY DWELLING UNIT (ADU).
LEGAL DESCRIPTION	= LOT 21, BLK 17, MAP 1749
APN	= 263-332-03-00
YEAR BUILT	= 1946
GENERAL PLAN DESIGNATION	= RESIDENTIAL
OCCUPANCY	= R-3
CONSTRUCTION TYPE	= V-B
ZONE	= MR
ZONE OVERLAYS	= SCALED RESIDENCE, COASTAL ZONE
LOT AREA	= GROSS = 4,000 SF NET = 4,000 SF
BUILDING AREAS	
(N) BASEMENT SF	= 812 SF
(N) 1ST FLR SF	= 769 SF
(N) 2ND FLR SF	= 1,152 SF
(N) TOTAL 1ST + 2ND	= 1,921 SF
(N) TOTAL LIVING	= 2,733 SF
(N) 2 CAR GARAGE	= 391 SF
(N) NEW ADU	= 568 SF
(N) BALCONIES	= 176 SF
(N) TOTAL W/ ADU	= 3,301 SF
SETBACKS	
FRONT SETBACK	= 25'-0"
SIDE SETBACK	= 5'-0"
REAR SETBACK	= 15'-0"
HEIGHT LIMIT	= 25'-0"
PROPOSED HEIGHT	= 25'-0"
FLOOR AREA RATIO	= 1,921 / 4,000 = .48 (769 + 1,152)
MAX FAR	= 2,000 SF
BUILDING HEIGHT	= 24'-11"
# OF STORIES	= 2
PARKING	= TWO CAR GARAGE
GRADING	= YES
FIRE SPRINKLERS	= YES
BUILDING CODES	= SEE CODE TABLE THIS SHEET

GRADING QUANTITIES AND EARTHWORK:

SITE GRADING:	
CUT (UNDER RESIDENCE BASEMENT)	= 365 C.Y.
FILL (UNDER RESIDENCE)	= 0 C.Y.
FILL (UNDER ADU)	= 0 C.Y.
FILL (OUTSIDE FOOTPRINT)	= 25 C.Y.
EXCAVATION FOR FOOTINGS:	
CUT	= 30 C.Y.
REMOVALS AND RECOMPACTION:	
CUT/FILL	= 260 C.Y.
TOTAL GRADING	
CUT	= 680 C.Y.
FILL	= 260 C.Y.
EXPORT	= 420 C.Y.

project team:

ARCHITECT	= DZN PARTNERS 682 SECOND ST ENCINITAS, CA 92024 760-753-2464 BART SMITH, AIA LEED AP b.smith@dznpartners.com
PROJECT MANAGER	= DZN PARTNERS 682 SECOND ST ENCINITAS, CA 92024 760-753-2464 MEAGHAN LAWLER meaghan@dznpartners.com
CIVIL ENGINEER	= G.A.C. ENGINEERING AND LAND SURVEYING 27475 YNEZ ROAD #294 TEMECULA, CA 92591 760-594-4889 GREG CAUDILL GCAUDILL.GAC@GMAIL.COM
LANDSCAPE ARCHITECT	= JAMES P. BENEDETTI LANDSCAPE ARCHITECT JPBLA 4403 MANCHESTER AVE., SUITE 201 ENCINITAS, CA 92024 760-478-0644 JAMES BENEDETTI JIM@JPBLA.COM

sheet index

SHEET #	SHEET TITLE
a0.0	TITLE SHEET
a1.0	ABBREVIATIONS AND SYMBOLS
a2.0	SITE PLAN AND AREAS
a3.0	FIRST FLOOR PLAN
a3.1	SECOND FLOOR PLAN
a4.0	ROOF PLAN
a5.0	STORY POLE PLAN
a6.0	EXTERIOR ELEVATIONS
a6.1	EXTERIOR ELEVATIONS
a7.0	SECTIONS
a8.0	3D VIEWS
LC-1	LANDSCAPE TITLE SHEET
LC-2	LANDSCAPE PLAN
LC-3	LANDSCAPE NOTES
LC-4	LANDSCAPE HYDROZONE PLAN
C-1	PRELIMINARY GRADING PLAN
C-2	BMP PLAN



ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.



682 SECOND ST
ENCINITAS, CA
(760) 753 2464
DZNPARTNERS.COM

HART

CITY: SOLANA BEACH

2021.11-22
2022.02-24
2022.04-18
2022.06-09
2022.08-16

JOB: 202113R

TITLE SHEET

a0.0

engineering department:

CONDITIONS:

- THE APPLICANT IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT IN ACCORDANCE WITH SBMC SECTION 11.20 FOR THE FOLLOWING FRONTAGE IMPROVEMENTS BEING DONE IN THE PUBLIC RIGHT-OF-WAY. THE FRONTAGE IMPROVEMENTS SHALL BE DONE TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO THE OCCUPANCY OF THE PROPOSED PROJECT.
 - CONSTRUCTION OF THE SDRSD G-2 CONCRETE CURB AND GUTTER ALONG THE PROPERTY FRONTAGE WITH TRANSITIONS TO THE EXISTING IMPROVEMENTS ON BOTH ENDS.
 - REMOVAL OF THE EXISTING 4-FIT WIDE SIDEWALK & RECONSTRUCTION OF THE 5-4" WIDE SIDEWALK ALONG THE ENTIRE PROPERTY FRONTAGE WITH APPROPRIATE TRANSITIONAL SECTIONS TO THE EXISTING IMPROVEMENTS ON BOTH SIDES OF THE PROPERTY.
 - CONSTRUCTION OF THE SDRSD DRIVEWAY APPROACH.
 - CONSTRUCTION OF THE 3" PVC SIDEWALK UNDERDRAIN PIPES.
- THE APPLICANT SHALL RECORD AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT (EMRA) WITH THE COUNTY OF SAN DIEGO PRIOR TO OCCUPANCY. THE EMRA SHALL BE RECORDED AGAINST THIS PROPERTY FOR ALL PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO:
 - 3" PVC SIDEWALK UNDERDRAIN PIPES.
- PER CURRENT RATES, THE APPLICANT SHALL PAY IN FULL THE ONE-TIME SEWER CAPACITY FEE OF \$4,500.00 PER EQUIVALENT DWELLING UNIT (EDU) PRIOR TO BUILDING PERMIT ISSUANCE. THE EDU ASSIGNMENT IS DETERMINED BY SBMC 14.08.050. THE PROPOSED ADU UNIT WOULD INCREASE THE PROPERTY'S EDU ASSIGNMENT BY 0.8 EDU. THE COST THE APPLICANT IS RESPONSIBLE FOR IS \$3,600.00 CONCURRENTLY WITH BUILDING PERMIT ISSUANCE (0.8 EDU MULTIPLIED BY \$4,500.00).
- ALL CONSTRUCTION DEMOLITION MATERIALS SHALL BE RECYCLED ACCORDING TO THE CITY'S CONSTRUCTION AND DEMOLITION RECYCLING PROGRAM AND AN APPROVED WASTE MANAGEMENT PLAN SHALL BE SUBMITTED. CONSTRUCTION FENCING SHALL BE LOCATED ON THE SUBJECT PROPERTY UNLESS THE APPLICANT HAS OBTAINED AN ENCROACHMENT PERMIT IN ACCORDANCE WITH CHAPTER 11.20 OF THE SBMC WHICH ALLOWS OTHERWISE.
 - THE APPLICANT SHALL OBTAIN A GRADING PERMIT IN ACCORDANCE WITH CHAPTER 15.40 OF THE SOLANA BEACH MUNICIPAL CODE. CONDITIONS PRIOR TO THE ISSUANCE OF A GRADING PERMIT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - THE APPLICANT SHALL OBTAIN A GRADING PLAN PREPARED BY A REGISTERED CIVIL ENGINEER AND APPROVED BY THE CITY ENGINEER. ON-SITE GRADING DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CHAPTER 15.40 OF THE SOLANA BEACH MUNICIPAL CODE.
 - THE APPLICANT SHALL OBTAIN A SOILS REPORT PREPARED BY A REGISTERED SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER. ALL NECESSARY MEASURES SHALL BE TAKEN AND IMPLEMENTED TO ASSURE EROSION CONTROL AND SOIL INTEGRITY. THE GRADING PLAN SHALL INCORPORATE ALL RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.
 - THE APPLICANT SHALL PROVIDE A DRAINAGE REPORT PREPARED BY A REGISTERED CIVIL ENGINEER. THIS REPORT SHALL ADDRESS THE DESIGN FOR DETENTION BASIN AND CORRESPONDING OUTFLOW SYSTEM TO ENSURE THE RATE OF RUNOFF FOR THE PROPOSED DEVELOPMENT IS AT OR BELOW THAT OF PRE-EXISTING CONDITION. ALL RECOMMENDATIONS OF THIS REPORT SHALL BE INCORPORATED INTO THE PRELIMINARY GRADING PLAN. A DETENTION BASIN DESIGN SHALL BE RECORDED FOR MAINTENANCE OF THE DETENTION BASINS BY THE PROPERTY OWNER(S) IN PERPETUITY, PRIOR TO FINAL INSPECTION OF THE BUILDING PERMIT.
 - THE APPLICANT SHALL SHOW ALL RETAINING WALLS AND DRAINAGE STRUCTURES. RETAINING WALLS SHOWN ON THE GRADING PLAN SHALL CONFORM TO THE SAN DIEGO REGIONAL STANDARDS OR BE DESIGNED BY A LICENSED CIVIL ENGINEER. ENGINEERING CALCULATIONS FOR ALL DESIGNED WALLS WITH A SURCHARGE AND NON-STANDARD WALLS SHALL BE SUBMITTED AT GRADING PLAN CHECK. RETAINING WALLS MAY NOT EXCEED THE ALLOWABLE HEIGHT WITHIN THE PROPERTY LINE SETBACK AS DETERMINED BY THE CITY OF SOLANA BEACH MUNICIPAL CODE. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR FURTHER INFORMATION.
 - THE APPLICANT IS RESPONSIBLE TO PROTECT THE ADJACENT PROPERTIES DURING CONSTRUCTION. IF ANY GRADING, CONSTRUCTION ACTIVITY, ACCESS OR POTENTIAL CONSTRUCTION-RELATED IMPACTS ARE ANTICIPATED BEYOND THE PROPERTY LINES AS DETERMINED BY THE CITY ENGINEER, THE APPLICANT SHALL OBTAIN A LETTER OF PERMISSION FROM THE ADJOINING PROPERTY OWNERS. ALL REQUIRED LETTERS OF PERMISSION SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO THE ISSUANCE OF THE GRADING PERMIT.
 - THE APPLICANT SHALL PAY A GRADING PLAN CHECK FEE IN ACCORDANCE WITH THE CURRENT ENGINEERING FEE SCHEDULE AT INITIAL GRADING PLAN SUBMITTAL. INSPECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF THE GRADING PERMIT.
 - THE APPLICANT SHALL OBTAIN AND SUBMIT GRADING SECURITY IN A FORM PRESCRIBED BY THE CITY ENGINEER.
 - THE APPLICANT SHALL OBTAIN HAUL PERMIT FOR IMPORT / EXPORT OF SOIL. THE APPLICANT SHALL TRANSPORT ALL EXCAVATED MATERIAL TO A LEGAL DISPOSAL SITE.
 - THE APPLICANT SHALL SUBMIT CERTIFICATION FROM THE ENGINEER OF RECORD AND THE SOILS ENGINEER THAT ALL PUBLIC OR PRIVATE DRAINAGE FACILITIES AND FINISHED GRADES ARE FUNCTIONING AND ARE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS. THIS SHALL BE ACCOMPLISHED BY THE ENGINEER OF RECORD INCORPORATING AS-BUILT CONDITIONS ON THE MYLAR GRADING PLANS AND OBTAINING SIGNATURES OF THE ENGINEER OF RECORD AND THE SOILS ENGINEER CERTIFYING THE AS-BUILT CONDITIONS.
 - AN EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE PREPARED BY THE APPLICANT. BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER AND NON-STORM WATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES. EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.
 - THE APPLICANT SHALL SHOW ALL PROPOSED ON-SITE PRIVATE DRAINAGE FACILITIES INTENDED TO DISCHARGE WATER RUN-OFF. ELEMENTS OF THIS DESIGN SHALL INCLUDE A HYDROLOGIC AND HYDRAULIC ANALYSIS VERIFYING THE ADEQUACY OF THE FACILITIES AND IDENTIFY ANY EASEMENTS OR STRUCTURES REQUIRED TO PROPERLY CONVEY THE DRAINAGE. THE CONSTRUCTION OF DRAINAGE STRUCTURES SHALL COMPLY WITH THE STANDARDS SET FORTH BY THE SAN DIEGO REGIONAL STANDARD DRAWINGS.
 - POST CONSTRUCTION BEST MANAGEMENT PRACTICES MEETING CITY AND RWQCBS ORDER NO. R9-2015-001 REQUIREMENTS SHALL BE IMPLEMENTED IN THE DRAINAGE DESIGN.
 - NO INCREASED CROSS LOT DRAINAGE SHALL BE ALLOWED.
 - PRIOR TO OBTAINING A BUILDING PERMIT, SUBMIT A BUILDING PAD CERTIFICATION STATEMENT FROM A SOILS ENGINEER AND AN ENGINEER OR LAND SURVEYOR LICENSED IN LAND SURVEYING PER SBMC 15.40.230E.
 - THE APPLICANT SHALL OBTAIN THE GRADING PERMIT PRIOR OR CONCURRENTLY TO BUILDING PERMIT ISSUANCE.

DUE TO ACTUAL FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION, ADDITIONAL ENGINEERING DEPARTMENT CONDITIONS MAY BE ADDED AS WARRANTED.

abbreviations

A	AND	EP	ELECTRICAL PANEL	P	POLE
AT	AT	EQ	EQUAL	PCD	PRECAST CONCRETE
D	DEGREES	EQUIP	EQUIPMENT	PCK	POCKET
DI	DIAMETER	EWC	EACH WAY	PL	PLATE
%	PERCENT	EXP	EXPANSION	PL	PROPERTY LINE
#	PENNY (NAIL SIZE)	EXST	EXISTING	PLS	PLASTER
#	POINT OR NUMBER	EXT	EXTERIOR	PLY	PLYWOOD
(E)	EXISTING	FA	FIRE ALARM	PNL	PANEL
(N)	NEW	FAB	FABRICATE	PR	PAIR
(NR)	NEW REPLACEMENT	FAU	FORCED AIR UNIT	PRE	PREFABRICATED
AA	ATTIC ACCESS	FD	FLOOR DRAIN	PT	PRESSURE TREATED
AB	ANCHOR BOLT	FDN	FOUNDATION	PTR	PARTNER
AC	ASPHALT CONCRETE	FE	FIRE EXTINGUISHER	PV	PRESSURE VALVE
A-C	ALTERNATING CURRENT	FF	FINISH FLOOR	PVC	POLYVINYL CHLORIDE
A/C	AIR CONDITIONING	FG	FUEL GAS	R	RISER, RIDGE OR RADIUS
ACOUS	ACOUSTICAL	FGA	FINISH GRADE	RA	RETURN AIR
ACT	ADJUSTABLE CEILING TILE	FIN	FINISH	RB	REINFORCING BAR
AD	AREA DRAIN	FJ	FLOOR JOIST	RBR	RUBBER
ADA	AMERICAN DISABILITY ACT	FL	FLOURESCENT	RCP	REFLECTED CEILING PLAN
AFO	ARCHED FRAMED OPENING	FLR	FLOOR	RD	ROOF DRAIN
AGGR	AGGREGATE	FLSH	FLASHING	REF	REFRIGERATOR
AGO	ARCH GYPSUM BOARD OPENING	FN	FIELD NAILING	REG	REGISTER
AHS	ALUMINUM HORIZONTAL SLONG	FO	FRAMED OPENING	RENF	REINFORCE
AL	ALUMINUM	FP	FIREPLACE	REQD	REQUIRED
ALM	ALARM	FR	FIRE RATED	REV	REVISION
ALT	ALTERNATE	FRMG	FRAMING	RI	RIGID INSULATION
AMP	AMPERE	FT	FOOT/FEET	RM	ROOM
APN	ASSESSORS PARCEL NUMBER	FG	FOOTING	RO	ROUGH OPENING
ARCH	ARCHITECT	FKD	FIXED	RR	ROOF RAFTER
AS	ALUMINUM SLIDING	FYSB	FRONT YARD SETBACK	RS	RESAWN
ASPH	ASPHALT	GA	GAUGE	RYSB	REAR YARD SETBACK
AVE	AVENUE	GAL	GALLON	S	SOUTH
AVS	ALUMINUM VERTICAL SLIDING	GALV	GALVANIZED	SA	SUPPLY AIR
AWG	AWNING	GB	GYPSUM BOARD	SB	SELECTION BY OWNER
B	BOTTOM	GRI	GROUND FORCE INTERRUPT	SC	SOLID CORE
BBQ	BARBEQUE	GI	GALVANIZED IRON	SDG	SIDING
BD	BOARD	GL	GLASS	SEC	SECTION
BFD	BIFOLDING DOOR	GLB	GLU-LAM BEAM	SF	SQUARE FEET
BI	BUILT IN	GM	GAS METER	SFD	SINGLE FAMILY DWELLING
BJ	BALCONY JOIST	GO	GYPSUM BOARD OPENING	SH	SINGLE HUNG OR SHELF
BLDG	BUILDING	GR	GRADE	SHR	SHEAR
BLK	BLOCK	GWB	GYPSUM WALL BOARD	SHT	SHEET
BLKG	BLOCKING	GYP	GYPSUM	SHT	SHEATHING
BM	BEAM	H	HP	SM	SMILAR
BN	BOUNDARY NAL	HS	HOSE BIBS	SP	SHEAR PANEL
BOT	BOTTOM	HC	HOLLOW CORE	SAP	SHELF AND POLE
BPD	BYPASS DOOR	HCC	HANDICAPPED	SPEC	SPECIFICATIONS
BRG	BEARING	HD	HEAD	SQ	SQUARE
BRK	BRICK	HDR	HEADER	SS	STAINLESS STEEL
BSMT	BASEMENT	HDWR	HARDWARE	STL	STEEL STRONG WALL
BTU	BRITISH THERMAL UNIT	HF	HARDY FRAME	SSYSB	STREET SIDEYARD SETBACK
BW	BOTH WAYS	HI	HIGH	ST	STAIR
CAB	CABINET	HM	HOLLOW METAL	STL	STEEL
CB	CATCH BASIN	HDR	HORIZONTAL	STP	STRAP
CEM	CEMENT	HP	HOPPER	STR	STRUCTURAL
CER	CERAMIC	HR	HOUR	STRG	STORAGE
CI	CAST IRON	HT	HEIGHT	SUSP	SUSPENDED
CIP	CAST IN PLACE	HTR	HEATER	SWU	SOFT WATER UNIT
CJ	CEILING JOIST / CONTROL JOINT	HW	HOT WATER	SYSB	SIDE YARD SETBACK
CL	CENTERLINE	INSUL	INSULATION	T	TREAD OR TOP
CLD	CEILING	IN	INCH	TB	THROUGH BOLT
CLKG	CAULKING	INT	INTERIOR	T & B	TOP AND BOTTOM
CLO	CLOSET	JST	JOIST	TC	TRASH COMPACTOR
CLR	CLEAR	JT	JOINT	TELE	TELEPHONE
CMN	COMMON	KIT	KITCHEN	TEMP	TEMPORARY
CMU	CONCRETE MASONRY UNIT	L	LNEN	TG	TEMPERED GLASS
CO	CLEANOUT	LAM	LAMINATE	T & G	TONGUE AND GROOVE
COL	COLUMN	LAT	LATERAL	THK	THICK
CCNC	CONCRETE	LAV	LAVATORY	TWE	TO MATCH EXISTING
CONT	CONTINUOUS	LDG	LOADING	TP	TOP PLATE
CONTR	CONTRACTOR	LG	LONG	TV	TELEVISION
CP	CEMENT PLASTER	LR	LARGE	TYP	TYPICAL
CPT	CARPET	LS	LAZY SUSAN	TWH	TANKLESS WATER HEATER
CSMT	CASEMENT	LSW	LAG SCREW	U'	UNDER
CTR	CENTER	LT	LAUNDRY TUB	UC	UNDER COUNTER
CW	COLD WATER VALVE	LOT	LIGHT	UNO	UNLESS NOTED OTHERWISE
CY	CUBIC YARD	MAX	MAXIMUM	UNON	UNLESS OTHERWISE NOTED
DBL	DOUBLE	MB	MACHINE BOLT	V	VALLEY OR VALVE
DEMO	DEMOLITION	MSPD	MIRROR BYPASS DOOR	VAC	VACUUM
DF	DOUGLAS FIR	MC	MEDICINE CABINET	VER	VERTICAL
DG	DUAL GLAZED	MOL	MODEL	VHS	VINYL HORIZONTAL SLIDER
DH	DOUBLE HUNG	MECH	MECHANICAL	VF	VERIFY IN FIELD
DI	DIAMETER	MEMB	MEMBRANE	VOL	VOLUME
DM	DIMENSION	MFR	MANUFACTURER	VTR	VENT TO ROOF
DJ	DECK JOIST	MN	MINIMUM	VVS	VINYL VERTICAL SLIDER
DN	DOWN	MISC	MISCELLANEOUS	W	WEST
DP	DEEP	MS	MACHINE SCREW	W'	WITH
DR	DOOR	MTL	METAL	W/O	WITHOUT
DS	DOWNSPOUT	MW	MICROWAVE OVEN	WC	WATER CLOSET
DTP	DOUBLE TOP PLATE	N	NORTH	WD	WOOD
DV	DRYER VENT	NA	NOT APPLICABLE	WDW	WINDOW
DW	DISHWASHER	NAT	NATURAL	WDWR	WARMING DRAWER
DZN	DESIGN	NAP	NOT A PART	WH	WATER HEATER
E	EAST	NIC	NOT IN CONTRACT	WHS	WOOD HORIZONTAL SLIDER
EA	EACH	NO	NUMBER	WI	WROUGHT IRON
ESR	EXISTING GRADE	NCM	NOMINAL	WC	WALK IN CLOSET
EJ	EXPANSION JOINT	NTS	NOT TO SCALE	WMH	WALL MOUNTED HEATER
ELEC	ELECTRICAL	O'	OVER	WP	WATERPROOF
ELEV	ELEVATOR OR ELEVATION	OC	ON CENTER	WS	WOOD SCREW
EM	ELECTRICAL METER	OAE	OR APPROVED EQUAL	WSW	WOOD STRONG WALL
EMER	EMERGENCY	OH	OVERHANG	WVS	WOOD VERTICAL SLIDER
EN	EDGE NAL	ORG	OPENING	WWS	WELDED WIRE MESH
ENCL	ENCLOSURE	OZ	OUNCE	YO	YARD

plumbing:

SYMBOL	=	DESCRIPTION
	=	WATER METER
	=	TANK WATER HEATER
	=	TANKLESS WATER HEATER
	=	WATER CONDITIONER
	=	WATER SERVICE SHUTOFF
	=	HOSE BIB
	=	COLD WATER VALVE
	=	RECESSED PLUMBING
	=	SHOWERHEAD
	=	OVERHEAD SHOWERHEAD
	=	ADJUSTABLE SHOWERHEAD
	=	FIRE SPRINKLER
	=	ROUND SHOWER DRAIN
	=	LINEAR SHOWER DRAIN
	=	CLEAN OUT
	=	FLOOR DRAIN
	=	FLOOR SINK
	=	GAS METER
	=	FUEL GAS
	=	LOG LIGHTER
	=	LOOSE GAS KEY
	=	DECK OR ROOF DRAIN
	=	OVERFLOW SCUPPER
	=	DECK OR ROOF DRAIN + OVERFLOW SCUPPER
	=	DOWNSPOUT

mechanical:

SYMBOL	=	DESCRIPTION
	=	FORCED AIR HEATING UNIT
	=	ATTIC MOUNTED FORCED AIR UNIT
	=	AIR CONDITIONING UNIT
	=	SPLIT SYSTEM HEAT PUMP EXTERIOR UNIT
	=	SPLIT SYSTEM HEAT PUMP INTERIOR UNIT
	=	WALL HEATER
	=	DIRECT VENT WALL HEATER
	=	THERMOSTAT
	=	SUPPLY AIR WALL REGISTER
	=	SUPPLY AIR CEILING REGISTER
	=	SUPPLY AIR FLOOR REGISTER
	=	RETURN AIR WALL REGISTER
	=	RETURN AIR CEILING REGISTER
	=	RETURN AIR FLOOR REGISTER
	=	RIGID SUPPLY AIR DUCT
	=	RIGID RETURN AIR DUCT
	=	FLEXIBLE SUPPLY AIR DUCT
	=	FIRE EXTINGUISHER
	=	VACUUM MOTOR
	=	VACUUM OUTLET
	=	DRYER VENT
	=	FAN VENT
	=	RANGE / OVEN VENT

media+safety:

SYMBOL	=	DESCRIPTION
	=	ALARM SOURCE
	=	AUDIO SOURCE
	=	DATA SOURCE
	=	PHONE PANEL
	=	TELEVISION PANEL
	=	VIDEO PANEL
	=	CABLE TELEVISION JACK
	=	DATAPORT JACK
	=	TELEPHONE JACK
	=	DOORBELL OR GARAGE DOOR
	=	DOORBELL CHIMES
	=	DOORBELL TRANSFORMER
	=	ALARM SYSTEM PAD
	=	CARBON MONOXIDE DETECTOR
	=	SMOKE DETECTOR
	=	SMOKE & CARBON MONOXIDE DETECTOR
	=	EMERGENCY LIGHT FIXTURE
	=	ILLUMINATED EXIT SIGN
	=	SPEAKER
	=	VIDEO CAMERA

electrical:

SYMBOL	=	DESCRIPTION
	=	LIGHT EMITTING DIODE
	=	ELECTRICAL METER
	=	ELECTRICAL PANEL
	=	DUPLEX OUTLET
	=	HALF HOT DUPLEX OUTLET
	=	QUADPLEX OUTLET
	=	GROUND FORCE OUTLET
	=	WATERPROOF GFI OUTLET
	=	IN-FLOOR OUTLET
	=	GARBAGE DISPOSAL OUTLET
	=	DEDICATED GROUND OUTLET
	=	220V OUTLET
	=	WATERPROOF 220V OUTLET
	=	1 WAY SWITCH
	=	3 WAY SWITCH
	=	DIMMER SWITCH
	=	KEY OPERATED SWITCH
	=	WEATHERPROOF SWITCH
	=	DOOR OPERATED SWITCH
	=	VENT FAN
	=	HEAT LAMP
	=	JUNCTION BOX
	=	LIGHT
	=	MOTION DETECTOR
	=	PHOTOELECTRIC SENSOR
	=	HEAT LAMP/FAN COMBO
	=	LED LIGHT/FAN COMBO
	=	LED LIGHT/HEAT LAMP/FAN COMBO
	=	CEILING SURFACE MOUNT FIXTURE
	=	WALL MOUNTED FIXTURE
	=	HANGING FIXTURE
	=	WALL SCONCE
	=	RECESSED CEILING FIXTURE
	=	RECESSED CEILING WALL WASH FIXTURE
	=	RECESSED MOISTURE RESISTANT CEILING FIXTURE
	=	FLOOD FIXTURE
	=	TRACK LIGHT FIXTURE
	=	FLOURESCIBIT TUBE FIXTURE
	=	LED UNDERCABINET FIXTURE
	=	CEILING FAN WITH LIGHT
	=	STEP LIGHT
	=	GRID CEILING LIGHT

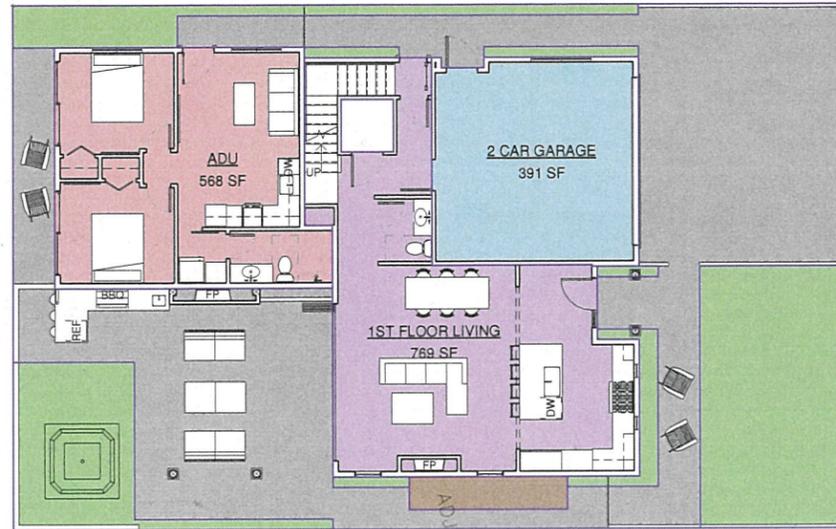
drawing:

SYMBOL	=	DESCRIPTION
	=	NEW
	=	EXISTING
	=	EXISTING WALL REMOVED
	=	EXISTING WALL TO REMAIN
	=	NEW 4" WALL
	=	NEW 6" WALL
	=	NEW 8" WALL
	=	NEW 8" CMU WALL
	=	NEW DWELLING UNIT SEPARATION WALL
	=	BEARING WALL
	=	NON

AREA DIAGRAMS



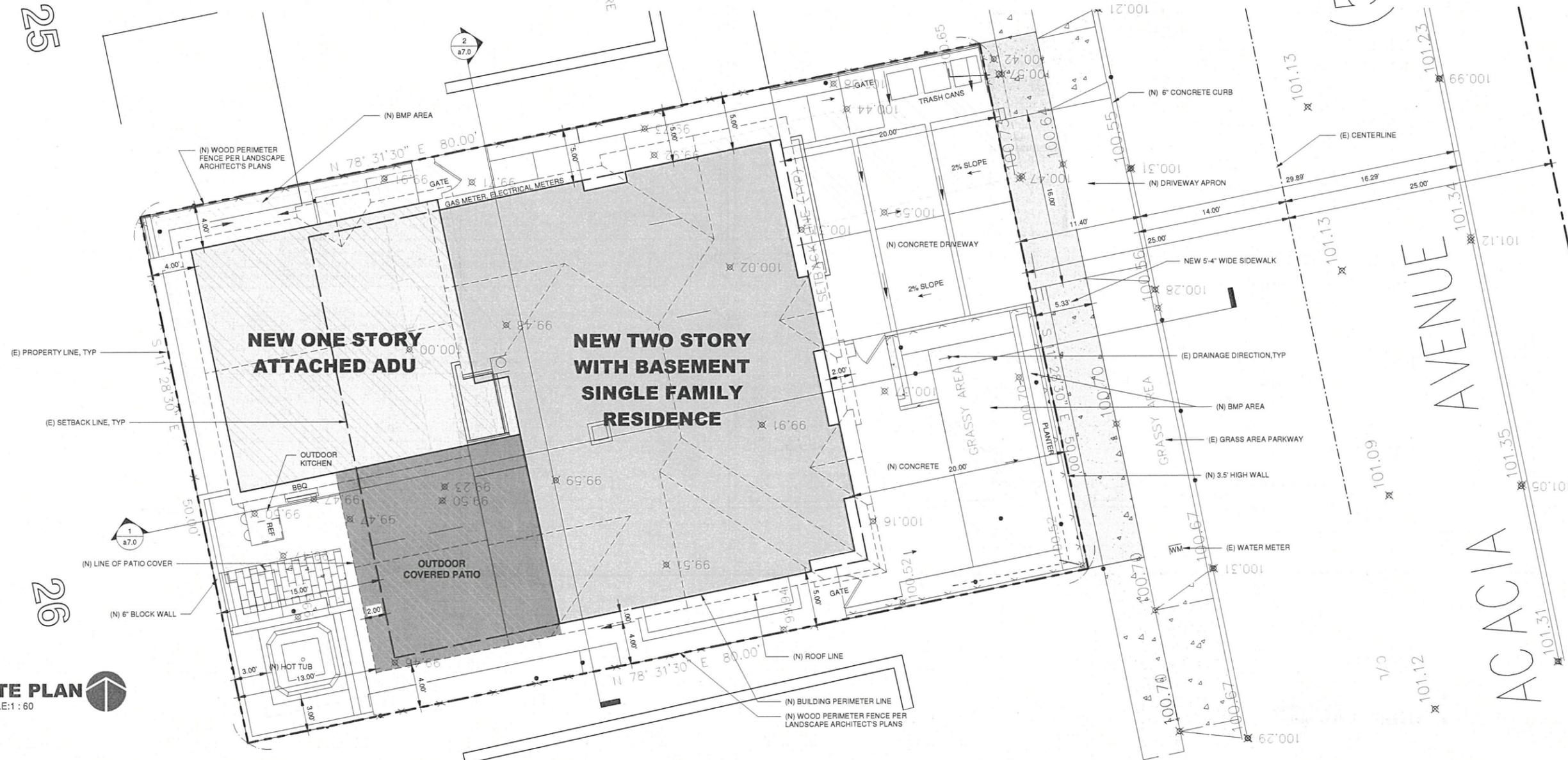
1 BASEMENT FF
 SCALE: 1/8" = 1'-0"



2 1ST FLR FF
 SCALE: 1/8" = 1'-0"



3 2ND FLR FF
 SCALE: 1/8" = 1'-0"



4 SITE PLAN
 SCALE: 1" = 60'



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SITE PLAN AND AREAS

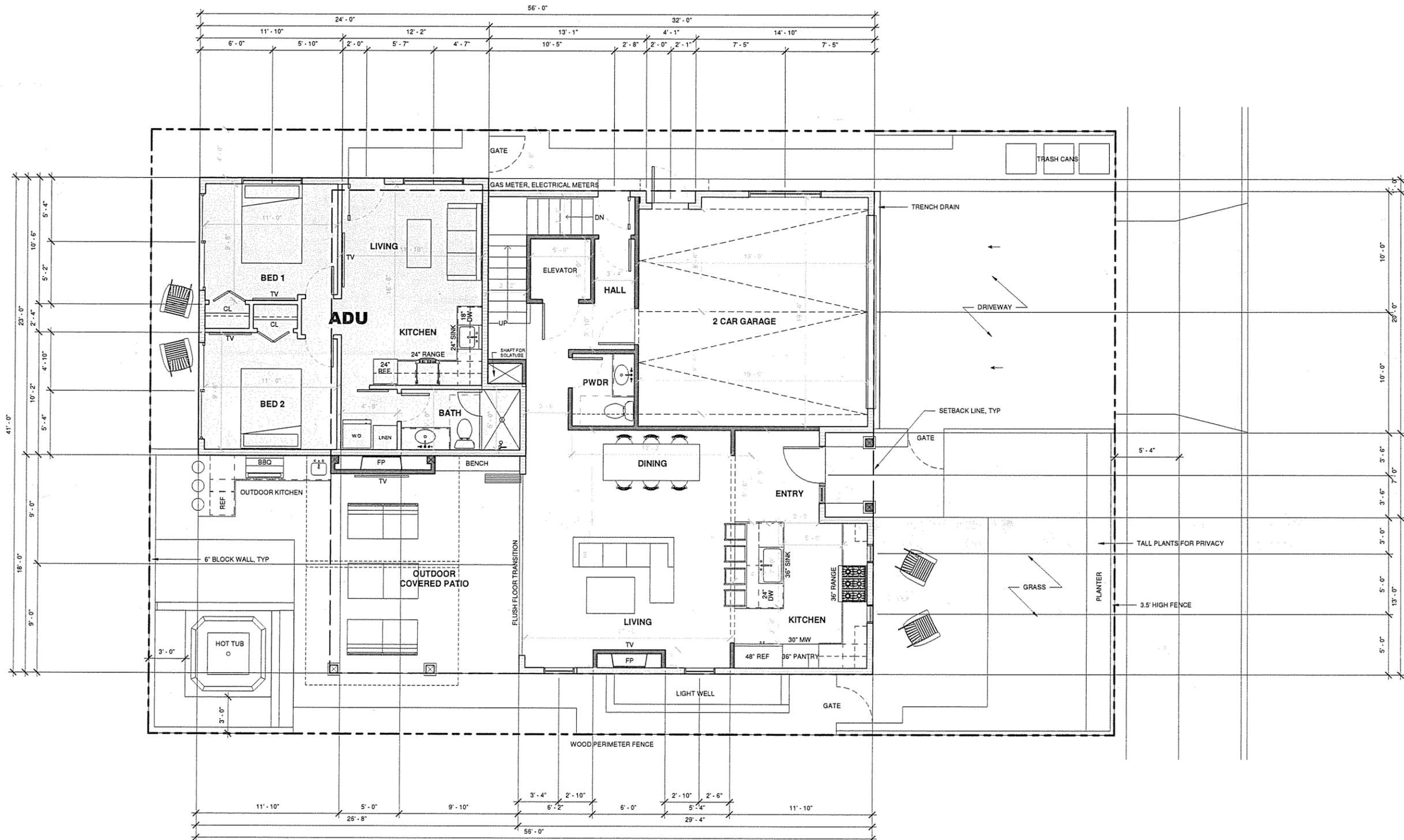
a2.0

floor plan notes:

1. SEE SHEET #1.0 FOR ABBREVIATIONS AND SYMBOLS RELATING TO THE FLOOR PLAN.

wall legend:

-  NEW 4" STUD WALL
-  NEW 6" STUD WALL
-  NEW 8" CONCRETE WALL



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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FIRST FLOOR PLAN

a3.0

floor plan notes:

1. SEE SHEET a1.0 FOR ABBREVIATIONS AND SYMBOLS RELATING TO THE FLOOR PLAN.

wall legend:

-  NEW 4" STUD WALL
-  NEW 6" STUD WALL
-  NEW 8" CONCRETE WALL



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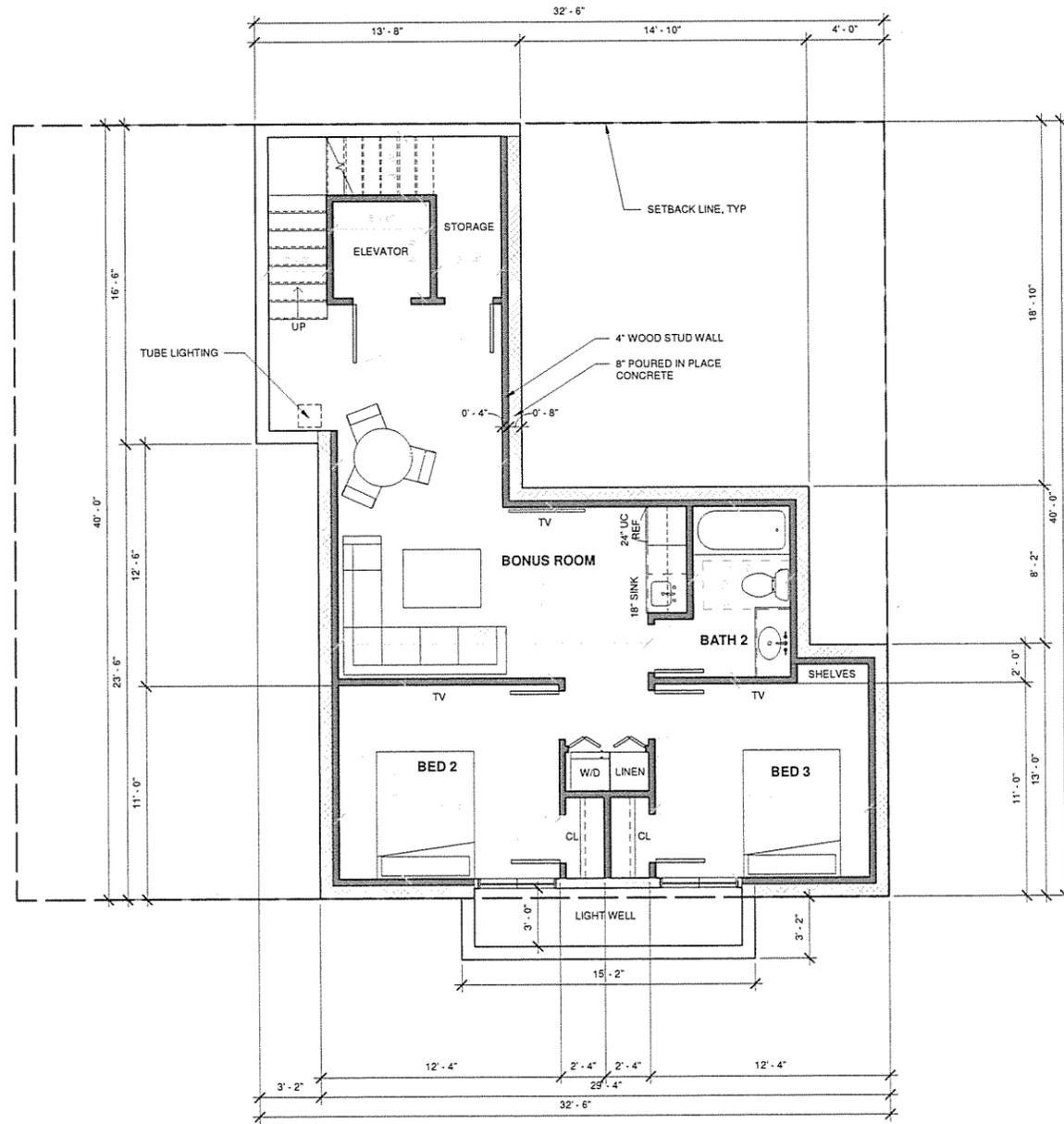
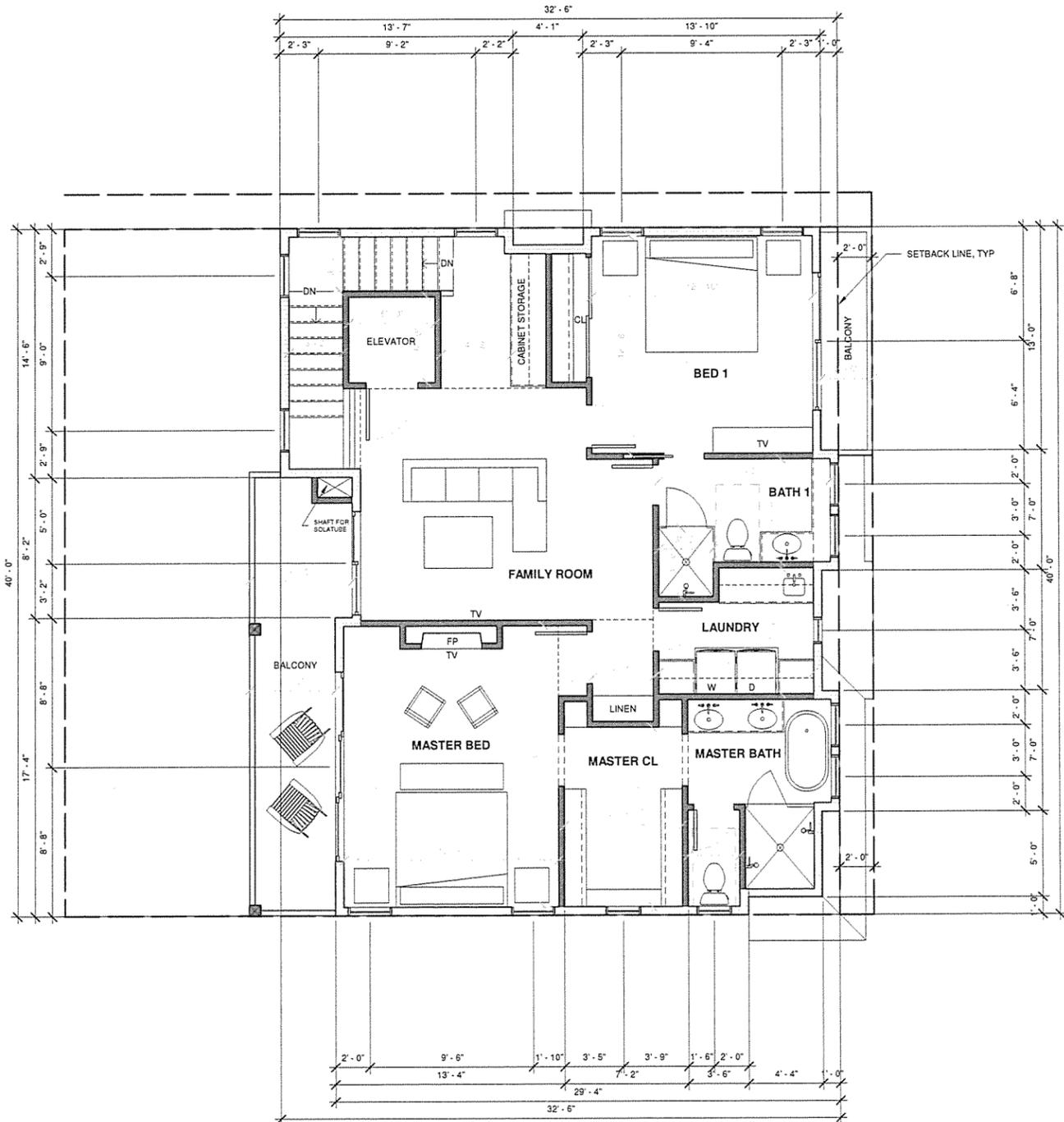
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SECOND FLOOR PLAN

a3.1



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

roof plan notes:

1. NEW ROOF ASSEMBLIES TO ACHIEVE A CLASS 'A' ASSEMBLY.



ALL DIMENSIONS, CONCRETE, BRICK AND OTHER MATERIALS TO BE SHOWN ON THIS PLAN SHALL BE TO THE CENTER UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTER UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTER UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO THE CENTER UNLESS OTHERWISE NOTED.



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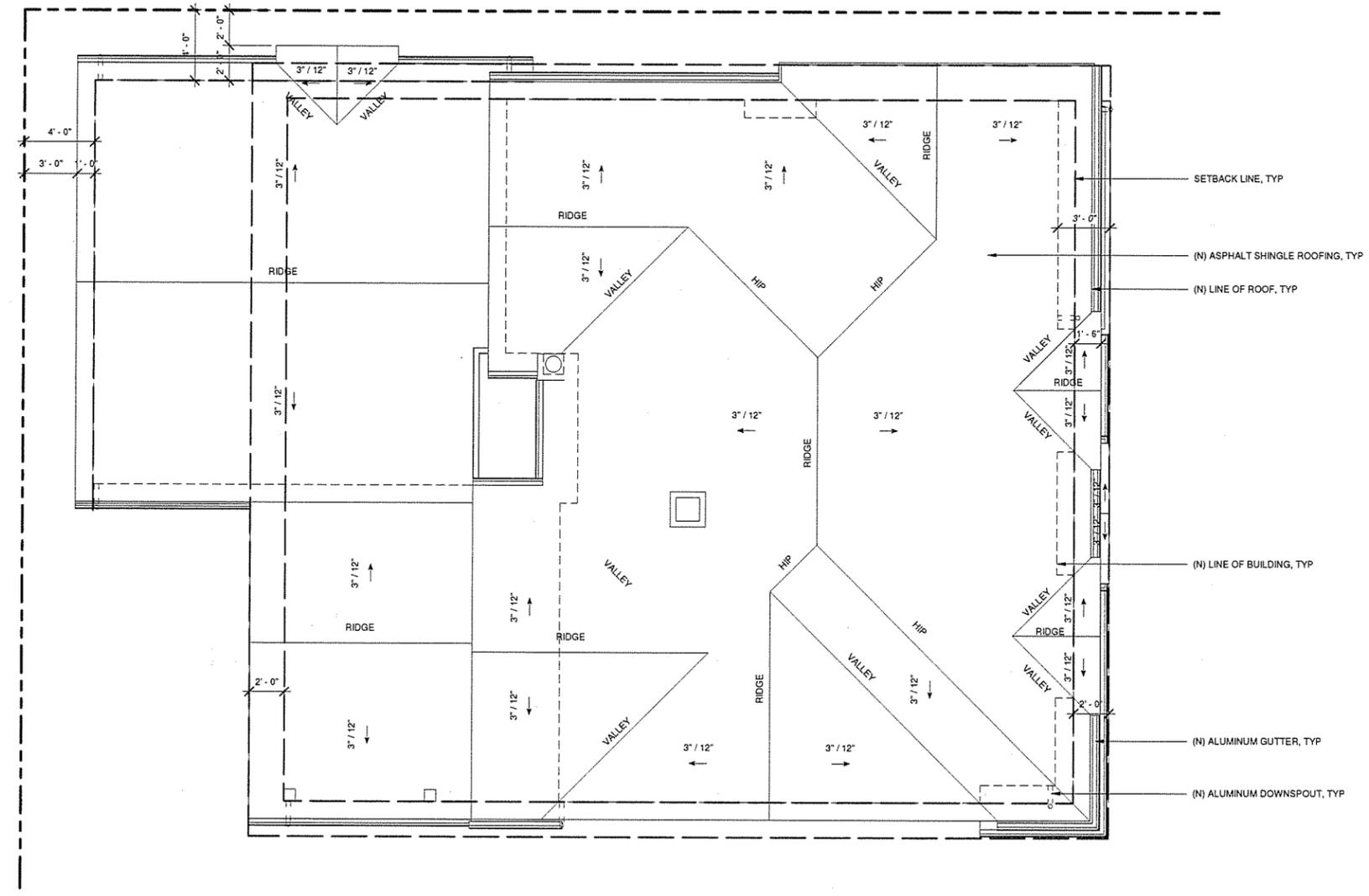
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ROOF PLAN

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1 ROOF PLAN
SCALE: 1/4" = 1'-0"



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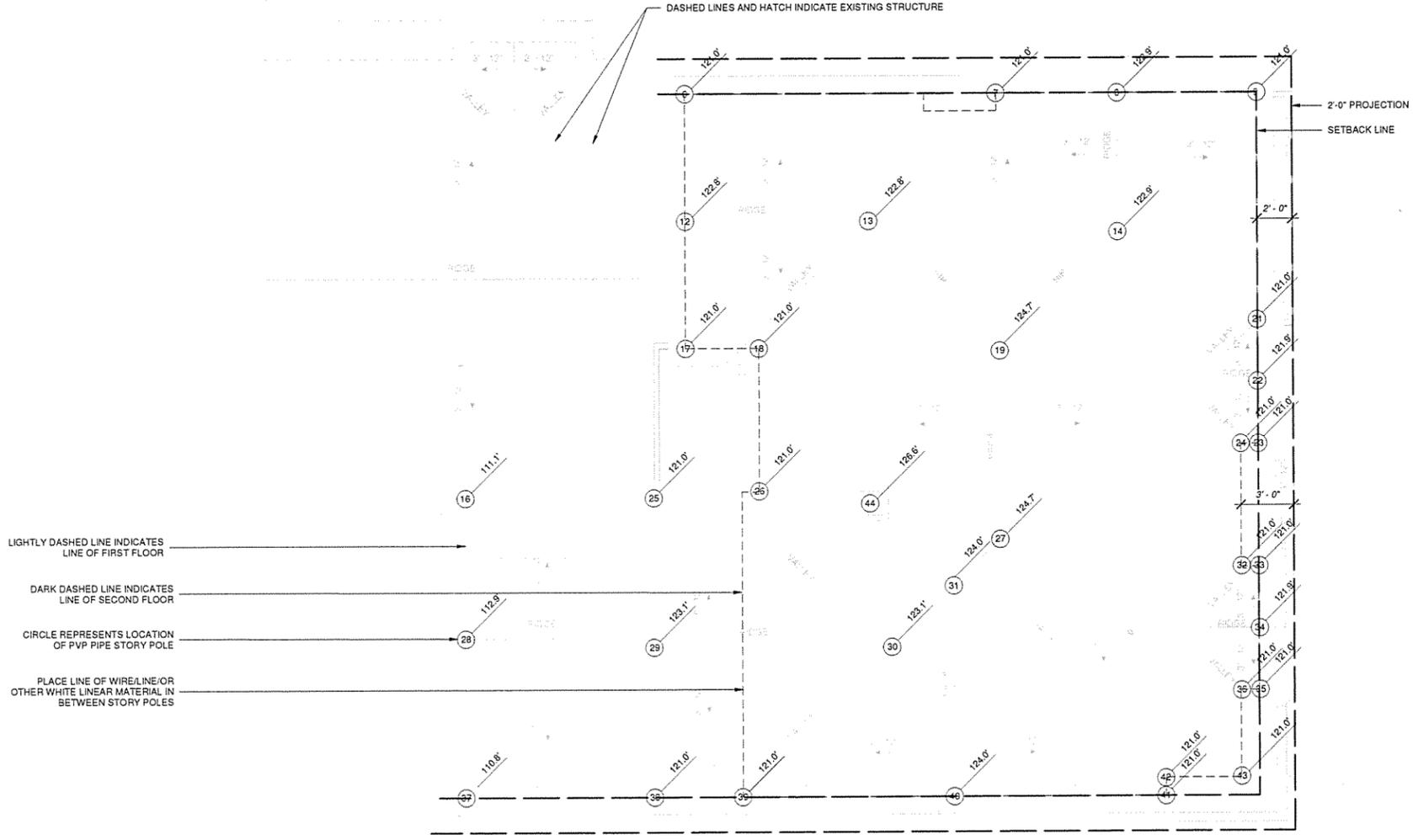
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STORY POLE PLAN

a5.0



- LIGHTLY DASHED LINE INDICATES LINE OF FIRST FLOOR
- DARK DASHED LINE INDICATES LINE OF SECOND FLOOR
- CIRCLE REPRESENTS LOCATION OF PVP PIPE STORY POLE
- PLACE LINE OF WIRELINE/ OR OTHER WHITE LINEAR MATERIAL IN BETWEEN STORY POLES

1 STORY POLE PLAN
SCALE: 1/4" = 1'-0"

elevation notes:

- 1. ROOF PLAN NOTES THE LOCATION OF GUTTERS AND DOWNSPOUTS.
- 2. ROOF PLAN NOTES THE LOCATION OF ROOF MOUNTED ATTIC VENTS.



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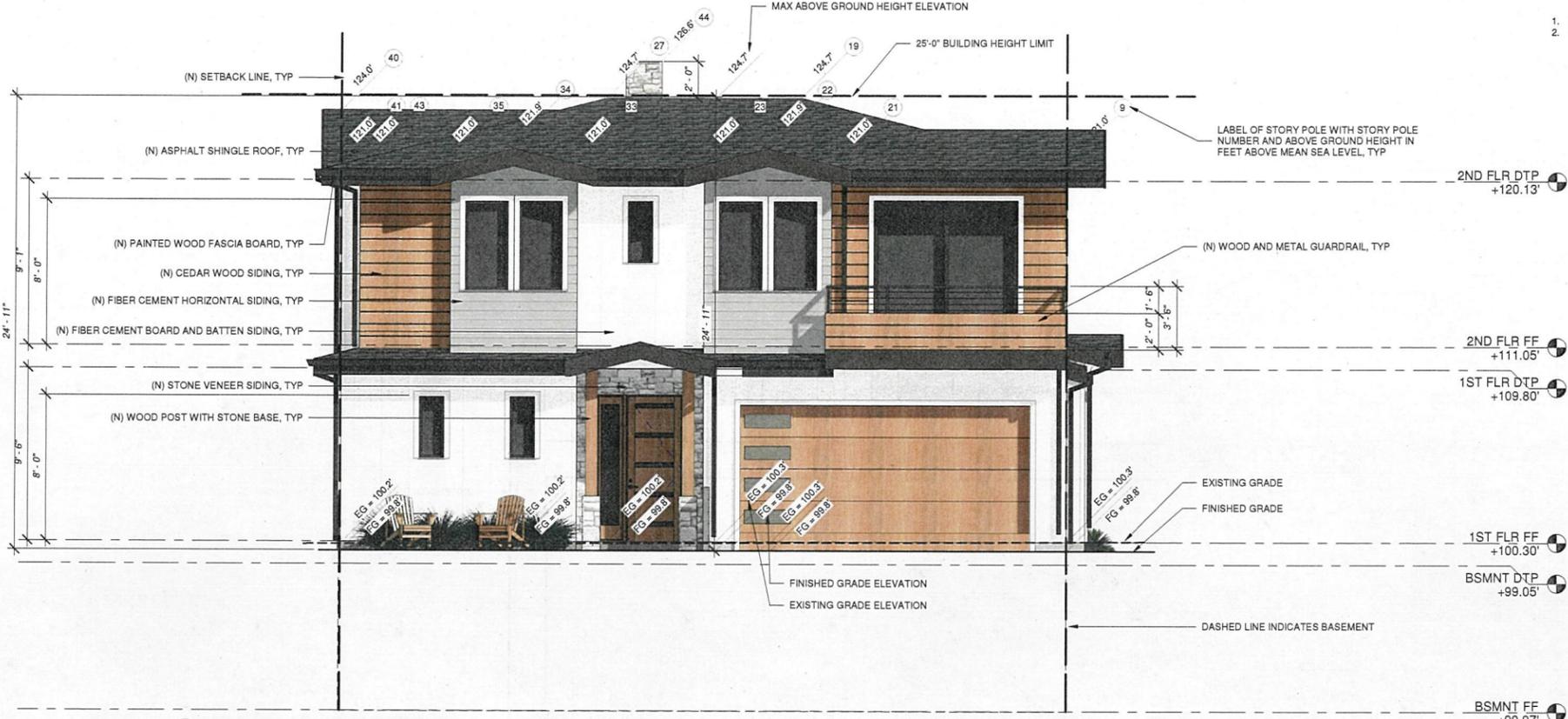
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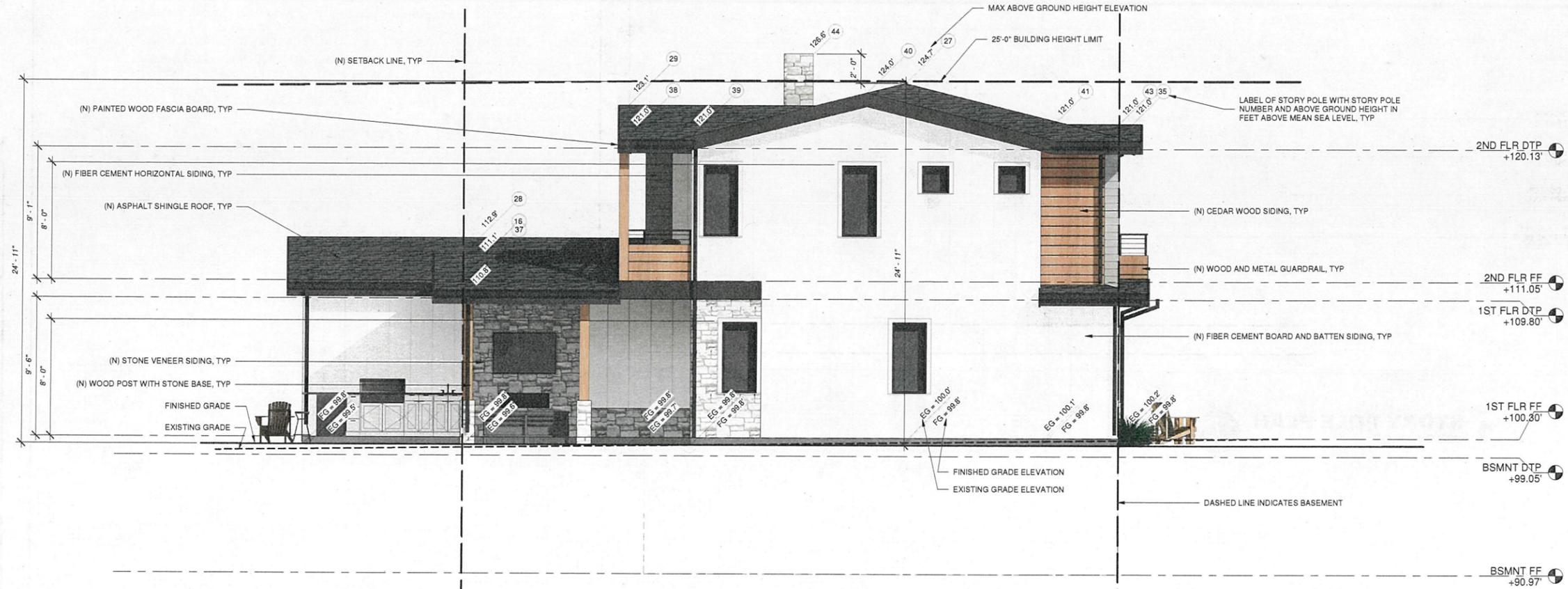
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EXTERIOR ELEVATIONS

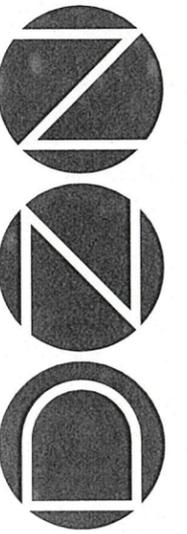
a6.0



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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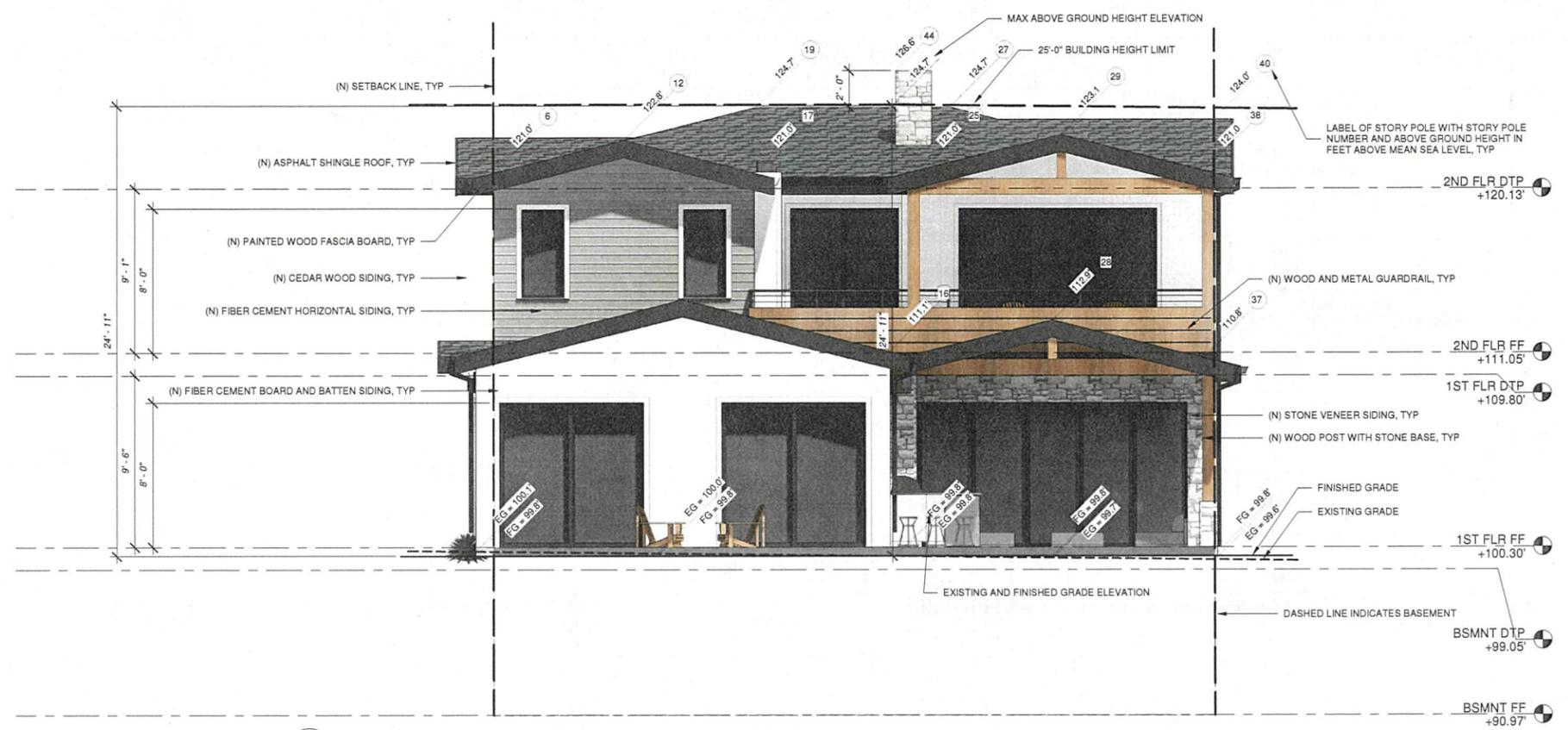
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2022.08-16

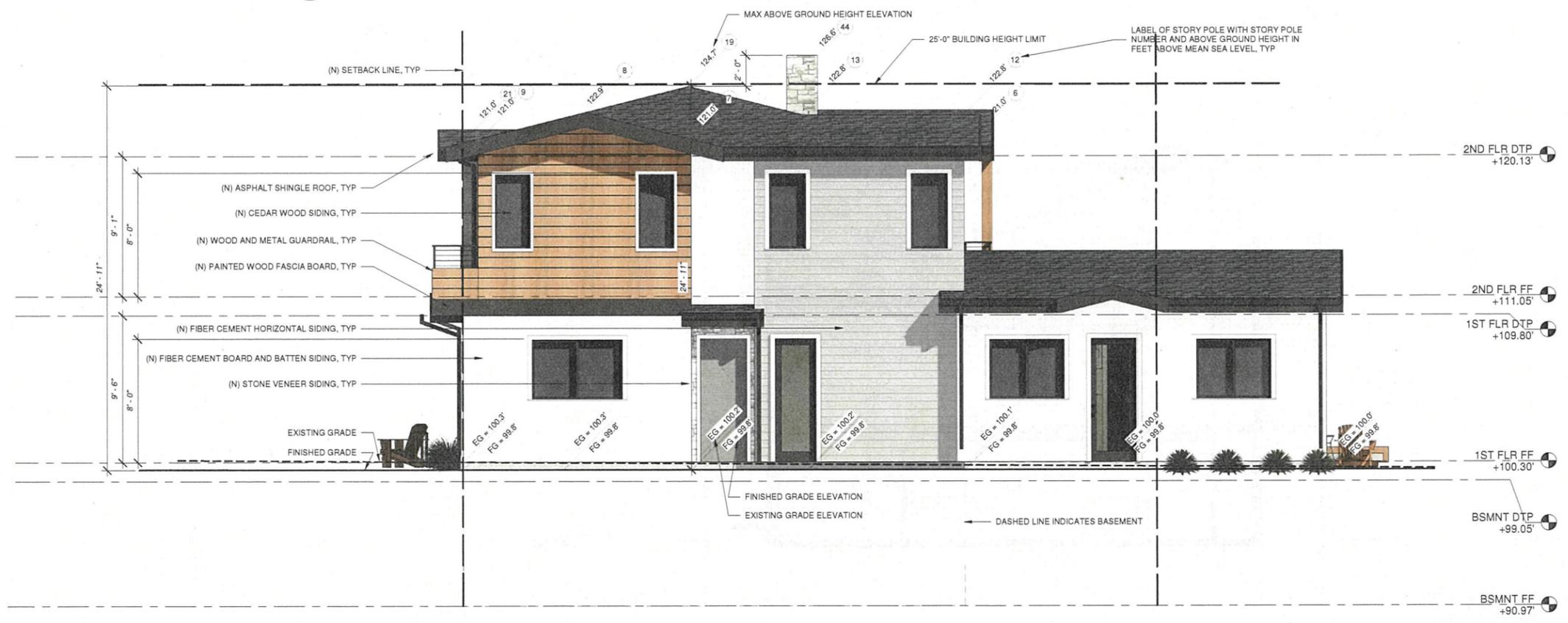
JOB: 202113R

EXTERIOR ELEVATIONS

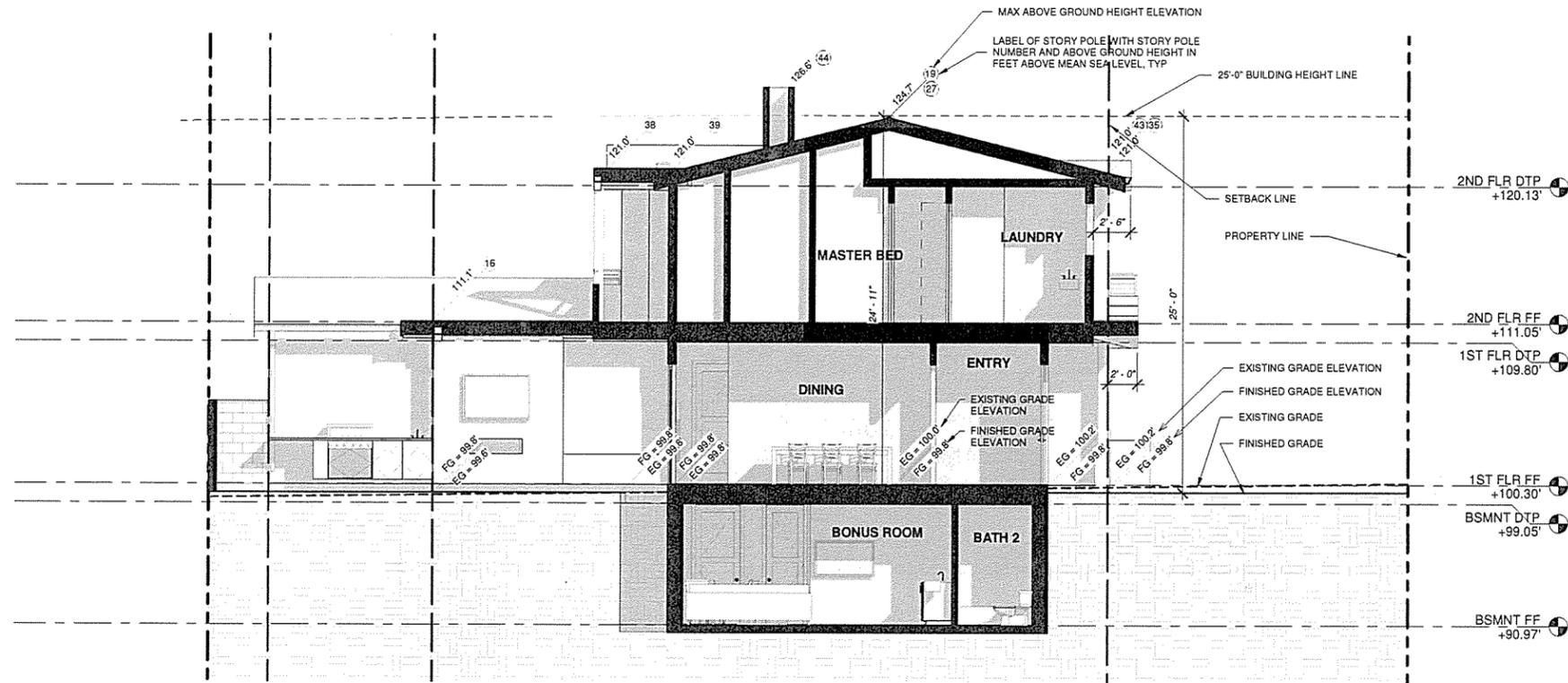
a6.1



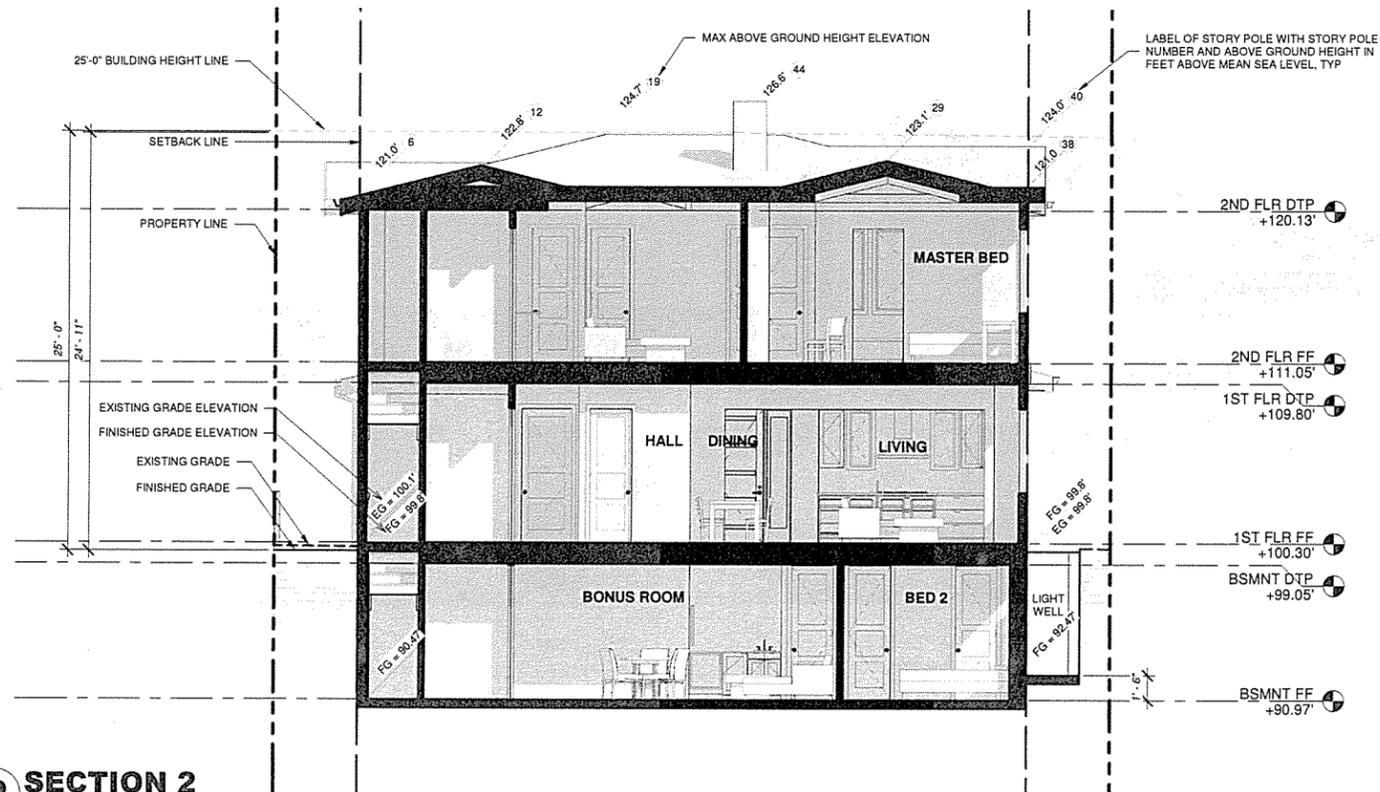
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 SECTION 1
SCALE: 1 : 60



2 SECTION 2
SCALE: 1 : 60



ALL UNFINISHED CONCRETE AREAS AND THE EXTERIOR FINISHES SHALL BE THE ARCHITECT'S RESPONSIBILITY. THE ARCHITECT DOES NOT PROVIDE CONTRACT ADMINISTRATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CONTRACTOR DUE TO OMISSIONS, INADEQUACIES, OR CONFLICTS IN THE DESIGN OR CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS.



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HART

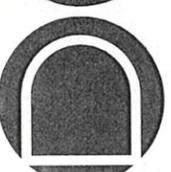
CITY: SOLANA BEACH

2021.11-22
2022.02-24
2022.04-18
2022.06-09
2022.08-16

JOB: 202113R

SECTIONS

a7.0



ALL DIMENSIONS, COLORS, MATERIALS AND FINISHES ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



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3D VIEWS

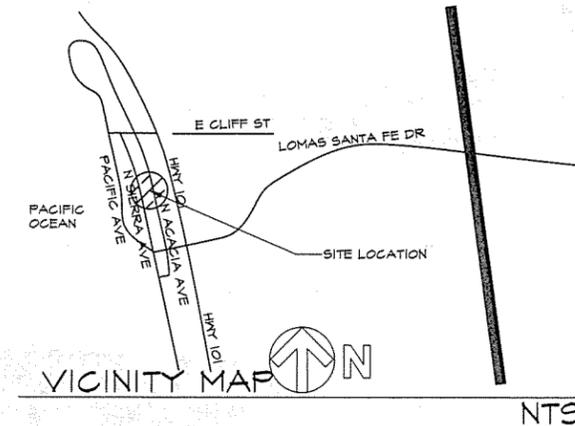
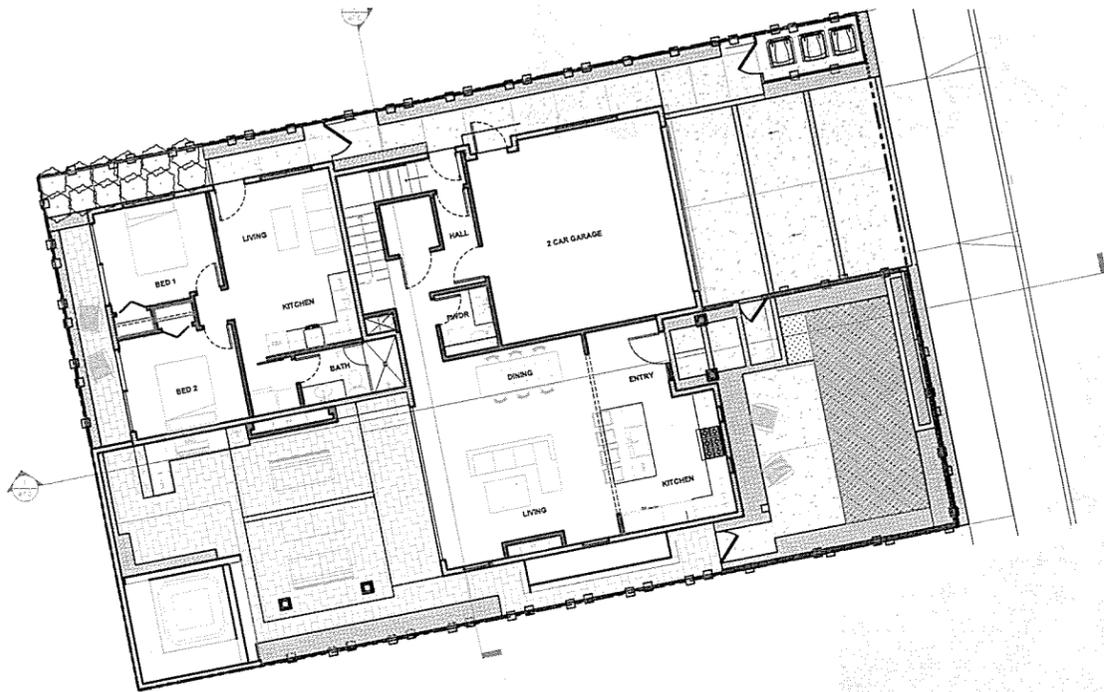
a8.0

LANDSCAPE ARCHITECTURAL PLANS FOR:

HART RESIDENCE

237 N ACACIA AVE, SOLANA BEACH, CA 92075

APN # 2633320300



PROJECT INFO:

OWNER: MRS HART

LANDSCAPE ARCHITECT:
JPBLA
4403 MANCHESTER AVE, STE 201
ENCINITAS, CA 92024
760-479-0644

CIVIL ENGINEER:
SYMMETRY LAND SURVEYING
811 WILSHIRE BLVD, SUITE 1700
LOS ANGELES, CA 90017
424.785.1114

ARCHITECT:
DZN PARTNERS
682 SECOND ST
ENCINITAS, CA 92024
7607532464

JAMES P. BENEDETTI
LANDSCAPE ARCHITECT
4403 MANCHESTER AVE., SUITE 201
ENCINITAS, CA 92024
760/479-0644 FAX 760/479-0645

SITE PLAN

SCALE: 1"=8'-0"



ABBREVIATIONS:

TEXT/SYMBOL	DESCRIPTION	TEXT/SYMBOL	DESCRIPTION
T.O.S	TOP OF SLOPE	PL	PROPERTY LINE
B.O.S	BOTTOM OF SLOPE	O.C.	ON CENTER
PC	POOL COPING	EXIST.D.	EXISTING CONCRETE
EFG	EXISTING FINISHED GRADE	D.G.	DECOMPOSED GRANITE
FG	FINISHED GRADE	MIN.	MINIMUM
FS	FINISHED SURFACE	MAX.	MAXIMUM
IE	INVERT ELEVATION	ADJ.	ADJACENT
TG	TOP OF GRATE	CMU	CONCRETE MASONRY UNIT
TP	TOP OF PILASTER	ALT	ALTERNATING
BP	BOTTOM OF PILASTER	CLR	CLEARANCE
TW	TOP OF WALL	FT	FOOT
BTW	BOTTOM OF WALL	IN.	INCH
TWF	TOP OF WALL FOOTING	TYP.	TYPICAL
RM	RETAINING WALL	GPM	GALLONS PER MINUTE
TS	TOP OF STEP	TBD	TO BE DETERMINED
BS	BOTTOM OF STEP	PA	PLANTING AREA
P.I.P	POURED IN PLACE	W/M	WELDED WIRE MESH

PROJECT NOTES:

- GENERAL:**
- REFER TO ARCHITECTURAL SITE PLAN IS FOR BUILDING IDENTIFICATION AND INFORMATION ONLY.
 - IN THE EVENT OF A CONFLICT BETWEEN LANDSCAPE PLANS AND ARCHITECTURAL PLANS, LANDSCAPE PLANS SHALL TAKE PRECEDENCE FOR SITE DRAINAGE.
 - ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE COUNTY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF ENCINITAS LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- PLANTING:**
- A MINIMUM OF 3" OF TOP DRESS MULCH WILL BE APPLIED TO ALL EXPOSED SOIL SURFACE EXCLUDING TURF AREAS.
 - SPACING OF SLOPE SHRUBS AND GROUND COVERS SHALL BE ADEQUATE FOR EROSION CONTROL. REFER TO PLANTING LEGEND. REINFORCED STRAIN MATTING WILL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER.
 - ALL EXISTING TREES SHOWN ON PLAN ARE OFF-SITE.

LANDSCAPE ARCHITECT OBSERVATION REQUIREMENTS.

- ALL LANDSCAPE PROJECTS WILL REQUIRE THE FOLLOWING CERTIFICATIONS BE PROREVIEW PROJECT SUBMITTALS FOR CONFORMANCE WITH APPROVED PLANS AND PROVIDE A COPY OF THE APPROVED SUBMITTAL TO THE HOA FOR THEIR REVIEW AND RECORDS.
- DRAINAGE HAS BEEN INSTALLED PER PLAN
- PROVIDE A WRITTEN REVIEW OF THE IRRIGATION MAIN LINE PRESSURE TEST AND INSTALLED PER PLAN. NOTE THE PIPE DEPTH 18" FOR PRESSURE MAINLINE, 12" FOR LATERAL LINES, AND 2"-3" FOR DRIP IN-LINE TUBING.
- PROVIDE A WRITTEN REVIEW OF THE IRRIGATION COVERAGE TEST
- PROVIDE A WRITTEN REVIEW OF THE PLANT MATERIAL INSPECTION ON-SITE UPON DELIVERY, AND VERIFY PLANT LOCATIONS IN FIELD.
- PROVIDE A WRITTEN REVIEW THAT THE INSTALLATION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS.
- PREPARE AN AS-BUILT PLAN OF ANY CHANGES AND PROVIDE THE OWNER AND HOA A COPY OF THE IRRIGATION DEPICTING AS-BUILT LOCATIONS OF THE MAINLINE AND REMOTE-CONTROL VALVES BY DIMENSIONS FROM KNOWN SITE ELEMENTS.

ALL CERTIFICATIONS WILL BE PROVIDED IN LETTER FORM. THESE OBSERVATION REQUIREMENTS SHOULD BE BUDGETED FOR AND SHOWN AS A SEPARATE LINE ITEM ON CONTRACTS WITH LANDSCAPE ARCHITECTS.

LANDSCAPE CONTRACTOR SHALL FOLLOW APPROVED PLANS FOR CONSTRUCTION. ANY DEVIATIONS FROM APPROVED PLANS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT OF RECORD FOR REVIEW AND APPROVED PRIOR TO CONSTRUCTION

SHEET INDEX:

TITLE SHEET	LC-1
LANDSCAPE CONCEPT LEGEND & NOTES	LC-2
LANDSCAPE CONCEPT PLANTING PLAN	LC-3
IRRIGATION WATER CALCULATIONS	LC-4

LANDSCAPE AREA CALCULATIONS

	EXISTING (SF)	PROPOSED TOTAL (SF)
NON LANDSCAPE AREA	1581.0	3129.0
NON-IRRIGATED LANDSCAPE	0.0	0.0
IRRIGATED LANDSCAPE	2419.2	810.00
WATER FEATURES	0.0	51.0
DECORATIVE HARDSCAPE	0.0	10.0
TOTAL LOT AREA	4000.0	4000.0
	AREA OF WORK (SF)	
IRRIGATED LANDSCAPE	810.00	
WATER FEATURES	28.3	
DECORATIVE HARDSCAPE	10.0	
AGGREGATE LANDSCAPE AREA	871.0	

DECLARATION OF RESPONSIBLE CHARGE:

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF SOLANA BEACH'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

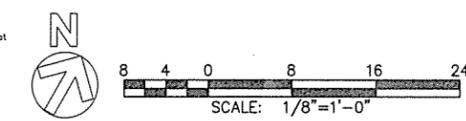
James P. Benedetto
JAMES P. BENEDETTI
LANDSCAPE ARCHITECT

5-26-21
DATE

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 19.5" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENIRCLE THE ROOT BALL.

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APN# 2633320300

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SUBMITTALS

1ST SUBMITTAL	XXXX/XX
2ND SUBMITTAL	
3RD SUBMITTAL	

Phase:

Date: 8/15/22

Reviewed by: JPB

Drawn: JA

Job No.: 2021-26

Sheet Title

TITLE PAGE

Sheet

LC-1

Of 4 Sheets

IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW PRECIPITATION EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.

PLANTING NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.

FIRE NOTES:

1. LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPT. REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL.
2. ALL FIRE HYDRANTS, DOUBLE CHECK DETECTORS, POST INDICATION VALVES, AND FIRE DEPT. CONNECTIONS SHALL BE PROVIDED WITH A 3-FOOT CLEARANCE AROUND ALL FIRE APPARATUS.
3. ALL TREES AT MATURITY SHALL MEET A HORIZONTAL CLEARANCE ALONG ALL ROADWAYS FROM CURB TO CURB. HORIZONTAL ROADWAY CLEARANCE FOR A ONE-STORY BUILDING IS 28-FEET WIDE.
4. ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14-FEET FROM THE TOP OF THE ROADWAY TO THE LOWEST BRANCHES.

STREET TREES AND OTHER TREES SHALL BE SPACED:

1. 8 FEET (PREVIOUSLY 3 FEET) FROM TRANSFORMERS, CABLE, AND PULL BOXES.
2. FEET FROM MAILBOXES
3. 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
4. 10 FEET FROM CENTERLINE (PREVIOUSLY 7 FEET) OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES AND GAS)
5. 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
6. 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SIGHT IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
7. 10 FEET FROM TRAFFIC AND DIRECTIONAL SIGNS
8. 15 FEET (MINIMUM) FROM STREETLIGHTS, OTHER UTILITY POLES, (DETERMINED BY SPECIFICATIONS)
9. STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT-OF-WAY IF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL.
10. LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF TWENTY-FIVE FEET (25') FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER.
11. MINIMUM FIFTEEN FEET (15') STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.
12. SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

LANDSCAPE NOTE:

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL VERIFY UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDING TO CITY OF OCEANSIDE REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.
4. A TRASH RECEPTACLE WILL BE PLACED ON EACH FLOOR AT THE ELEVATOR/STAIR LOCATION, AND WILL BE COLLECTED BY USING EXISTING TRASH BINS ON-SITE.
5. LANDSCAPE FOR THE SITE SHOULD MAINTAIN 7 FT. CANOPY ON ALL TREES AND A 2 FT. MAXIMUM HEIGHT ON ALL GROUNDCOVER.
6. ALL STREET TREES SHALL COMPLY WITH THE CITY OF OCEANSIDE APPROVED STREET TREES AND STANDARD DETAIL 211A.
7. ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAVING SURFACE IS LOCATED WITHIN 6 FEET OF A TREE TRUNK ON SITE (PRIVATE) AND WITHIN 10 FEET OF A TREE TRUNK IN THE RIGHT-OF-WAY (PUBLIC). ROOT BARRIERS SHALL EXTEND 5 FEET IN EACH DIRECTION FROM THE CENTERLINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 10 FEET. ROOT BARRIERS SHALL BE 24 INCHES IN DEPTH. INSTALLING A ROOT BARRIER AROUND THE TREE'S ROOT BALL IS UNACCEPTABLE.
8. ALL SHRUBS SHALL BE MAINTAINED TO NOT EXCEED 10' HIGH

LANDSCAPE CONCEPT STATEMENT:

THE LANDSCAPING IS REMINISCENT OF A DROUGHT-TOLERANT YET CONTEMPORARY TROPICAL STYLE LANDSCAPE WITH A MIXTURE OF SMALL TREES, SHRUBS AND GROUND COVER. THE HARDSCAPE WILL BE A CENTRAL DESIGN FEATURE COMPLEMENTING THE UNIQUE ARCHITECTURAL DESIGN. CONTEMPORARY COLORED CONCRETE WITH STONE ACCENT PAVING COMPLEMENTS THE BUILDING ARCHITECTURE. VARIOUS GROUNDCOVER AND OTHER DECORATIVE SHRUBS WILL PROVIDE FOR AN INTERESTING AND AESTHETICALLY PLEASING LANDSCAPE.

LANDSCAPING WILL INCLUDE VARIOUS FLOWERING SHRUBS SUCH AS BIRD OF PARADISE, PINK CALANDRINIA AND OTHERS. GROUND COVER SUCH AS BLUE CHALKSTICKS AND OTHERS WILL BE USED THROUGHOUT THE SITE.

THE LANDSCAPING HAS BEEN DESIGNED WITH WATER CONSERVATION IN MIND. AS WELL, IT WILL CREATE AN INTERESTING STREETScape WHICH WILL BE A BENEFIT TO THE OVERALL COMMUNITY ATMOSPHERE.

MAINTENANCE RESPONSIBILITY NOTE:

THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL LANDSCAPED AREAS ON SITE, AS WELL AS CONTIGUOUS PLANTING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. PLANTINGS SHALL BE MAINTAINED IN A HEALTHY, VIGOROUSLY GROWING CONDITION, AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING AND TRIMMING. IRRIGATION SYSTEMS SHALL BE REGULARLY INSPECTED AND KEPT IN FULLY OPERATIONAL CONDITION ACCORDING TO MANUFACTURERS' DESIGN STANDARDS AT ALL TIMES.

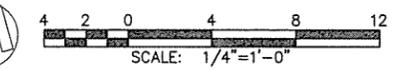
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LANDSCAPE ARCHITECT
4403 MANCHESTER AVE., SUITE 201
ENCINITAS, CA 92024
760/479-0644 FAX 760/479-0645



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1ST SUBMITTAL	XXXXXX
2ND SUBMITTAL	
3RD SUBMITTAL	

Phase:
Date: 8/15/22
Reviewed by: JPB
Drawn: JA
Job No.: 2021-26

Sheet Title:
CONCEPT PLAN NOTES

Sheet:
LC-3
Of 4 Sheets



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo) \times (0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

- ETWU = Estimated total water use per year (gallons per year)
- ETo = Evapotranspiration rate (inches per year)
- PF = Plant Factor from WUCOLS (see Definitions)
- HA = Hydro-zone Area (square feet). Define hydro-zones by water use: very low, low, moderate and high
- SLA = Special Landscape Area (square feet). Edible plants, irrigated with recycled water, & turf used for active play
- 0.62 = Conversion Factor (to gallons per square foot)
- IE = Irrigation Efficiency

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

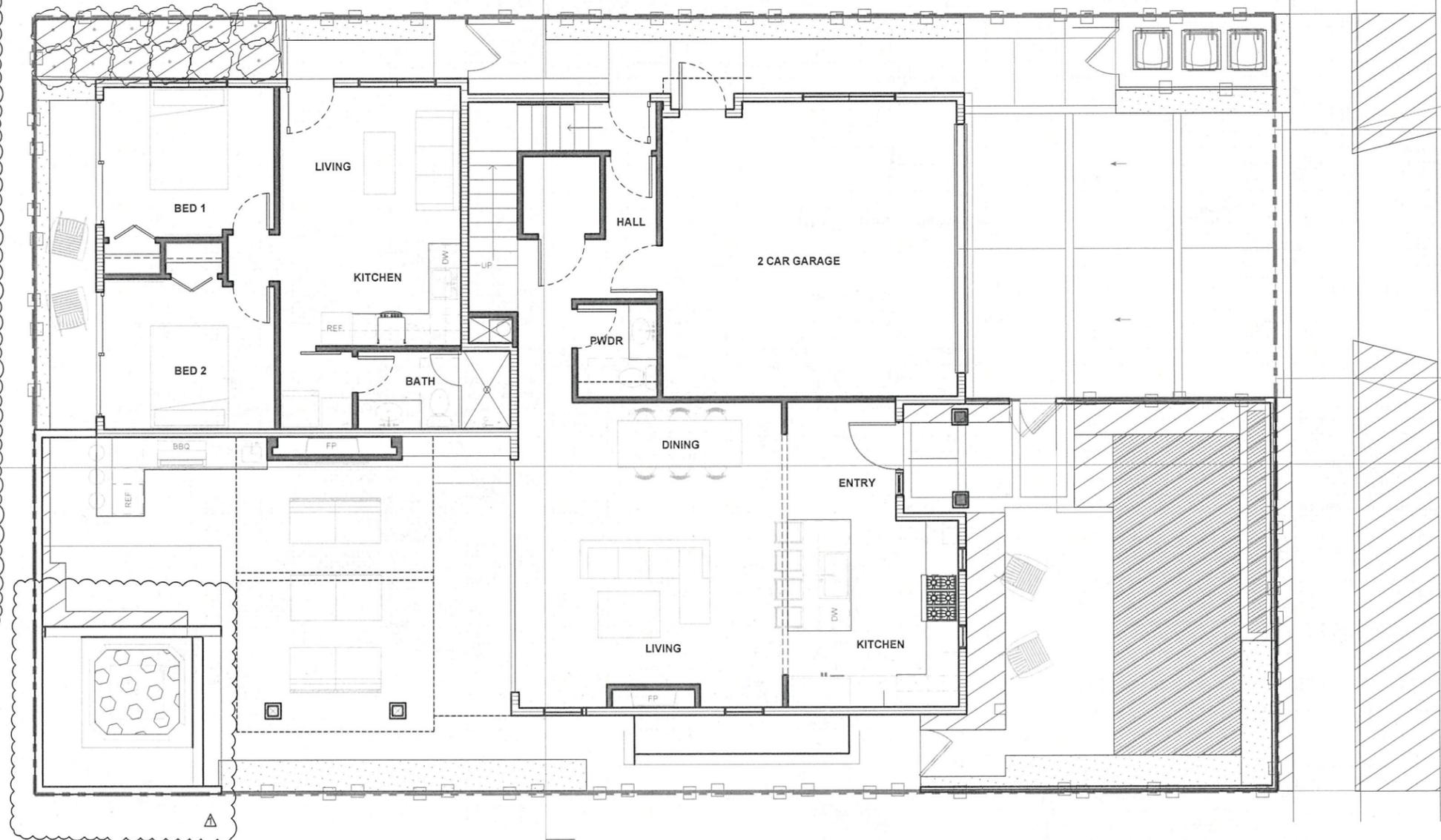
Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				SLA
	1	2	3	4	
Evapotranspiration Rate (ETo) See "A" below	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - .62	0.62				
(Line 1 x Line 2)	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See "B" below	0.3	0.6	1		
Hydrozone Area (HA) - in square feet	510	305	28.3		
(Line 4 x Line 5)	153	183	28.3		
Irrigation Efficiency (IE) See "C" below	0.81	0.81	1		
(Line 6 + Line 7)	189	226	28.3		
TOTAL of all Line 8 boxes + SLA	443.3				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	11,269				

A	B	C
ETo - Evapotranspiration rate = 41 (west of I-5) 47 (east of I-5)	PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone. 0.1 = V-LW - Very Low Water Use Plants 0.3 = LW - Low Water Use Plants 0.6 = MW - Moderate Water Use Plants 1.0 = HW - High Water Use Plants	IE - Irrigation Efficiency Spray = .55 Rotor = .70 Bubble = .75 MP rotor = .75 Drip & Micro-spray = .81 A different IE may be used if supported by documentation subject to approval by the City Planner

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$\frac{25.42}{25.42 \text{ or } 29.14} \left[(ETAF \times \frac{888.3}{\text{Total Landscape Area}}) + (1 - ETAF \times \frac{0}{\text{Total SLA}}) \right] = \text{MAWA } 11,203$$

Evapotranspiration adjustment factor (ETAF) use .55 residential .45 non-residential



HYDROZONE PLAN

HYRDOZONE LEGEND

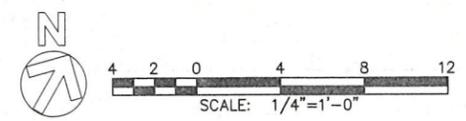
- 1 HYDROZONE ONE: DRIP (LOW WATER USE)
(505 SF, 61% OF TOTAL LANDSCAPE AREA)
- 2 HYDROZONE TWO: DRIP (MEDIUM WATER-USE)
(305 SF, 34% OF TOTAL LANDSCAPE AREA)
- 3 HYDROZONE THREE: POOL (HIGH WATER-USE)
(28.3 SF, OF TOTAL LANDSCAPE AREA)

TOTAL LANDSCAPE AREA 810 SF
TOTAL POOL AREA 28.3 SF

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1ST SUBMITTAL	XXXXXXXXXX
2ND SUBMITTAL	
3RD SUBMITTAL	

Phase:
Date: 8/15/22
Reviewed by: JPB
Drawn: JA
Job No.: 2021-26

Sheet Title:
IRRIGATION WATER CALCULATIONS

Sheet:
LC-4
Of 4 Sheets

LEGEND:

- BOUNDARY:
- ORIGINAL LOT LINE LOT 10:
- EXISTING CONTOUR:
- PROPOSED CONTOUR:
- STORMDRAIN: 6IN PVC
- INLET: ATRIUM GRATE
- VEGETATED BIO DETENTION AREA IN PLANTER, PER DETAIL SHEET 1 WATER QUALITY TREATMENT AREA: **BMP-1**
- VEGETATED IMPERVIOUS STORM WATER DISPERSION SD-5 WATER QUALITY TREATMENT AREA: **BMP-2**
- MASONRY SITE WALL:
- ENHANCED CONCRETE:
- PORCELAIN PAVERS IN PATIO AREA:
- BASEMENT LIMITS:

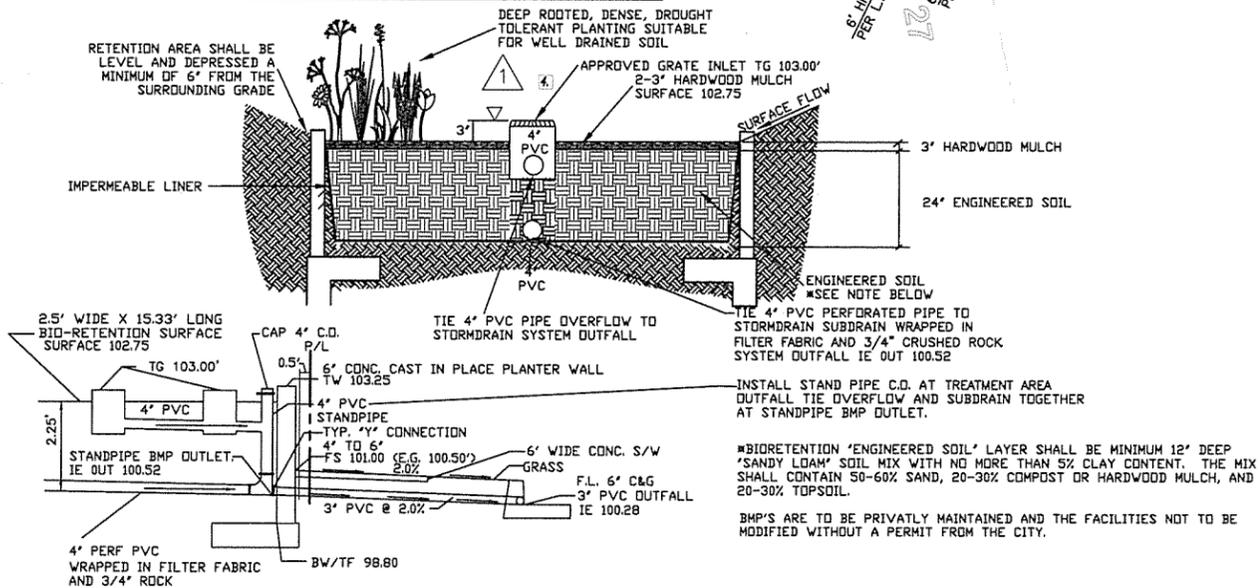
SPECIAL NOTES:

1. EXISTING RESIDENCE IS SERVICED BY CITY OF SOLANA BEACH PUBLIC SEWER IN ACACIA AVENUE, NEW RESIDENCE FIRST AND SECOND FLOORS AND ADU WILL GRAVITY FLOW TO EXISTING SEWER CLEANOUT CONNECTION AT ACACIA RIGHT OF WAY. CLEANOUT TO BE LOCATED AND CONNECTED TO NEW RESIDENCE ON SITE WITH 4" PVC AT 2% MIN. SLOPE FROM EX. C.O. TO NEW RESIDENCE, EX. SEWER C.O. CONNECTION WILL REMAIN IF VIABLE. BASEMENT SEWER SERVICE WILL UTILIZE NEW SEWER INJECTOR SUMP AND PUMP TO NEW OUTLET BOX LOCATED IN THE FRONT LAWN AND WILL OUTLET THE PROPERTY AS GRAVITY FLOW VIA NEW SEWER LATERAL CONNECTION TO EXISTING PUBLIC SEWER MAIN IN ACACIA AVE.
2. EXISTING WATER SERVICE FROM CITY OF SOLANA BEACH WATER TO REMAIN. WATER METER WILL BE UPGRADED TO 3/4" WATER SERVICE AND 1" MIN FIRE SERVICE. ADU AND RESIDENCE TO UTILIZE THE SAME UPGRADED WATER METER.
3. CONSTRUCT A.C. TRANSITIONS TO PROPOSED CONCRETE DRIVEWAY OPENING ALONG ACACIA AVE. USE MIN A.C. SECTION 4" AC OVER 6" A.B. COMPACTED TO 90% MAX DRY DENSITY.
4. REMOVE EXISTING CONCRETE DRIVEWAY. INSTALL NEW 18' WIDE DRIVEWAY CONSTRUCTED PER SDRSD G14A. REPLACE CURB OPENING OF REMOVED SECTION OF DRIVEWAY WITH STANDARD SDRSD G-2A 6" CURB AND GUTTER MATCH EX. T.C. AT CONNECTION POINTS TO EXISTING CURB AND GUTTER.
5. PRIVATE ONSITE CONCRETE COLOR AND SPECIFIC PRODUCT SPECIFICATIONS ARE PROVIDED ON LANDSCAPE ARCHITECT PLANS, TO THE SATISFACTION OF THE OWNER.
6. PRIVATE STORM DRAIN TO BE 4" PVC AT 1.0%.

S.W. TREATMENT AREA
STORM WATER TREATMENT AREA
SD-5 IMPERVIOUS AREA DISPERSION
PER S.W. TREATMENT DETAILS SHIT 3

BIOFILTER RETENTION - PLANTER PER DETAIL
 IMPERVIOUS AREA DISPERSION AREA
LANDSCAPED AREA SD-5

RETENTION WALLS CONSTRUCTED PER SDRSD OR EQUIVALENT RETAINING WALL STANDARD



BIO-RETENTION DETAIL

NTS

237 N. ACACIA DRIVE.

Scale 1"=20' Date: 9-30-21



OWNER:
SHIRLY HART CHWALOWSKI
SOLANA BEACH CA. 92075

LEGAL DESCRIPTION:

LOT 21 IN BLOCK 17 MAP 1749
IN THE CITY OF SOLANA BEACH

ADDRESS:

237 N. ACACIA AVE.
SOLANA BEACH, CA 92075

ASSESSOR'S PARCEL NO.:

263-332-03-00

BENCHMARK:

BENCHMARK FOR THE TOPOGRAPHY IN THE CITY OF SOLANA BEACH IS ASSUMED, BEING THE FINISH FLOOR OF THE EXISTING SINGLE FAMILY RESIDENCE AS SHOWN, HAVING AN ELEV. OF 100.00 US FEET.

WATER DISTRICT:

CITY OF SOLANA BEACH WATER DISTRICT

SEWER DISTRICT:

CITY OF SOLANA BEACH SEWER

SOURCE OF TOPOGRAPHY:

FIELD SURVEY PERFORMED BY SYMMETRY LAND SURVEYING

EARTHWORK:

SITE GRADING:	
CUT: (UNDER RESIDENCE BASEMENT)	365 C.Y.
FILL: (UNDER RESIDENCE)	0 C.Y.
FILL: (UNDER ADU)	0 C.Y.
CUT: (OUTSIDE FOOTPRINT)	25 C.Y.
EXCAVATION FOR FOOTINGS:	
CUT:	30 C.Y.
REMOVALS AND RECOMPACTION:	
CUT/FILL:	260 C.Y.
TOTAL GRADING:	
CUT:	680 C.Y.
FILL:	260 C.Y.
EXPORT	420 C.Y.

NOTES:

BOUNDARY FOR TOPOGRAPHIC MAPPING IS BASED ON TOPOGRAPHIC MAPPING BY SYMMETRY LAND SURVEYING. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION:

REMOVE AND REPLACE EXISTING 6" CONCRETE CURB ALONG THE ENTIRE PROPERTY FRONTAGE.

STORM WATER NOTES:

RUNOFF FROM STRUCTURE AND HARDSCAPE SURFACES TO BE DIRECTED TO DETENTION /BIO-TREATMENT BASIN OR POUROUS SURFACE PRIOR TO OUTLET AND/OR CONFLUENCE WITH PUBLIC STORM WATER FLOW.

STORMWATER RUNOFF TO DRAIN AWAY FROM STRUCTURE AT 2.0% FOR 3.0FT.

*** FENCE NOTE**

NORTHERLY PROPERTY LINE FENCE- NOT TO EXCEED 8.0' HIGH. THE LOWER 6' OF FENCE SHALL INCLUDE COMBINED USE OF WOOD FENCE AND MASONRY. THE UPPER 2.0' OF THE 8' HIGH WOOD FENCE SHALL BE OF LATTICE THAT IS 50% OPEN.
THE PORTION OF THE NORTHERLY PROPERTY LINE FENCE LOCATED IN THE FRONT YARD SET BACK TO BE 3.5' HIGH.

SOUTHERLY PROPERTY LINE FENCE- NOT TO EXCEED 6' HIGH. THE 6' HIGH FENCE SHALL INCLUDE COMBINED USE OF WOOD FENCE AND MASONRY.

EXISTING HARDSCAPE

RESIDENCE 511.41 SQ. FT.
DRIVEWAY 300.33 SQ. FT.
PATIOS/WALK 548.49 SQ. FT.
TOTAL: 1437 SQ. FT.

PROPOSED HARDSCAPE

RESIDENCE 1741 SQ. FT.
PATIOS/WALK 953 SQ. FT.
DRIVEWAY 365 SQ. FT.
TOTAL: 3059 SQ. FT.

EXISTING HARDSCAPE REMOVED
TOTAL: 1437 SQ. FT.



CITY OF SOLANA BEACH		DRAWING NO.
PRELIMINARY GRADING PLAN FOR: SINGLE FAMILY RESIDENCE AT 237 N. ACACIA DRIVE.		
02-18-22 REV. 08-16-22	PLANNING CASE NO: DRP/SDP	SHEET 1 OF 1

G. A. C. ENGINEERING AND LAND SURVEYING
274 S. VINEYARD ROAD # 204, TEMECULA, CA 92591
Phone: 760.594.4859 FAX: 760.728.2604

LEGEND:

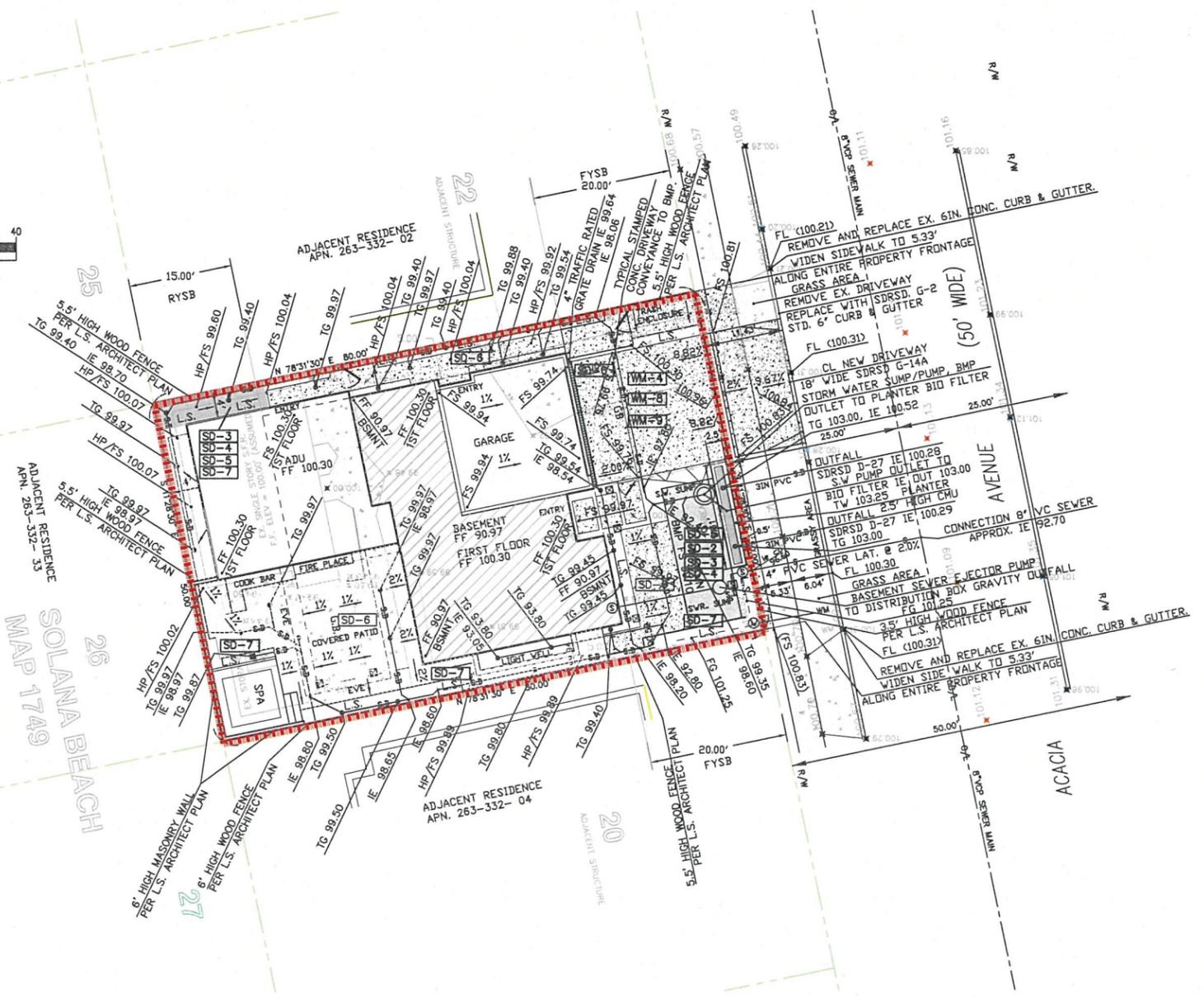
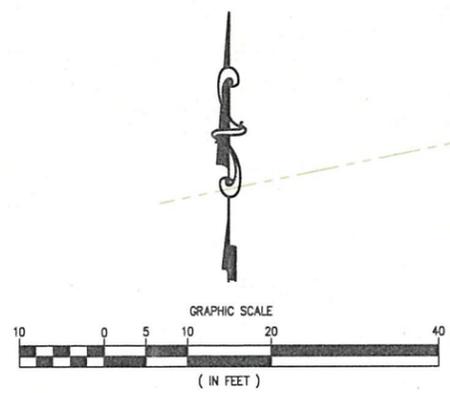
BOUNDARY:	-----
ORIGINAL LOT LINE LOT 10:	-----
EXISTING CONTOUR:	---65---
PROPOSED CONTOUR:	---65---
STORMDRAIN:	6IN PVC
INLET:	ATRIUM GRATE
SD-5	VEGETATED BIO DETENTION AREA IN PLANTER, PER DETAIL SHEET 1
SD-6	WATER QUALITY TREATMENT AREA
SD-5	VEGETATED IMPERVIOUS STORM WATER DISPERSION
SD-6	SD-5 WATER QUALITY TREATMENT AREA:
MASONRY SITE WALL:	-----
ENHANCED CONCRETE:	-----
PORCELAIN PAVERS IN PATIO AREA:	-----
BASEMENT LIMITS:	-----

Source Control BMP Notes:

1. SC-1 All hardscape runoff and vehicular wash water to be directed to landscape areas onsite.
2. SC-2 Apply clean water stencil to any existing public storm water inlets adjacent to project.
3. SC-6 D1 Masonry structure to be built, protecting interior eliminating interior pest control.
3. SC-6 D2 - Preserve existing drought tolerant trees, shrubs, and ground cover to the maximum extent possible.
 - Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution.
 - Where landscaped areas are used to retain or detain storm water, specify plants that are tolerant of periodic saturated soil conditions.
 - Consider using pest-resistant plants, especially adjacent to hardscape.
 - To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.
- OPERATIONAL: Maintain landscaping using minimum or no pesticides.
 - See applicable operational BMPs in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com.
 - Provide IPM information to new owners, lessees and operators.
4. SC-6N Provide a means to drain fire sprinkler test water to the sanitary sewer.
 - OPERATIONAL: See note in Fact Sheet SC41, Building and Grounds Maintenance, located in section 7 of Storm Water Quality Management Plan.
5. SC-6O Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system.
 - Rooftop mounted equipment with potential to produce pollutants shall be roofed and/or have secondary containment.
 - Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.
6. SC-5 All dumpsters or other receptacles are outdoors, area will be covered, graded, and paved to prevent run-on. Install berms at locations to prevent runoff from the area. Also designated area to be protected from wind dispersal.

CALIFORNIA STORM WATER QUALITY ASSOCIATION - CASQA
SITE DESIGN BMPs STORM WATER MANAGEMENT BEST PRACTICES HANDBOOK

- SD-2 CONSERVE NATURAL AREAS, SOILS AND VEGETATION.
- SD-3 MINIMIZE IMPERVIOUS AREA
- SD-4 MINIMIZE SOIL COMPACTION
- SD-5 IMPERVIOUS AREA DISPERSION
- SD-6 RUNOFF COLLECTION
- SD-7 LANDSCAPING AND NATIVE DROUGHT TOLERANT SPECIES
- WM-4 SPILL PREVENTION AND CONTROL
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT



EXISTING HARDSCAPE	EXISTING HARDSCAPE E-101	PROPOSED HARDSCAPE	PROPOSED HARDSCAPE P-101	PROPOSED PERVIOUS P-101
RESIDENCE 511.41 SQ. FT.	TOTAL: 1437 SQ. FT.	RESIDENCE 1741 SQ. FT.	TOTAL: 878 SF	TOTAL: 464 SF
DRIVEWAY 300.33 SQ. FT.		PATIOS/WALK 953 SQ. FT.	EXISTING HARDSCAPE P-102	PROPOSED PERVIOUS P-102
PATIOS/WALK 548.49 SQ. FT.		DRIVEWAY 365 SQ. FT.	TOTAL: 664 SQ. FT.	TOTAL: 202 SQ. FT.
TOTAL: 1437 SQ. FT.		TOTAL: 3059 SQ. FT.	EXISTING HARDSCAPE P-103	PROPOSED PERVIOUS P-103
EXISTING HARDSCAPE REMOVED			TOTAL: 1519 SQ. FT.	TOTAL: 275 SQ. FT.
TOTAL: 1437 SQ. FT.			TOTAL: 3059 SQ. FT.	TOTAL: 941 SQ. FT.
PROPOSED HARDSCAPE TOTAL: 3059 SQ. FT.				
EXISTING HARDSCAPE TOTAL: 1437 SQ. FT.				
INCREASE HARDSCAPE TOTAL: 1622 SQ. FT.				

ALL ROOF DOWN DRAIN PIPES AND HARDSCAPE SURFACE DRAINS TO CONNECT TO SUMP PUMP 1 VIA ONSTE STORM DRAIN SYSTEM AND IS DELVERED VIA PUMP 1 SYSTEM TO BMP SURFACE FOR INFILTRATION /TREATMENT. RUNOFF THEN INFILTRATES DOWN THROUGH BMP FROM BMP SURFACE TO BMP SUB-DRAIN PERFORATED PIPE SYSTEM AND THENCE CONTINUES AS GRAVITY FLOW VIA ONSITE DRAIN SYSTEM TO STREET OUTLET IN ACACIA AVE.

STANDARD PROJECT

GC DRAWN BY	ENGINEER OF WORK BY: <i>Gregory Caudill</i> DATE: 10-5-21 NAME: GREGORY A. CAUDILL R.C.E. 60957 REG. EXP: 12/31/22	NO.	REVISIONS	DESCRIPTION	BENCH MARK LOCATION: 237 N ACACIA AVE RECORD FROM: PRIVATE SURVEY CONTROL ELEVATION: 100.00 NETWORK DATUM: ASSUMED	CITY OF SOLANA BEACH ENGINEERING DEPARTMENT BMP PLAN FOR STANDARD PROJECT SINGLE FAMILY RESIDENCE AT 237 N ACACIA PLANNING CASE NO: DRP/SDP	CITY DRAWING NO.
	MF: XXXX SHEET 1 OF 1						

Agreement with Shirly Hart

Project Address: 237 N. Acacia Ave, Solana Beach, CA 92075

APN: 263-332-03

Dear City Council,

On Monday July 11, 2022, I met with the owner Shirly Hart to review her project which borders the south side of my property @ [REDACTED] N. Acacia Ave, Solana Beach, CA 92075. My main concern is privacy including upper patio locations, second story windows & the property line fence. Her project will not have any upper patio looking over my property and the windows on the north side facing my property will be obscured (bathroom); and the other two windows are bedroom windows so I'm not opposed to them either. The only modification that I'll request will be in regard to the fence between our properties (the project's north property line). Below is the description of my request.

The north property line that abuts my property needs to provide maximum privacy which will include a masonry block/concrete retaining wall and a 6' tall cedar fence with a 2' tall redwood lattice extension (8' tall total) for the entire length of the north property line except for the front yard setback. The grade on the north side (my side) is higher than the proposed project's grade (I am guessing 16"-24" difference). The fence will be installed on top of retaining wall to provide maximum privacy. In addition, the north side (my side) of the retaining wall will be 1 block (8") taller than the finished grade to eliminate existing run off. All tree and shrub removal, existing fence removal, existing retaining wall removal & all damaged utilities (underground and overhead) will be included in this above work. I also understand that the maximum fence height is 6' with an additional 2' of lattice that allows for 50% visibility which equals a total of 8'. Depending on the height of the retaining system at the base of the fence, the wood fence will need to be modified to be in compliance with Solana Beach City fence height code.

If you have any questions, please do not hesitate to contact me, email [REDACTED] phone [REDACTED]

Sincerely,



Ronald E Johnson

Owner

[REDACTED] N. Acacia Ave.

Solana Beach, CA 92075



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: August 24, 2022
ORIGINATING DEPT: City Clerk's Office
SUBJECT: **Citizen Commission Vacancy: Public Arts Commission Appointment**

BACKGROUND:

This item is before the City Council to discuss and appoint a community member to serve out the remainder of an existing term on the Public Arts Commission. Commission member Stacy Bostrom resigned from the Public Arts Commission in July 2022. Her position's term expires at the end of January 2023.

Policy

Appointments to City Commissions and Committees are conducted in accordance with Council Policy No. 5 - *Appointment of Private Citizens to Committees, Boards, Task Forces* (Attachment 2). The Public Arts Commission's appointments are made by Council-at-large. A majority vote of the City Council is required for appointment

DISCUSSION:

On July 6, 2022, the City Clerk's Department posted a Notice of Vacancy, per Government Code 54974(a), with an application deadline of August 16th, in an effort to refill the position and bring the Commission to full membership.

Recruitment notices were posted on the City's Official bulletin board, the City's website, and an e-blast notice was e-mailed out to subscribers.

Application Submittals

As of the preparation of this report, one application was received by the deadline which is listed on the Application Status List (Attachment 3). If applications are received after the deadline they will not be forwarded as Council no longer considers late applications. Applications were not posted online but were submitted to Council for review and are available for public viewing at the City Clerk's Office.

CITY COUNCIL ACTION:

CEQA COMPLIANCE STATEMENT: Not a project as defined by CEQA.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

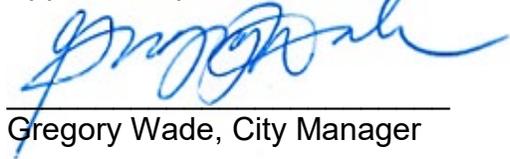
- Make an appointment to the vacancy.
- Extend the deadline for submittal of additional applications.

DEPARTMENT RECOMMENDATION:

Staff recommends that City Council appoint one (1) member to the **Public Arts** Commission nominated/appointed by *Council-at-large* for a term ending January 2023.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gregory Wade, City Manager

Attachment:

1. Vacancy Notice
2. Council Policy No. 5
3. List of Applicants
4. Application(s)



PUBLIC NOTICE

CITIZEN COMMISSION POSITION VACANCY DEADLINE

CITY OF SOLANA BEACH VOLUNTEERS SERVING ON BEHALF OF THE CITY COUNCIL

Applications are currently being accepted through **Tuesday, August 16, 2022 by 5:30 p.m.** City Council is scheduled to make appointments at the August 24, 2022 City Council Meeting.

PUBLIC ARTS COMMISSION

The Public Arts Commission participates in reviewing certain matters regarding community art opportunities and conducts certain City events. [Agenda Posting Page](#)

One Vacancy – term will expire January 2023



Regular Meetings: 4th Tuesday of each month at 5:30 p.m.
Virtually or at City Hall, due to COVID changes, as appropriate

Requirements: At least 18 yrs. old ♦ Resident of the City.

Composition: 7 members who are all appointed by the Council At-large.

Staff Liaison: Kayla Moshki at 858-720-2438 or kmoshki@cosb.org

New applicants may want to review any past Agendas posted on the City's website or contact the Staff Liaison for any questions about the Commission. See the City's website for members, expiring positions, and further information.

Applicant Process

[Citizen Interest Forms](#) (Applications) and additional information on the Commissions can be found on the City's website at www.cityofsolanabeach.org (Top of Page: Government, Citizen Commissions) OR at City Hall, 635 S. Highway 101, Solana Beach, (858) 720-2400. Please contact the City Clerk with any questions regarding the recruitment/appointment process.

For specific questions about the Commission, contact the Commission Staff Liaison above.

Posted July 5, 2022
Megan Bavin, Deputy City Clerk

CITY OF SOLANA BEACH	Policy No. 5
COUNCIL POLICY	Adopted: May 15, 1989 Revised: January 23, 2008 by Resolution 2008-23
GENERAL SUBJECT: Citizen Boards, Commissions & Committees	
SPECIFIC SUBJECT: Appointments of Citizens to Boards, Commissions, Committees and Task Forces.	

PURPOSE:

The purpose of this policy is to establish a consistent process and procedure for appointments to City sponsored Citizen Boards, Commissions, Committees and Task Forces.

POLICY STATEMENT:

Appointments to Citizen Boards, Commissions, Committees and Task Forces are made in accordance with the municipal code and/or specific guideline, as provided, to provide consistency.

POLICY PROCEDURES:

1. All private citizens interested in serving on any Board, Commission, Committee or Task Force or similar group must complete and file with the City Clerk a Citizen Interest Form (application) which may be obtained from the City Clerk's office.
2. Nominations
Councilmembers may nominate private citizens for appointment subject to ratification by a majority of the City Council. Such ratification shall take place at a regular City Council meeting and a duly docketed agenda item.
3. Appointment Protocol
 - a. Appointments will be made in accordance with municipal code requirements. For example, the municipal code may require that a Commission have five positions appointed by individual Councilmembers.
 - b. Appointments that are not outlined in the municipal code and are at-large appointment positions may be nominated by any Councilmember. In the event of multiple appointments, appointments may be divided among individual Councilmembers to share the appointment responsibilities. If the appointments are

shared, it will be for that one time and will not be construed as official individual appointments that would carry forward.

- c. The decision to proceed with an individual appointment alternative for at-large positions will be subject to majority vote of the City Council with such vote taking place at a regular City Council Meeting.

4. Appointments to Outside Agencies

When the City is asked by an outside agency to recommend a private citizen to serve on a Board, Commission, Committee or Task Force or similar group, such recommendation shall be made by the Council and approved by a majority vote of the City Council.

**City of Solana Beach
Citizen Commission Members
Appointed by City Council**

Deadline – August 16, 2022 5:30 p.m.

LIST OF APPLICANTS

Public Arts Commission Applicants		Application Received
Last Name	First Name	
Cypherd	Vicki	7-28-2022

ATTACHMENT 4

Applications

***This attachment is available for
viewing at the City Clerk's Office***

City of Solana Beach
635 S. Highway 101, Solana Beach, CA 92075
858-720-2400