CITY OF SOLANA BEACH

CITY COUNCIL WORK PLAN

FISCAL YEAR 2026 – 2027

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City Manager's Report

Dear residents and business owners of Solana Beach,

As we look ahead to 2026-2027, I am honored to serve as City Manager while Solana Beach celebrates the 40th anniversary of its 1986 incorporation. Over four decades, Solana Beach has grown into a vibrant, unique coastal city defined by community, connections, and quality of life. A recent survey found that 96% of residents rate their quality of life positively, yet the findings remind us that maintaining this standard requires ongoing care, commitment, and responsiveness.

This past year, Solana Beach advanced several priorities from the Council adopted 2025 Work Plan. We improved customer service through our online payment and application portal, starting with the most common monthly and annual permits. We continued environmental progress with stormwater infrastructure upgrades and launched a cost offset program to help residents install heat pump water heaters in support of our Climate Action Plan. The City also initiated a new senior transportation pilot program, aligned with the Age Friendly Plan, to help Solana Beach seniors reach shopping and community activities. The Fletcher Cove Ramp Improvement Project was completed ahead of summer, expanding access and amenities along our beautiful coastline. We are also preparing for construction on the Lomas Santa Fe Corridor Improvement Project, which will bring new paving, landscaped medians, and enhanced pedestrian and bicycle connections along a key route.

Looking to the year ahead, my focus for 2026-2027 is centered on strengthening the core elements that make Solana Beach a great place to live and visit. By partnering with nonprofits, community organizations, and regional agencies, we can expand capacity, leverage resources, and make strategic, fiscally responsible investments in community priorities. This includes our continuous support of neighborhood livability, maintaining roadways, improving community connections, and keeping our coastline clean and accessible. We will also continue improvements in parks, public facilities, and programs that foster belonging, connection, and well-being for residents of all ages.

This year invites us to honor our past, reflect on our present, and chart a thoughtful path for the next 40 years. As we celebrate our 40th anniversary, we will look back on four decades of progress while keeping a keen eye on the future to ensure we continue to uplift the community, connections, and unique coastal character that we value so deeply in Solana Beach.

Sincerely,

Alyssa Muto, City Manager

Mission Statement

To have an efficient and effective City Government that works to balance fiscal sustainability while maintaining environmental sustainability, quality of life and community character.

Legislative Priorities

The City of Solana Beach is a vibrant coastal community committed to preserving its unique character while addressing the evolving needs of its residents. The City recently adopted a Legislative Policy that serves as a guiding framework for the City Council's advocacy efforts on key priorities that enhance the quality of life for all residents. Through this policy, the City will actively pursue legislation and funding opportunities that advance local priorities such as affordable housing and livable communities, transportation solutions, environmental sustainability, and the well-being of youth, seniors, and the broader community. By taking thoughtful and strategic legislative action, we will ensure that Solana Beach continues to be a great place to live—a community that is safe, welcoming, and full of opportunity for all its residents.

The five policy areas outlined in this platform reflect Solana Beach's commitment to being proactive in its legislative advocacy, addressing immediate concerns, and planning for the future. The City will continue to advocate for legislation that strengthens local governance, secures resources for essential services, and fosters collaborative solutions with regional and state partners. Additionally, the City remains dedicated to advancing policies that protect the health, safety, and quality of life of its residents, while promoting a fiscally responsible and effective municipal operation.

1. **Affordable Housing & Livable Communities**
2. **Transportation & Mobility**
3. **Environmental Sustainability**
4. **Community Well-Being**
5. **General Governance & Fiscal Responsibility**

Fiscal Year 2025-26 Accomplishments

Before looking ahead to the work planned for Fiscal Year 2026-27, it is important to acknowledge the many accomplishments achieved during the previous fiscal year. Thanks to the dedication and hard work of City staff across all departments, the City successfully completed a wide range of projects, programs, and initiatives that strengthened infrastructure, enhanced community services, and improved the overall quality of life in Solana Beach. While the following highlights do not represent every accomplishment achieved during Fiscal Year 2025-26, this section showcases many of the significant efforts, projects, and milestones that advanced City Council priorities and contributed to the continued success of our community.

1. **Government Transparency & Governance Administration:** Supported transparent, accountable local government through administration of Brown Act compliant City Council meeting processes, implementation of new SB 707 public participation and related requirements, coordination of hundreds of agenda items and official actions, preservation of the City's legislative record, and maintenance of public access to governmental proceedings.
2. **Records Management & Public Access:** Maintained and preserved the City's official records through administration of records retention, archival, and records management programs, while coordinating responses to 459 Public Records Act requests in FY 2025-26, including complex, multi-department requests requiring extensive research across numerous records systems and locations, to promote government transparency and public access to information.
3. **Operational Improvements & Technology Modernization:** Advanced operational efficiency and regulatory compliance through implementation of eScribe (council agenda management) and improvements and optimization of Laserfiche (archived records repository) and other technology platforms used to administer public records requests, campaign finance disclosures, conflict of interest filings, legislative records, and related public services.
4. **Elections & Political Compliance:** Positioned the City for a successful November 2026 Municipal Election through proactive implementation of new election laws and regulations, comprehensive updates to candidate nomination and campaign finance resources, ongoing FPPC compliance administration, and early election planning to meet statutory deadlines and support transparent democratic processes.
5. **Boards, Commissions & Public Appointments:** Coordinated recruitment for Council appointments to City commissions, onboarded 16 new and reappointed members, and ensured compliance with statutory requirements including oaths of office, conflict of interest filings, ethics training, handbook acknowledgments, and background checks.
6. **Online Business Certificate Modernization:** Transitioned business certificate applications and renewals to the eTrakit platform, improving processing efficiency, reducing walk-in traffic, and providing 24/7 access for businesses and residents.
7. **Digital Permit Processing Expansion:** Migrated a significant portion of permit applications and payments to eTrakit, streamlining workflows, reducing manual data entry, and improving turnaround times for residents, businesses, and contractors.
8. **Online TOT Collection Launch:** Implemented monthly Transient Occupancy Tax (TOT) reporting and payment through Resident Access, increasing compliance, reducing staff handling time, and improving auditability.

9. **GFOA Certificate Achievement:** Earned the Government Finance Officers Association's Certificate of Achievement for Excellence in Financial Reporting for FY 2025, demonstrating the City's commitment to transparency, accuracy, and high-quality financial reporting.
10. **Clean, Unmodified Audit Opinion**: Completed the annual audit for FY 2025 with no findings, receiving an unmodified opinion and reinforcing the City's strong internal controls and sound financial management practices.
11. **Munis Contracts Module Implementation:** Began implementation of the Munis Contracts Management module to centralize contract creation, routing, and tracking; and strengthen compliance with procurement policies.
12. **Council Chambers A/V Reconfiguration (SB 707 Compliance):** Designed and deployed a fully integrated hybrid meeting platform combining Zoom and Microsoft Teams for the Council Chambers, achieving compliance with California SB 707 (remote public participation requirements). Expanded broadband bandwidth for the video encoder, enabling simultaneous streaming to a new YouTube Live channel in addition to the existing encoder stream, significantly expanding public access to City meetings. Installed and configured all supporting display, audio, and control infrastructure for seamless in-person and virtual participation.
13. **Fire Station Technology Buildout for Independent Operations:** Supported the City of Solana Beach Fire Department's transition from the regional fire co-op to an independent fire station operation. Planned and executed full technology buildout for the new station, including network infrastructure, workstations, Xerox multifunction devices, and communications systems. Ensured Day 1 technology readiness for independent Fire Department operations with zero service disruption.
14. **Domain Migration to .ca.gov for Enhanced Credibility & Security:** Successfully migrated the City's domain and official web presence to the .ca.gov top-level domain, aligning Solana Beach with California's verified government identity standard. The migration required coordination across all City email accounts, systems, vendor integrations, and public-facing communications - completed without disruption to City operations. Improves public trust, email deliverability, and protection against phishing attempts targeting City stakeholders.
15. **City Website RFP & Modernization Initiative:** Issued and completed a competitive RFP process for City website services, a prerequisite to multiple downstream improvements. Initiated Drupal version upgrade, content remediation for moderators, and ADA accessibility compliance improvements in anticipation of state accessibility requirements. The website modernization directly enabled the subsequent .ca.gov domain migration and positions the City for ongoing content management improvements.
16. **Beach Camera System RFP in Support of the Sand Replenishment Project:** Managed a competitive RFP process for the procurement and deployment of a beach camera system in support of the City's sand replenishment program. The camera system provides data and documentation to support coastal management decisions and grant-eligible sand replenishment activities. Demonstrates IT's cross-departmental role in supporting Environmental and Public Works program objectives.
17. **Phishing Campaigns & Cybersecurity Training Program:** Conducted four phishing simulation campaigns targeting all City staff to assess and improve awareness of social engineering threats. Delivered formal cybersecurity training and targeted remediation sessions for staff who engaged with simulated phishing attempts. Established a repeatable annual training cycle that builds organizational resilience against the leading cause of municipal data breaches in California.

18. **Recruitment & Hiring:** Opened 26 recruitments, receiving 797 applications, and facilitated interviews for 76 candidates including seasonal staff. Hired and onboarded 14 regular employees and 44 seasonal employees.
19. **Performance Examinations:** Administered two competitive performance examinations for the Management Analyst and Marine Safety Lieutenant classifications.
20. **Benefits Administration & Open Enrollment:** Successfully completed Plan Year 2026 Open Enrollment and hosted a live open enrollment Health Fair. Managed employee leaves (FMLA/CFRA/PDL/ADA), COBRA benefit administration, retirement administration, and 15 new Workers' Compensation claims.
21. **Employee Relations & Workforce Development:** Conducted salary and compensation surveys, managed various employee relations matters, delivered employee trainings, hosted New Hire Orientations, organized the multiple employee moral events throughout the year along with the annual Employee Appreciation Party, and recognized staff contributions through the Star Award program.
22. **Urban Agriculture Regulations Update:** Brought forward an informational staff report to City Council with options to update the City's Urban Agriculture regulations on keeping chickens and bees.
23. **Outdoor Dining Ordinance Update:** Updated the Outdoor Dining Ordinance to establish an annual fee for the use of public parking or public right-of-way.
24. **Accessory Dwelling Unit Regulations:** Updated Accessory Dwelling Unit regulations to ensure compliance with current State law.
25. **In-House Building Official:** Hired an in-house Building Official, eliminating the need for a third-party consultant and improving permitting responsiveness.
26. **Coastal Fee Studies Initiation:** Initiated data collection and prepared the necessary documents, studies, and reports to update the Public Recreation Mitigation and Sand Mitigation Fees for bluff retention devices as required by the LUP/LCP.
27. **Housing Element Mid-Cycle Update:** Provided a mid-cycle update to the Housing Element, reporting the City's progress in completing Housing Element programs.
28. **SB 9/SB 450 Ordinance Update:** Completed an ordinance update addressing urban lot splits and two-unit residential development in compliance with State law.
29. **Housing Element Priority Processing & Impact Fee Deferral Program:** Implemented Housing Element Priority Processing and Impact Fee Deferral programs to support state compliance obligations and streamline affordable housing development.
30. **My Community App Annual Report:** Presented an annual report to Council on the My Community app, including usage data, response times, and the highest reported community issues.
31. **Fletcher Cove Access Ramp Completion:** Completed construction of the Fletcher Cove Access Ramp, improving coastal accessibility for residents and visitors.
32. **ADA Pedestrian Ramp Improvements:** Completed the annual ADA Pedestrian Ramp program, funded through the Community Development Block Grant (CDBG), improving accessibility across the City's pedestrian network.
33. **Annual Pavement Management Program:** Completed the Annual Pavement Management Program, maintaining and improving roadway conditions throughout the City.
34. **Annual Sewer & Storm Drain Repairs:** Completed the Annual Sewer and Storm Drain Repair Project, supporting the reliability and integrity of the City's underground infrastructure.

35. **Lomas Santa Fe Corridor East Project:** Successfully awarded the construction contract for the Lomas Santa Fe Corridor East Project, a long-anticipated improvement to one of the City's key east-west corridors.
36. **Sewer System Management Plan Update:** Completed an updated Sewer System Management Plan (SSMP), ensuring regulatory compliance and supporting long-term sewer infrastructure planning.
37. **Traffic Signal Controller Upgrades:** Replaced aging signal controller cabinets along Lomas Santa Fe Drive, modernizing traffic operations and improving signal reliability along a key City corridor.
38. **Additional Beach Litter Clean-Up Station:** Installed a second permanent beach litter clean-up station at Seascape Sur with Girl Scout Troop 3844.
39. **Fletcher Cove Beach Toy Borrow Box:** Installed a permanent beach toy borrow box at Fletcher Cove with Girl Scout Troop 2200 and held a ribbon cutting ceremony in collaboration with the City, Girl Scout Troop and Climate & Resiliency Commission.
40. **Improved Beach Recycling Infrastructure:** Added pack-in, pack-out signage at all beach entrances and purchased organics pizza recycling containers for Fletcher Cove.
41. **Sustainable City Facilities Upgrades:** Purchased a new water bottle refill station for City Hall and provided new waste sorting receptacles for the Fire Station.
42. **New Recycled Bench at El Viento Pocket Park:** Installed a recycled plastic bench at El Viento Pocket Park, manufactured from plastic film collected through the City Hall recycling program.
43. **HHW Outreach & Education:** Mailed informational magnets on proper household hazardous waste (HHW) disposal to residents citywide.
44. **Single-Use Plastic Ban Ordinance Compliance:** Provided fiber-based compostable utensils to Fiesta del Sol vendors to encourage compliance with single-use plastic regulations.
45. **SB 1383 Compliance:** Provided technical assistance and inspected all SB 1383 Tier 1 and Tier 2 food generators and food recovery organizations for organics and edible food recovery, maintaining 100% compliance.
46. **Residential Waste & Recycling Services:** Through the City's Franchise Agreement with EDCO, facilitated collection of 211 tons of bulky waste, distribution of 40 cubic yards of mulch, and shredding of 2.49 tons of paper, all at no cost to residents, through the Fall Recycling Day and Spring Curbside Bulky Pickup Day.
47. **Launched a Community Compost Hub:** Launched a free self-service compost hub at the Public Works Yard for residents.
48. **Improved City's EV Infrastructure:** Installed a BEAM solar and battery electric vehicle charger at La Colonia Community Park and purchased two electric vehicles for the City's fleet, replacing gasoline-powered units.
49. **Tree Canopy Assessment & Inventory:** Partnered with West Coast Arborists Inc. to complete a tree canopy coverage assessment and published a public-facing tree inventory.
50. **Bike Safety Education:** Hosted bike education classes in collaboration with the San Diego Bike Coalition, including two City Cycling Classes and an E-Bike 101 workshop, and coordinated a Bike Rodeo for Summer Day Camp participants.
51. **Older Adult Transportation Pilot Program:** Launched an Older Adult Transportation pilot program in partnership with Jewish Family Services of San Diego.

52. **Heat Pump Water Heater Rebate Program:** Launched a Heat Pump Water Heater Rebate program to incentivize residents and contractors to replace end-of-life gas water heaters with electric heat pump units.
53. **Clothing Swap Event:** Hosted the City's first clothing swap event, diverting approximately 342 pounds of clothing away from the landfill.
54. **Pollinator Garden Program:** Planted a new pollinator garden at City Hall and replenished milkweeds at the La Colonia and Coastal Rail Trail Pollinator Gardens in support of the Mayor's Monarch Pledge commitments.
55. **Solana Beach Cares Program:** Launched the Solana Beach Cares program, a seasonal donation drive series supporting local families in need. In its first year, the program successfully hosted six donation drives in collaboration with community partners including Solana Beach Community Connections, Solana Beach Backpack for Kids, and the TIAs, receiving strong community participation and positive feedback from residents and partner organizations.
56. **World Kindness Day Blood Drive:** Partnered with the San Diego Blood Bank to host the second annual World Kindness Day Blood Drive at Solana Beach City Hall. The event had over 20 participants, including 7 first-time donors, collecting over 15 units of blood, making Solana Beach the 4th largest 2026 World Kindness Day Blood Drive in San Diego County, saving the lives of up to 45 people in a single day.
57. **New Senior Recreation Programs:** Launched two new successful senior recreation programs: Solana Beach Senior Pickleball League and Solana Striders, a senior walking group, both expanding active recreation opportunities for older adults in the community.
58. **Intergenerational Games Day:** Hosted the inaugural Intergenerational Games Day at La Colonia Community Center, bringing together youth and seniors to foster connection and expand intergenerational programming opportunities.
59. **Facility Programming Partnerships:** Diversified programming at City facilities through new and expanded partnerships with MiraCosta College, Solana Beach Community Connections, and other local organizations, broadening the range of activities and services available to residents.
60. **Facility Customer Service Expansion:** Expanded customer service availability and responsiveness for facility users and members of the public, improving access to City recreation programs and services.
61. **Concerts at the Cove Series Expansion:** Expanded the Concerts at the Cove series with additional performances throughout the year, including a planned 40th Anniversary concert on July 2nd.
62. **Community Organization Partnerships:** Strengthened relationships with local community organizations to support collaborative programming, resource sharing, and enhanced community services.
63. **Recreation Programs & Community Events**: Supported a full calendar of community events, facility rentals, classes, camps, and recreation programs throughout the fiscal year.
64. **La Colonia Community Center Improvements:** Received City Council approval for improvements to the existing community center at La Colonia Park, advancing the City's long-term vision for expanded recreational facilities.

1. AFFORDABLE HOUSING & LIVABLE COMMUNITIES

The City of Solana Beach is committed to addressing the critical need for affordable housing while maintaining its character as a coastal, residential community. The City will advocate for policies and funding that support affordable housing development, access to housing opportunities, and housing for vulnerable populations, such as seniors and low-income families.

1.1 Housing & Land Use Planning

The Housing & Land Use Planning subsection represents a critical pillar of the City's foundational work, as it directly shapes the landscape of Solana Beach. Managing land use thoughtfully allows the City to balance essential state mandates with the preservation of our unique coastal community character. By establishing clear regulatory frameworks, streamlining permit processing, and proactively expanding diverse housing opportunities, this program ensures that Solana Beach remains safe, welcoming, and accessible for residents of all income levels and generations.

1.1.1 General Plan Safety Element Update

The City's first General Plan was originally adopted in 1988. Individual elements of the General Plan, including Land Use, Circulation, Noise, and Housing have been reviewed and revised over time. The Circulation and Land Use Elements were updated and adopted by the City Council on November 19, 2014, and the Environmental Impact Report was certified at that same meeting.

The Housing Element was last updated in 2021, and covers the time period of April 15, 2021, to April 14, 2029. Annual reporting is conducted for the City's Housing Element implementation. The next component of the General Plan is a required update to the Safety Element to ensure consistency with the recent San Diego County Hazard Mitigation Plan update, State legislation, and the SANDAG's Regional Plan The update was started with the Housing Element update in 2021, however it was not completed.

FY 2026/27 ACTIONS

a. Update Evacuation Analysis Map – disaster mapping, ingress and egress routes, and response times
b. Send Evacuation Analysis Map to CalFire Fire for review and comment
c. Present Safety Element to OES for approval
d. Following approval by OES schedule for City Council consideration

BUDGETARY PROJECTIONS FOR FY 2026/27

There may be a cost for mapping and analysis of response times to be added to the current draft document.

1.1.2 Permit Ready ADU Program

With the recent updates to Accessory Dwelling Unit (ADU) requirements from the State, the City has proposed the Pre-Approved Accessory Dwelling Unit Program (PADU) which allows designers to receive pre-approval of their ADU plans from the City in order to offer their customers a streamlined, lower cost plan review for all residential and mixed-use zones.

A step-by-step guide has been added to the Planning Department page on the City's website.

FY 2026/27 ACTIONS

a. Schedule to bring the PADU before the City Council to present our proposal for direction and/or adoption.
b. Conduct community Outreach on PADU process
c. Review plans and approve as submitted

BUDGETARY PROJECTIONS FOR FY 2026/27

Complete with City Staff time.

1.1.3 S. Sierra Affordable Housing Project (Pearl Project)

In 2014, the City Council approved the Hitzke Development Corporation mixed use affordable housing project on South Sierra Avenue on a City-owned parking lot. The project as adopted includes commercial space and parking, ten (10) affordable housing units and associated parking, and 31 replacement public parking spaces. Following approval of the project, significant delays were encountered including a legal challenge against the City and Hitzke Development Corporation, where the City prevailed at both the lower court and the Court of Appeals. During this delay, construction costs increased and the inability of the Applicant to obtain required affordable housing funding, including State and County grants, resulted in Hitzke providing notice to the City in November 2020, that the project was no longer going forward for construction.

On February 24, 2021, pursuant to the terms of the Agreement, the Applicant provided to the City electronic copies of all plans prepared for the project. The City's objective is to pursue development of the project pursuant to the prepared plans and approvals through issuance of a Request for Proposals (RFP). This project would provide needed affordable housing adjacent to neighborhood services, including transit and commercial uses, and would further implement the goals of the Solana Beach Housing Element and the General Plan. Additionally, this project if built, could also satisfy obligations from a settlement agreement from the 1990s related to provision of deed-restricted affordable housing units in the City.

The City issued an RFP for the Pearl project in 2025. No responses were received and comments from some of the housing developers were that the project was too small (10 units) for them to consider submitting a proposal. The City will be reissuing the RFP again utilizing a broader list of potential development partners and identifying opportunities for funding to offset some costs of construction of the fully entitled project.

FY 2026/27 ACTIONS

a. Release revised RFP for the Pearl project
b. Schedule the release and update of the City's website to include documents that developers considering responding to the RFP may download various documents including, but not limited to, construction drawing, title report and other special studies
c. Additional tasks may be added if a viable proposal is received

BUDGETARY PROJECTIONS FOR FY 2026/27

Development of RFP and solicitation can be completed with City Staff time. Additional costs may be incurred through the bid review process; any additional budget allocations will be brought before the Council for authorization.

1.1.4 Affordable Housing on City Owned Property

The City Hall site and/or the Distillery Lot have been identified as potential property for an affordable housing development. The City has issued RFPs for both sites in past and received one proposal for the Distillery Lot and no proposals for the City Hall Site. The RFP for the City Hall property could incorporate keeping City Hall onsite or moving City Hall to a different property based on the developer's proposal. The Distillery lot proposal would be required to maintain the existing public parking that exists onsite. Given the opportunity for greater collaboration with a potential development partner to collocate City Hall and new housing, the City will move forward with issuing the RFP for the City Hall property.

FY 2026/27 ACTIONS

a. Issue the RFP for the City Hall site to include both City Hall (on- or off-site) and housing

BUDGETARY PROJECTIONS FOR FY 2026/27

Development of RFP and solicitation can be completed with City Staff time. Additional costs may be incurred through the bid review process; any additional budget allocations will be brought before the Council for authorization.

1.1.5 Local Coastal Program/Land Use Plan

The City prepared a Local Coastal Program (LCP) Land Use Plan (LUP) which was certified by the California Coastal Commission (CCC) on March 7, 2012, and subsequently adopted by the City Council in February 2013. At the time of adoption, the City Council also directed City Staff to prepare a Land Use Plan Amendment (LUPA) to modify some of the provisions in the LUP relating primarily to bluff top development, shoreline protection and private beach access ways. The CCC approved the City's LUPA in January 2014 and incorporated 12 additional CCC-initiated modifications.

In January 2014, the CCC awarded the City a grant in the amount of $120,000 for use by the City in updating the draft fee study to reflect the policies in the Certified LUP. An updated public recreation impact fee study and draft LUPA was submitted to the CCC on April 29, 2016, and approved by the CCC with modifications. The City Council adopted the modification on November 13, 2018; CCC Executive Director concurrence was received on December 13, 2018. City Staff continues to work on the draft LIP that would geographically segment the bluff top properties from the rest of the City and Title 19 has been reserved for the "Coastal Zone" provisions associated with the LCP/LIP.

The City of Solana Beach 2018 Certified LUP Policy 4.51 requires the coastal bluff erosion rate to be re-calculated every 10 years. This is done by repeating the coastal bluff LiDAR survey every 10 years. The 2026 (10-year update) survey was conducted earlier this May by KDM Meridian, and the data will be available later this summer. Staff will work with the Coastal Commission staff to complete the necessary updates to the data as required and then work on an updated fee for the Sand Mitigation Fee and the Public Recreation Impact Mitigation Fee.

FY 2026/27 ACTIONS

a. Prepare documents necessary to update the City's public recreation impact fee and sand mitigation fee
b. Conduct public engagement and prepare a draft LIP and Land Use Plan

BUDGETARY PROJECTIONS FOR FY 2026/27

$127,170 budgeted for the PRIM and SMF updates.

1.2 Zoning & Regulatory Updates

The City regularly evaluates its zoning ordinances and land use regulations to ensure they reflect community priorities, respond to changes in State law, and balance housing stock with neighborhood character. The following projects represent ongoing updates to commercial zoning, short-term rental regulations, brush management, and urban agriculture standards.

1.2.1 First Floor Commercial Use Zoning Ordinance Update

Council has expressed an interest in limiting the amount of professional office and medical office on the first floor of buildings within Special Commercial (SC) Zone on Cedros Avenue. SBMC 17.28 Special Commercial (SC) Zone indicates that "Business, professional, medical and dental offices shall not exceed 50 percent of gross allowable floor area."

Draft language was prepared for consideration in December 2025; the ordinance was pulled so that concerns could be appropriately addressed. Based on last discussions there may be a desire to expand this update to the Highway 101 General Commercial (C) zone. Further direction is needed to identify business types that would be allowed on the first floor, the parameters of the restrictions, enforcement processes, and any other concerns from the Council.

FY 2026/27 ACTIONS

a. Outline areas to be impacted, business types, and any other opportunities for municipal code updates.
b. Draft update to the use classifications matrix, zoning regulations and any necessary updates to the Highway 101 Specific Plan
c. Conduct a community meeting/present to Business Liaison Group/Chamber
d. Bring ordinance to a City Council public hearing for introduction and adopt the ordinance

BUDGETARY PROJECTIONS FOR FY 2026/27

Development of draft regulations can be completed with City Staff time.

1.2.2 Short Term Vacation Rental Permit Ordinance Update

The City's current Short-Term Vacation Rental (STVR) Permit regulations allow for the rental of any residentially zoned dwelling unit, other than Accessory Dwelling Units (ADUs), including detached single-family residences, condominiums, duplexes, twinplexes, townhomes, and multi-family dwellings. Since adoption of the City's STVR regulations, the soaring popularity of vacation-rental-hosting websites has resulted in a proliferation of STVRs throughout the San Diego region. On an annual basis, Staff handles a variety of complaints regarding STVRs and their impacts to local neighborhoods including noise, parking, and unruly guests. To maintain an appropriate balance of housing stock dedicated to residents and also to visitor accommodations, the City will evaluate the City's Short Term Vacation Rental Permit regulations for potential amendments. A key focus should be on maintaining long-term rental stock in the community.

FY 2026/27 ACTIONS

a. Evaluate existing STVR Permit regulations for modifications
b. Draft proposed language and conduct community outreach regarding proposed modifications
c. Schedule Draft Ordinance for City Council Public Hearing

BUDGETARY PROJECTIONS FOR FY 2026/27

Development of draft regulations can be completed with City Staff time.

1.2.3 Brush Management Landscape Permit

Brush management for wildfire fuel management is a big concern for homeowners, the Fire Department, the California Coastal Commission, Dept. of Fish and Game, and the City. Protection of private property, preservation of environmentally sensitive habitat (ESHA), stormwater management, minimization of bluff erosion, and the maintenance of native vegetation are all concerns that should be evaluated when conducting brush management. It would be beneficial for the City to establish a brush management permit that would evaluate the specific property and enforce all the overlying requirements.

FY 2026/27 ACTIONS

a. Research brush management permit processes in other jurisdictions
b. Meet to discuss requirements for Fire, Coastal, Fish and Game, Planning, etc.
c. Draft a permit process and implementation strategy

BUDGETARY PROJECTIONS FOR FY 2026/27

Potential cost of a consultant to conduct fee analysis may be required. If a second permit technician is hired for the administrative work to take-in, route, and issue permits, city planning staff will have additional time to draft this permit process.

1.2.4 Urban Agricultural Regulations Update

In March 2011, City Council received public comments expressing changing the Animal Regulations in residential zones during the oral communications comment period. During this time, a group of Solana Beach residents, self-titled "Friends of Hens," provided the City Clerk a signed petition in support of amending the Solana Beach Municipal Code (SBMC) to allow for the expanded use of hen chickens in all single-family residential zones. At the April 23, 2025, City Council meeting, residents made public comments to support amending the code to allow for the expanded use of chickens in residential zones. At that same meeting, City Council agreed to add amending the municipal code regarding residential chickens, as well as apiaries, or managed bee hives, to the Work Plan.

Per SBMC 17.20.040.H. residents are allowed 1 chicken per 2,000 square feet of land (up to a maximum of 25 chickens) on properties that are 20,000 square feet or larger within the Estate

Residential (ER-1 and ER2) and Low Residential (LR) Zones. This code section also prohibits apiaries in any residential zone.

Expansion may include the ability to keep chickens on lots that are less than 20,000 square feet and may open the ability to properties within the Low Medium Residential (LMR) Zone.

Updates to this section of the code may include allowing private apiaries within the Estate Residential (ER-1 and ER-2) and Low (LR) Zones.

BUDGETARY PROJECTIONS FOR FY 2026/27

a. Draft ordinance update to address direction received at the June 10, 2026 Council Meeting
b. Schedule the ordinance update for introduction at a later City Council Public Hearing
c. Conduct citizen outreach and education as necessary

PROJECT COSTS

Development of draft regulations can be completed with City Staff time.

1.3 Permit Processing & Customer Assistance

Customer assistance and responsiveness remain a top priority for the City. Building on technological and procedural enhancements implemented in recent years, the City continues to expand online services to streamline the permitting process and improve the overall customer experience. These initiatives include online payment capabilities, online application processing, fee estimation tools, and the expansion of over-the-counter plan review services.

1.3.1 eTrakit Online Payment Program Permit Expansion

Several City technology and process improvements have been geared toward greater customer service, flexibility for commercial uses, and permit streamlining. In an effort to help streamline the permit application process and make online payments available for a variety of services including business certificates, building permits, parking citations, and tracking the City Council authorized the purchase of TRAKiT software. The City went live with the TRAKiT program in July 2019.

Since that time, Staff has allowed several permit types to submit their application and pay online via eTrakit. Staff will continue to expand use of eTrakit to allow for additional permit types and scheduling inspections.

FY 2026/27 ACTIONS

a. Review and revise the fee calculation process for Fire Permits and Inspections
b. Allow submittal for all Fire Permits via eTrakit
c. Allow for inspections to be requested via eTrakit
d. Continue to roll out additional permit submittal and fee payments online

BUDGETARY PROJECTIONS FOR FY 2026/27

Updates can be completed with City Staff time.

1.3.2 Over-the-Counter Plan View and Permitting Program "Self-Certification Program"

City Staff is always looking to improve efficiency and make the permit process quick and easy for citizens and developers. As part of ongoing reviews of best practices and evaluation of existing capacity and customer needs, Staff have determined that additional permits may be appropriate to be reviewed at and issued over the counter.

FY 2026/27 ACTIONS

a. Research other jurisdictions over-the-counter permits and review their processes
b. Determine what permits that are currently issued via traditional review processes may be issued over the counter
c. Establish a step-by-step process for permit review and processing

BUDGETARY PROJECTIONS FOR FY 2026/27

Proposed tasks can be completed with City Staff time. Any hiring of additional staff/personnel that would support this project will require additional budgetary and organizational review, if approved.

1.3.3 Building Permit Estimated Fee Calculator

The desire for an online building permit fee estimator has been expressed. This would allow community members to input project information and receive an estimation of the fees that would be required for their proposed project, which would be a useful tool for determining budget and timelines. There are a significant number of variables to be considered when determining fees.

FY 2026/27 ACTIONS

a. Research whether other jurisdictions provide this service and the accuracy of estimates
b. Gather all fee data and create a working document to test offline prior to full launch

BUDGETARY PROJECTIONS FOR FY 2026/27

Proposed tasks can be completed with City Staff time. Any hiring of additional staff/personnel that would support this project will require additional budgetary and organizational review, if approved.

2. TRANSPORTATION & MOBILITY

The City of Solana Beach is committed to creating a comprehensive transportation network that supports safe, efficient, and sustainable mobility options. This includes reducing congestion, promoting alternative transportation, and ensuring access for all residents to community resources.

2.1 Street Corridor Improvements

The City continues to invest in its major street corridors to improve community character, safety, walkability, bikeability, and circulation. The Lomas Santa Fe Corridor remains a top priority, with east and west segments advancing through construction and design phases. Additional corridor and pavement improvements support the City's long-term commitment to a well-maintained, multi-modal transportation network.

2.1.1 Lomas Santa Fe Corridor - East Project

The Lomas Santa Fe Corridor-East project is a top priority due to the multiple benefits it could provide to the community. The overall corridor project is split into 2 phases (east and west) with the East project study area extending from Santa Helena on the east side of I-5 to Highland Drive at the City's eastern boundary. The City's goal for the Lomas Santa Fe Corridor Project is to construct physical improvements to improve the community character, safety, walkability, bikeability, and circulation along this key east-west arterial through the City of Solana Beach.

Funding from Congressman Levin's office totaling $7,000,000 was received and will be utilized for most of the construction costs. The federal funds have been obligated, and the City is in the process of awarding a contract to a contractor and construction management firm to complete the construction. Based on the current project schedule, it is anticipated that construction will commence in Fall 2026 and finish in Fall 2027.

FY 2026/27 ACTIONS

a. Award a construction contract and construction management contract for the Project
b. Begin construction of the Project
c. Coordinate with Caltrans for federal funding compliance

BUDGETARY PROJECTIONS FOR FY 2026/27

Construction - $7,500,000; Construction Management and Inspection - $950,000; Engineering Support During Construction - $250,000

2.1.2 Lomas Santa Fe Corridor - West Project

The Lomas Santa Fe Corridor-West project is a top priority due to the multiple benefits it could provide to the community. The overall corridor project was split into 2 phases (east and west) with the West project study area extending from Cedros Drive on the east side of Hwy 101 to Solana Hills, just west of I-5. The City's goal for the Lomas Santa Fe Corridor Project is to construct physical improvements to improve the community character, safety, walkability, bikeability and circulation along this key east-west arterial through the City of Solana Beach. This phase will connect with the Lomas Santa Fe Corridor-East Project that is preparing to begin construction.

Funding from a SANDAG/TransNet Smart Growth Incentive Program (SGIP) totaling $3,500,000 was received in FY 2026 and will be utilized for a portion of the construction costs. The funds have been obligated as of April 2026. The City is currently at the 95% Design level and will be working with a consultant to complete the Plans, Specifications, and Estimate (PS&E) package through the RFP process. Based on the current project schedule, it is anticipated that construction will commence in Fall 2028 and finish in Fall 2029.

FY 2026/27 ACTIONS

a. Advertise RFP to complete the PS&E package for the Project
b. Execute a PSA for completion of the PS&E package with engineering consultant
c. Continue to apply for construction grant funding

BUDGETARY PROJECTIONS FOR FY 2026/27

Final PS&E - $250,000

2.1.3 Annual Pavement Management Program

The Annual Pavement Management Program (PMP) supports the City's ongoing efforts to maintain and improve roadway conditions through a data-driven and cost-effective asset management approach. The program utilizes the City's Pavement Management Program (updated every 5 years) which is based upon pavement condition assessments to identify priority roadway segments for rehabilitation, resurfacing, slurry sealing, and preventative maintenance.

During FY 2026/27, the City will continue implementing prioritized pavement improvements to extend roadway life, improve public safety, reduce long-term maintenance costs, and maintain acceptable pavement condition index (PCI) targets throughout the City's transportation network. The program will also support coordination with utility agencies and private development projects to minimize roadway degradation and preserve recently improved streets.

FY 2026/27 ACTIONS

a. Update pavement condition assessments and prioritize roadway segments for treatment
b. Design and construct pavement rehabilitation and resurfacing projects
c. Evaluate preventative maintenance treatments, such as crack sealing and alternative treatments to extend roadway lifecycle
d. Prepare bid documents, advertise project, and complete construction
e. Maximize developer contributions to repair roads impacted by development, including Solana Highlands and Ocean Ranch
f. Calculate and report citywide PCI following completion of annual pavement improvements to evaluate program effectiveness and inform future treatment priorities

BUDGETARY PROJECTIONS FOR FY 2026/27

PS&E - $35,000; Construction - $2,400,000

2.1.4 Highway 101 Tree Grate Replacement

The decorative tree grates were installed as part of the Highway 101 Westside Improvement Project in 2011. Because of normal wear and tear, the tree grates are starting to deteriorate. There are 48 tree grates, 31 north of Lomas Santa Fe and 17 south of Lomas Santa Fe. This project will replace the existing, deteriorating tree grates along the west side of Highway 101.

FY 2026/27 ACTIONS

a. Replace tree grates along Highway 101 with Cast Iron Grey anti-skid tree grates. It is estimated, 8 tree grates will be replaced annually.

BUDGETARY PROJECTIONS FOR FY 2026/27

$25,000 annually

2.2 Traffic Calming Projects

The City's Neighborhood Traffic Calming Program supports the City's ongoing efforts to evaluate and address neighborhood traffic safety concerns through implementation of traffic calming measures and related roadway improvements. The program includes monitoring and analysis of publicly initiated traffic calming requests and evaluation of potential measures that can be implemented within the public right-of-way to improve safety and enhance the user experience for all transportation modes. The program also includes evaluation of state legislative requirements and roadway safety initiatives affecting local implementation practices.

2.2.1 San Mario Community Traffic Calming

The San Mario Community Traffic Calming project is intended to evaluate and implement traffic calming strategies within the San Mario neighborhood in response to community concerns regarding vehicle speeds, cut-through traffic, pedestrian safety, and neighborhood livability. The project will utilize the City's adopted traffic calming policies and engineering analysis to identify feasible improvements that enhance roadway safety while maintaining emergency access and neighborhood circulation.

Potential traffic calming measures may include speed cushions, signage and striping enhancements, traffic delineation improvements, intersection visibility enhancements, and related roadway safety improvements. Community outreach and stakeholder engagement will be conducted throughout the project to evaluate neighborhood concerns and prioritize recommended improvements.

FY 2026/27 ACTIONS

a. Conduct traffic data collection and roadway safety evaluations
b. Coordinate community outreach and neighborhood engagement meetings
c. Evaluate traffic calming alternatives and conceptual improvement options
d. Prepare preliminary engineering recommendations and cost estimates
e. Coordinate emergency access and operational reviews
f. Implement approved traffic calming improvements, as feasible

BUDGETARY PROJECTIONS FOR FY 2026/27

Traffic Calming - $50,000

2.2.2 Solana Highlands Traffic Calming

The RIVA (Solana Highlands) development located at the corner of S Nardo Avenue and Stevens Avenue is conditioned to implement traffic calming measures as part of the development. The traffic calming measures include 2 median chokers, a speed feedback sign, an all-way stop-controlled intersection, and new crosswalk striping.

FY 2026/27 ACTIONS

a. Prior to final certificate of occupancy of the RIVA (Solana Highlands) Development, conditioned traffic calming measures shall be completed

BUDGETARY PROJECTIONS FOR FY 2026/27

Traffic Calming Measures - $130,000

2.2.3 AB413 'Daylighting' Framework Options

The AB 413 Daylighting Implementation Framework project supports the City's efforts to improve pedestrian safety and visibility at intersections in response to California Assembly Bill 413 (Daylighting Law). The legislation restricts parking near intersections and crosswalks to improve visibility between motorists, pedestrians, bicyclists, and other roadway users.

During FY 2026/27, the City will focus on developing a citywide implementation framework to evaluate and prioritize locations affected by AB 413 requirements and identify feasible implementation strategies. The effort will include review of intersection conditions, parking impacts, operational considerations, signage and curb marking approaches, enforcement coordination, and public outreach strategies intended to support phased and consistent implementation throughout the City.

FY 2026/27 ACTIONS

a. Conduct citywide evaluation of intersections impacted by AB 413 requirements
b. Develop framework options for phased implementation and prioritization
c. Evaluate parking, operational, and maintenance impacts associated with daylighting requirements
d. Identify potential signage, striping, and curb marking approaches
e. Coordinate enforcement and public outreach strategies
f. Prepare draft implementation guidelines and policy recommendations

BUDGETARY PROJECTIONS FOR FY 2026/27

Staff time only.

2.2.4 AB43 'Speed Limit Analysis' Framework Options

The AB 43 Speed Limit Analysis Framework project supports the City's efforts to improve roadway safety and reduce traffic-related fatalities and injuries in response to California Assembly Bill 43 (Safe Streets Act). The legislation gives local governments greater flexibility to lower speed limits - including dropping them by five miles per hour and setting limits of 20 to 25 mph in business districts - without being bound by the traditional "85th percentile rule" mandated by state law. AB 43 also directs traffic engineers to give increased consideration to vulnerable pedestrian groups including children, seniors, persons with disabilities, users of personal assistive mobility devices, and individuals experiencing homelessness, and permits cities to lower speed limits by an additional 5 mph increment on streets with a high concentration of bicyclists or pedestrians, or streets designated as safety corridors among the top 20% most dangerous within the City's jurisdiction.

During FY 2026/27, the City will focus on developing a citywide implementation framework to evaluate and prioritize roadway segments eligible for speed limit reductions under AB 43, and to identify feasible implementation strategies. The effort will include review of corridor conditions, Engineering and Traffic Survey (E&TS) requirements, safety corridor designations, vulnerable population proximity, signage and pavement marking approaches, enforcement coordination, and public outreach strategies intended to support phased and consistent implementation throughout the City.

FY 2026/27 ACTIONS

a. Conduct citywide evaluation of roadway segments eligible for speed limit reductions under AB 43
b. Identify candidate safety corridors and high pedestrian/bicycle concentration areas qualifying for additional 5 mph reductions
c. Develop framework options for phased implementation and prioritization
d. Evaluate operational, enforcement, and Engineering and Traffic Survey (E&TS) requirements associated with speed limit changes
e. Identify signage and pavement marking approaches consistent with the California Manual on Uniform Traffic Control Devices
f. Coordinate enforcement strategies and public outreach efforts
g. Prepare draft implementation guidelines and policy recommendations

BUDGETARY PROJECTIONS FOR FY 2026/27

Staff time only.

2.3 CATS Projects/Vision Zero Action Items

The Comprehensive Active Transportation Strategy (CATS), approved by the City Council in 2015, identifies approximately 20 bicycle and pedestrian improvement projects throughout the City intended to enhance bikeability, walkability, and multimodal connectivity across neighborhoods and major corridors. The projects support implementation of the City’s Climate Action Plan (CAP), Vision Zero goals, and broader transportation safety and mobility initiatives.

During FY 2026/27, the City will continue advancing implementation planning for CATS projects through development of a multi-year delivery framework identifying project prioritization, funding opportunities, and anticipated timelines for planning, design, and construction activities. The effort will also include review of regional transportation safety initiatives, including SANDAG’s Vision Zero Action Plan, to identify applicable policies, engineering strategies, and programmatic recommendations that may support local implementation efforts.

2.3.1 Lomas Santa Fe Highway Ramp Crossings

The Lomas Santa Fe Highway Ramp Crossings project is intended to improve pedestrian and bicycle accessibility and safety at the I-5 ramp crossing locations along the Lomas Santa Fe corridor. The project will evaluate accessible pedestrian signal (APS) technologies, bicycle signal heads, lighting and related crossing improvements intended to assist visually impaired pedestrians, enhance bicycle detection and movement, and improve overall crossing awareness and safety for all users. The project will include coordination with Caltrans and other stakeholders to evaluate signal infrastructure, operational requirements, ADA accessibility considerations, bicycle facility needs, and implementation opportunities at affected ramp intersections.

FY 2026/27 ACTIONS

a. Evaluate existing signal infrastructure, pedestrian crossing conditions, and bicycle movement patterns at ramp intersections
b. Coordinate with Caltrans regarding operational and permitting requirements
c. Identify accessible pedestrian signal equipment, bicycle signal head placement, and improvement needs
d. Prepare design and implementation cost estimates

BUDGETARY PROJECTIONS FOR FY 2026/27

PS&E - $50,000; Construction - $500,000

2.3.2 Glencrest Sidewalk Improvements

The Glencrest Sidewalk Improvement Project is identified as a high priority project in both the Safe Routes to School and CATS programs. The intent of this project is to provide safe pedestrian facilities while respecting private improvements and residential parking to the extent feasible without acquiring additional right of way. In 2024, the Council advanced a design for this project to include the construction of concrete curbs, gutters and sidewalks along both sides of Glencrest Drive from Lomas Santa Fe to Dell Street. The City is finalizing construction drawings and bid documents that minimize impacts to the private improvements that are encroaching into the public right of way.

Design should be completed by the end of Fall 2026. Construction could begin in the Spring of 2027. Staff received grant funding from Congressman Mike Levin’s office for $500,000 and are continuing to pursue additional construction funding sources.

FY 2026/27 ACTIONS

a. Complete PS&E package
b. Advertise for construction

BUDGETARY PROJECTIONS FOR FY 2026/27

PS&E - $75,000; Construction - $750,000

2.3.3 Cliff Street Comprehensive Improvements

Cliff Street runs generally east to west, ascending steeply from its starting point at N. Cedros Avenue. Presently, Cliff Street is paved with asphalt concrete (AC), and has no sidewalk, intermittent AC berms, and a variety of materials along the shoulder used primarily for parking. Currently, there is no underground drainage system in place, and precipitation and other runoff flow occurs from east to west, carrying sedimentation during storm events. Cliff Street is also identified as part of the City's Safe Routes to School network, serving students traveling to and from nearby schools along this corridor, making pedestrian access improvements a priority for the safety and connectivity of young travelers. City Council has requested that the City Engineer investigate possible designs for improved pedestrian access along Cliff Street. As part of this review, drainage improvements to mitigate runoff and erosion along this street will be considered. City Staff will evaluate the limitations and challenges with respect to existing private improvements encroaching into the right of way, co-alignment for drainage improvement, and possible design solutions for consideration by the City Council. A continuous walkway would also be implemented along one side of the road to accommodate pedestrians and provide a safer, more accessible route for students and other corridor users.

FY 2026/27 ACTIONS

a. Refine opportunities and constraints analysis for Cliff Street for pedestrian access, such as a walkway, and drainage in coordination with SFID improvements
b. Conduct engagement with residents and nearby businesses and schools on use and possible design ideas
c. Develop design-level plans for the proposed drainage system
d. Develop a construction-level cost estimate for the proposed drainage and walkway improvement

BUDGETARY PROJECTIONS FOR FY 2026/27

PS&E - $75,000; Construction - $1,000,000

2.3.4 Coastal Rail Trail Northern Extension

This project is a continuation of the City's existing Coastal Rail Trail (CRT) from its current terminus near Ocean Street, northerly to the City's jurisdictional boundary with the City of Encinitas. The project would end at a proposed pedestrian crosswalk that would link the Harbaugh Seaside Trails to the Seaside State Beach in Encinitas. The City will be working alongside the City of Encinitas to incorporate the proposed pedestrian crosswalk design that is anticipated to be funded through a Highway Safety Improvement Program (HSIP) grant.

The project would include an extension of the concrete path, decomposed granite (DG) shoulders, landscaping, irrigation and minor concrete repairs to the existing concrete path. This work will also include a refresh and repairs to the existing northern segment of the CRT, including removal of the crescent deck platform, and replacement with similar drought-tolerant, native plantings. The City received state funding from Senator Blakespear for $300,000 and is continuing to search for additional funding sources.

FY 2026/27 ACTIONS

a. Develop alternative designs for City Council review and approval
b. Conduct engagement with City of Encinitas for pedestrian crossing at Hwy 101
c. Conduct engagement with residents and Harbaugh Seaside Trails
d. Prepare PS&E package Continue searching for grant funding opportunities
e. Advertise project for construction

BUDGETARY PROJECTIONS FOR FY 2026/27

PS&E - $75,000; Construction - $750,000

2.3.5 Santa Helena Neighborhood Corridor Improvements

City Staff are working on a plan that would implement the recommendations contained in the CATS and Safe Routes to School studies. The paved area on Santa Helena, north of Sun Valley Road, is approximately 64 feet wide, with a painted median. The area within the painted median was not constructed to carry vehicle traffic, and as a result, the traffic that crosses over the median area degrades the roadway condition.

The citywide condition assessment identified Santa Helena as needing paving and repair work. City Staff anticipate addressing the paving condition in the next Annual Paving cycle with a long-term plan to bring modifications to the wide right-of-way along Santa Helena. Based on neighborhood feedback, the design of a multi-use trail path was not supported. City Staff will perform community outreach to receive input on modified designs that may include construction of a median area, such as raised, planted medians or full reconstruction for long-term wear from crossing vehicle traffic and include sidewalk along the corridor.

FY 2026/27 ACTIONS

a. Complete resurfacing of Santa Helena, from Sun Valley Road to the Lagoon, with the Annual Paving Project
b. Prepare concept designs for re-utilization of Santa Helena Corridor, from Sun Valley Road to Santa Victoria
c. Conduct community meetings to receive feedback from residents
d. Present findings to City Council and receive direction on design development
e. Prepare a PS&E package for construction

BUDGETARY PROJECTIONS FOR FY 2026/27

PS&E - $50,000

2.3.6 Fletcher Cove Park and El Viento Pocket Park Trail Improvements

The existing trail system in both locations are subject to significant erosion during storm events. This project would convert the existing decomposed granite (DG) trail pathways into a more stable semi-pervious surfacing that can withstand high-precipitation storm events and is ADA compliant.

Staff is researching alternative materials, and pursuing a pilot project for an acceptable product that can be used in lieu of bonded/stabilized DG. City Staff will present alternative parkway materials to City Council for comment before preparing a Plans, Specification, and Estimate (PS&E) package for construction.

FY 2026/27 ACTIONS

a. Research alternative parkway materials
b. Prepare presentation for City Council
c. Develop PS&E package for pilot sites
d. Advertise for construction once funding has been identified
e. Execute contract for construction and complete construction

BUDGETARY PROJECTIONS FOR FY 2026/27

PS&E - $25,000 Construction - $300,000

3. ENVIRONMENTAL SUSTAINABILITY

Solana Beach prioritizes the preservation and enhancement of its natural areas, including its beaches, adjacent lagoons, bluffs and hillsides. In 2024, the City updated its Climate Action Plan, reinforcing its commitment to sustainability by aiming to reduce greenhouse gas emissions and identifying resiliency methods to mitigate the effects of climate change on our neighborhoods, coastal areas, and the broader region. Collaborating with regional boards and local stakeholder groups, the City has advanced efforts to provide more transparency and options for resilient energy and utility solutions, benefiting both residents and businesses within the City.

3.1 Climate Action Plan Initiatives

In October 2024, the City of Solana Beach adopted an updated Climate Action Plan (CAP), building upon the original 2017 plan. This update reflects advancements in technology, evolving market trends, and the latest scientific best practices to strengthen the City's response to climate change. To sustain and accelerate progress, the City prioritizes implementation of CAP strategies and actions aimed at further reducing greenhouse gas emissions and enhancing community resilience.

3.1.1 City Electric Vehicle (EV) Charging Expansion

Transportation is the most significant contributor to greenhouse gas emissions in the City, accounting for 64% of the City's total emissions in 2016 (most recent inventory). The City's CAP Update (2024) identifies several actions related to electric vehicles and charging including:

T-5.2: Electric Vehicle Charging Stations Analysis (conduct a public electric vehicle charging station inventory and needs assessment to determine how many publicly accessible charging stations need to be installed within the community to meet current and future needs)

T-5.3: Funding for Public Electric Vehicle Chargers (apply for funding for public chargers and explore partnerships to increase publicly accessible charging stations within the community)

T-5.4: Identity Electric Infrastructure Needs (work with SDG&E/CEA to identify the areas that need updated infrastructure for supplying enough electricity for charging stations)

FY 2026/27 ACTIONS

a. Review the bid received as a part of the RFB for EV Charging Infrastructure at La Colonia and City Hall
b. Work with the vendor who submitted a bid to determine if it is feasible to install infrastructure at one location and to reflect available City budget
c. If that is feasible, execute a contract with the vendor and begin items as outlined in the bid
d. If the above are not feasible, City staff will look to hire for basic electrical designs
e. Publish a new RFB/RFP with basic electrical designs

f. Continue communication with SDG&E and CEA to see if there are resources that can be utilized in this process

BUDGETARY PROJECTIONS FOR FY 2026/27

The one bid the City received was for $949,822.90. $230,000 was budgeted for EV Charging Infrastructure in FY 25-26. An additional $200,000 was budgeted in FY 26-27. The RFB estimated $400,000, to be within budget over FY 25-26 and FY 26-27 for a multi-year project.

3.1.2 Greenhouse Gas Inventory Project

The City's CAP Update (2024) calls for the commitment to transparent monitoring and reporting. Action CCR1.2 Conduct Greenhouse Gas (GHG) Inventory in 2025 and 2027. This will be a two-year project.

City staff led a regional application to apply for SANDAG SGIP funds to complete two inventories for each of the 8 jurisdictions (City of Solana Beach, Carlsbad, Chula Vista, Encinitas, Escondido, La Mesa, Oceanside, and the County of San Diego). The City was awarded the funding and is currently managing this project to complete two inventories for the City of Solana Beach and the other seven jurisdictions.

FY 2026/27 ACTIONS

a. Award and execute a professional services agreement with a vendor to complete the GHG emission inventories
b. Complete quarterly SANDAG grant reporting requirements
c. Meet with the selected vendor monthly
d. If one of the inventories is completed before the end of the fiscal year, bring a report with the results to Council

BUDGETARY PROJECTIONS FOR FY 2026/27

Funded by SANDAG Smart Growth Incentive Program (SGIP) Grant ($400,000).

3.1.3 Fixit Clinic Community Event

In the CAP Update (2024), one of the five identified Pathways is Utilize Circular Economy & Food Systems. This pathway is related to reducing solid waste through landfill diversion, organic materials source reduction, reuse, upcycling, and recycling, and reducing food waste. Solid waste accounted for 3% of the City's total greenhouse gas emissions in 2016. Action W-1.1 Waste Diversion Education Program calls for the City to develop an education program to raise awareness about organic materials source reduction, reuse, upcycling, recycling, and composting.

Fixit Clinics can play a vital role in promoting environmental responsibility and diverting waste from the landfill in the community. These events are designed to encourage reuse culture and empower residents by providing the skills and support needed to repair broken items instead of discarding them.

FY 2026/27 ACTIONS

a. Host a Fixit Clinic with San Diego Fixit Clinic in Solana Beach

BUDGETARY PROJECTIONS FOR FY 2026/27

The San Diego Fixit Clinic costs $3,500, plus staff time and any fees needed for a venue.

3.1.4 Urban Forestry Plan

The Urban Forestry Plan is an action under the CAP Update (2024). Action C-1.3 Urban Forestry Plan: develop a comprehensive communitywide urban forestry plan and adopt a tree canopy coverage percentage target. Grant funds may be available for this type of project. Staff would research funding opportunities and apply to opportunities that would be a fit for Solana Beach. In particular, Staff will investigate CalFire and Prop 4 funding opportunities.

FY 2026/27 ACTIONS

a. Research funding opportunities and funding strategies
b. If funding opportunities are identified, apply for funding
c. If funding is awarded, create an RFP to hire a consultant to complete an Urban Forestry Plan

BUDGETARY PROJECTIONS FOR FY 2026/27

Staff time, plus unknown costs to hire a consultant to complete the Urban Forestry Plan. Staff estimates that an Urban Forestry Plan will cost around $100,000.

3.1.5 Heat Pump Rebate Program

The CAP Update (2024) includes Measure B-3: Incentivize replacement of gas appliances at end-of-life with electric appliances. In particular, Action B-3.2: Building Electrification Incentives calls for the City to promote incentives to electrify gas appliances and equipment.

To reduce the initial cost of heat pump technology, the City is providing a rebate for Solana Beach residents who purchase and install a heat pump water heater to replace their gas water heater. Additionally, to increase workforce development, contractors are also eligible for a rebate.

The initial uptake of the rebate program has been slow, so City staff is exploring ways to promote and market this program. Additionally, staff are looking to expand the rebate to include not only heat pump water heaters, but heat pump HVAC systems.

ACTION ITEMS

a. Continue marketing campaign and review market research outcomes
b. Make modifications based on feedback from the market research and the first six months of implementing the pilot with Heat Pump Water Heaters only
c. Research heat pump HVAC systems and make a recommendation to Council on expansion of the program

BUDGETARY PROJECTIONS FOR FY 2026/27

Proposed tasks can be completed with City Staff time. If initial pilot rebate funds are expended, an additional $25,000 would be requested for continuation and expansion of the rebate program.

3.1.6 SB1383 Organics Education

In 2016, the State passed SB1383, with a goal to reduce methane pollution and other short-lived climate pollutants. Jurisdictions were required to implement SB1383 regulations starting on January 1, 2022. CalRecycle is responsible for evaluating compliance and enforcing regulations.

The City had received grant funding from CalRecycle, but that funding is ending on November 1, 2026, and it is not expected to be renewed.

The City has brought on one additional full time staff member at the Sustainability Management Assistant position to help ensure the City is in compliance with SB1383, in addition to the Sustainability Program Manager overseeing compliance.

The City also included SB1383 enforcement in the CAP Update (2024), under Measure W-1 Divert solid waste from landfill. The corresponding actions are W-1.1 Waste Diversion Education Program: develop an education program to raise awareness about organic materials source reduction, reuse, upcycling, recycling, and composting and W-1.3 SB1383 Enforcement: increase enforcement presence to ensure compliance with recently modified City Recycling Ordinance and increase waste diversion.

To maintain compliance, the City is required to conduct education and outreach to all affected parties, including generators and edible food recovery organizations. This includes: providing information on methods for the prevention of organic waste generation, recycling organic waste onsite, and sending organic waste to community composting. Providing information to food donors regarding programs for the donation of edible food. Providing materials in non-English languages so they are linguistically accessible to residents and businesses.

Staff is working with local Girl Scout Troop 3844 to create a new organics education campaign. Staff anticipate launching the campaign in Summer 2026.

FY 2026/27 ACTIONS

a. Ensure compliance with all SB1383 education requirements
b. Create a new organics education campaign with Girl Scout Troop 3844

BUDGETARY PROJECTIONS FOR FY 2026/27

Proposed tasks can be completed with City Staff time. Staff will use the remaining CalRecycle grant funds before November 1, 2026. Additionally, the City receives around $2,000 in grant funds from RSWA for SB1383 implementation.

3.1.7 Public Parking Solar and Battery Project

This is a project led by the Climate & Resiliency Commission and aligns with the CAP Update (2024) and Measure E-2: Increase installation of photovoltaic and battery storage. In particular, this aligns with Action E-2.5: Renewables and Storage on Municipal Facilities, complete an analysis to identify and evaluate opportunities to install renewable energy generation and energy storage projects at municipal facilities, including parking lots.

FY 2026/27 ACTIONS

a. Explore feasibility of pathways to install renewable energy generation and energy storage at City-owned public parking lots

BUDGETARY PROJECTIONS FOR FY 2026/27

Unknown at this time. This will require an RFP and costs for a vendor to complete the work.. When staff released an RFP for a citywide facility assessment in 2024, the one proposal received was over $130,000 for the assessment and report portion of the project. There are not currently funds allocated to this project.

3.1.8 Building Energy Benchmarking

The CAP Update (2024) includes Action B-2.2 New Electrification Ordinance: starting January 1, 2026, implement the 2025 California Building Code. Consider electrification codes/ordinances, such as Building Performance Standards, if necessary, to provide electrification options.

Staff have begun research on this project and identified creating a benchmarking program as the first step. Staff will continue to research and bring a benchmarking program proposal to Council.

FY 2026/27 ACTIONS

a. Draft a Benchmarking Program recommendation for Council consideration

BUDGETARY PROJECTIONS FOR FY 2026/27

Staff time. Current staff capacity will require prioritization to be fully implemented and will require adjustment of other Work Plan priorities.

3.1.9 Single-Use Plastic Ordinance

In 2019, the City amended the Municipal Code (SBMC 5.03, 5.05) to regulate the use of single-use plastics in Solana Beach. Starting November 1, 2019, restaurants and food vendors must allow customers to use their own reusable drink cups. Starting May 1, 2020, retail stores may not sell or distribute polystyrene foam products and may no longer bring those items onto City beaches. Stores may also not sell or distribute packing materials, shipping boxes, or packing peanuts that are not recyclable, not compostable, or are made of polystyrene foam. Effective November 1, 2020, retail stores, restaurants, and food vendors may not sell or distribute plastic straws, utensils, stirrers, splash sticks, cocktail sticks or toothpicks. Retail stores, restaurants, and food vendors may not sell, distribute, or serve prepared foods in any food service ware that is not recyclable, is not compostable, or is made of polystyrene foam. Restaurants and food vendors may only distribute single-use food service ware accessories (like utensils, straws, napkins, or condiments) that comply with this ordinance and only if a customer specifically requests an item.

The San Diego Chapter of Surfrider Foundation offers the Rise Above Plastics (RAP) Program, which supports volunteers in reducing plastics in their communities. A RAP member attended Council in December 2025 to request that the City strengthen its single-use plastic ban ordinance, in accordance with neighboring cities such as Del Mar and Coronado. This project looks to amend the City’s existing single-use plastic ban ordinance to no longer allow recyclable plastics.

FY 2026/27 ACTIONS

a. Prepare an updated single-use plastics ordinance to only allow for natural fiber-based compostable or reusable, not recyclable plastic
b. Present updated ordinance to Council for review and adoption
c. Launch an education campaign to inform affected businesses of new regulations

PROJECT COSTS

Proposed tasks can be completed with City Staff time.

3.2 Mayor's Monarch Pledge Initiatives

The monarch butterfly, an iconic species, has seen a dramatic decline in its populations in recent years. To combat this decline, the City of Solana Beach has joined the National Wildlife Federation's Mayors' Monarch Pledge, which encourages cities to create habitats for the monarch butterfly and other pollinators, and to educate residents on how they can contribute to these efforts at home and within their communities. The City of Solana Beach first committed to the pledge in 2021 and has renewed annually since.

3.2.1 Native Pollinator Garden Conservation Program

The City first committed to the National Wildlife Federation's Mayors' Monarch Pledge for the 2021 program year. Since then, the City has renewed its pledge annually. The Mayors' Monarch Pledge encourages cities to create habitats for the monarch butterfly and other pollinators, and to educate residents on how they can contribute to these efforts at home and within their communities. The City is actively involved in this initiative by implementing various action items, such as establishing demonstration gardens, hosting education events, and planting milkweed and pollinator-friendly native nectar plants. This project has been done in collaboration with the SeaWeeders.

To date, the City has established pollinator gardens at City Hall, La Colonia, Coastal Rail Trail, and the Fire Station. This year, City staff is working on creating educational signage that will be installed at the community gardens on City property.

FY 2026/27 ACTIONS

a. Continue to engage with the SeaWeeders and other partners to support monarch butterfly conservation and plant native milkweeds and nectar-producing plants in locations like the Coastal Rail Trail, La Colonia Community Center, City Hall, and other City-owned properties
b. Add or maintain native milkweed and nectar producing plants in community gardens and at El Jardin de los Ninos at La Colonia
c. Pledge to the Mayors' Monarch Pledge and complete the annual report
d. Design educational signs, including Pollinator Panel, Monarch Life Cycle Panel, Plant and Pollinator Labels
e. Install signs at community gardens

BUDGETARY PROJECTIONS FOR FY 2026/27

Replenishing existing monarch gardens is approximately $1,000 annually. Signage is approximately $25,000.

3.3 Infrastructure Improvements

The City continues to invest in its critical infrastructure to ensure long-term sustainability, public safety, and environmental responsibility. These projects address the City's facility energy performance, storm drain systems, and sewer system improvements, supporting both Climate Action Plan goals and the ongoing maintenance and modernization of essential public works.

3.3.1 City Facilities Energy Efficiency & Decarbonization

There is an opportunity for City facilities to lower energy usage through the installation of more energy efficient lighting, HVAC systems, new windows and potentially installing photovoltaics and/or battery storage systems. In consultation with Energy Efficiency consultants, Staff will evaluate energy efficiency upgrade options for City facilities and their initial costs and potential future cost savings, and research funding options for any cost-efficient and energy saving projects.

FY 2026/27 ACTIONS

a. Issue an RFP for an Energy Efficiency Consultant to evaluate potential energy projects
b. Research opportunities for the City to enter into Power Purchase Agreements (PPAs) and obtain funding for Microgrids at City facilities
c. Pursue the design and installation of operable windows at City Hall
d. Document baseline energy efficient infrastructure and identify gaps for future improvements at all City facilities
e. Continue to prioritize energy efficiency in capital improvement and major maintenance projects

BUDGETARY PROJECTIONS FOR FY 2026/27

Estimated cost for citywide facility assessment, including energy efficiency is $250,000.

3.3.2 Major Storm Drain System Improvements Projects

The Storm Drain System Improvements Program supports the repair, replacement, and upgrade of aging storm drain infrastructure throughout the City to improve system reliability, reduce flooding risks, and maintain compliance with applicable stormwater regulations. The program focuses on proactive asset management and prioritization of critical drainage facilities that protect public infrastructure, private property, and coastal resources.

During FY 2026/27, the City will continue evaluating storm drain deficiencies, advancing priority capital improvement projects, and implementing improvements designed to increase drainage capacity, reduce maintenance demands, and improve resilience during major storm events. Improvements may include pipe replacement, inlet upgrades, slope stabilization measures, and drainage structure rehabilitation.

FY 2026/27 ACTIONS

a. Perform condition assessments and prioritize storm drain deficiencies
b. Advance design and construction of priority drainage improvement projects
c. Replace or rehabilitate aging storm-drain pipes and structures
d. Improve drainage capacity at identified flood-prone locations
e. Coordinate stormwater compliance requirements with capital improvement projects

f. Conduct grant funding research and applications where eligible

BUDGETARY PROJECTIONS FOR FY 2026/27

PS&E - $35,000 & Construction - $500,000

3.3.3 Major Sewer System Improvements Projects

The Sewer System Improvements Program supports the ongoing maintenance, rehabilitation, and replacement of the City's wastewater collection system infrastructure. The program is intended to maintain reliable sewer service, reduce the risk of sanitary sewer overflows, and support compliance with state and regional wastewater regulations.

During FY 26-27, the City will continue implementing prioritized sewer capital improvement projects and maintenance activities identified through system assessments, CCTV inspections, and asset management planning efforts. Planned improvements may include sewer main replacement, manhole rehabilitation, inflow and infiltration reduction measures, and emergency repair projects.

In addition, the City will initiate development of a comprehensive Sewer Master Plan to evaluate existing system conditions, identify long-term infrastructure needs, prioritize future capital improvements, and support strategic planning for system reliability and capacity management. The City's last Sewer Master Plan was completed in 2003.

FY 2026/27 ACTIONS

a. Conduct sewer system inspections and condition assessments
b. Prioritize and implement sewer rehabilitation and replacement projects
c. Perform CCTV inspections and asset management updates
d. Initiate development of a comprehensive Sewer Master Plan
e. Evaluate long-term sewer infrastructure capacity and system deficiencies
f. Coordinate emergency sewer repairs and maintenance activities
g. Reduce inflow and infiltration through targeted system improvements
h. Maintain regulatory compliance and reporting requirements

BUDGETARY PROJECTIONS FOR FY 2026/27

PS&E - $35,000; Construction - $300,000; Master Plan: $250,000

4. COMMUNITY WELL-BEING

The City of Solana Beach is committed to fostering a community that supports the health and well-being of all residents. This includes providing services and opportunities for youth, seniors, and all members of the community to engage, thrive, and contribute to the social fabric of the City. By supporting legislation that limits youth access to new and harmful drugs, the City aims to reduce substance abuse, promote public health, and protect future generations. In addition, the City is committed to enacting policies and implementing programs that will help seniors “age in place”, knowing that most desire to stay in the community as they age. The City is also committed to continuing implementing programs and policies to further our “Welcoming Community” status that emphasizes kindness, inclusion and community engagement. The City will continue to advocate for policies that prioritize prevention, education, and collaboration with community stakeholders, recognizing that a strong, unified approach is key to combating this growing issue.

4.1 Public Safety

Public Safety is a foundational pillar of Solana Beach, essential to protecting our residents, visitors, and unique coastal quality of life. The City is dedicated to maintaining top-tier emergency response capabilities and proactive risk-reduction strategies. In alignment with these priorities, this Work Plan focuses substantial effort and resources on supporting fire department operations. This targeted investment ensures the successful implementation of the new fire protection services agreement between Del Mar and Solana Beach, strengthening regional resilience and emergency coverage for both communities.

4.1.1 Fire Hazard Severity Map Education and Wildland Fire Protection Efforts

Public education regarding Fire Hazard Severity Maps is essential to empowering the community with a clear understanding of local wildfire risk and the actions that can be taken to reduce that risk. These maps help residents better understand how factors such as vegetation, topography, weather conditions, and home construction can influence wildfire behavior and affect their level of exposure. By increasing awareness of what the maps represent and how they are used, the Fire Department can support informed decision-making related to home hardening, defensible space, evacuation planning, and insurance preparedness. Enhanced public understanding encourages greater participation in wildfire mitigation efforts and fosters a culture of shared responsibility for community resilience and public safety.

FY 2026/27 ACTIONS

a. Develop a comprehensive public education program to communicate Fire Hazard Severity Map information and associated wildfire risks
b. Provide training to Fire Department personnel to ensure consistent delivery of wildfire preparedness and Fire Hazard Severity Map messaging
c. Promote adoption of home hardening, defensible space, and other wildfire mitigation measures through public education and engagement efforts

d. Deliver targeted outreach and educational presentations to homeowners associations, civic organizations, and community stakeholders

BUDGETARY PROJECTIONS FOR FY 2026/27

The overall cost of this project is anticipated to be minimal. The primary resource commitment will be staff time required to develop the presentation, conduct internal training, and deliver community presentations. Additional costs are expected to be limited to the production of hard-copy materials for distribution to residents and stakeholders. No significant expenditures for external services, equipment, or other resources are anticipated.

4.1.2 Fire Pathways and Conflagration Risk Assessment

Evaluating potential wildland fire pathways into the city is a critical element of community risk assessment and wildfire preparedness. Understanding how topography, vegetation, weather patterns, and prevailing winds influence fire behavior enables fire agencies to identify the most probable routes a wildfire may take toward developed areas. This information supports strategic planning, fuels management, evacuation preparedness, resource deployment, and the prioritization of mitigation efforts designed to reduce wildfire impacts before a fire occurs.

Equally important is assessing areas where residential development interfaces with the wildland environment and where a wildfire could rapidly transition into a structure-to-structure conflagration. These Wildland-Urban Interface (WUI) zones often present the highest risk to life and property, as embers, radiant heat, and direct flame contact can ignite multiple structures quickly. Identifying these high-risk areas allows communities to focus on defensible space, home hardening, building standards, and coordinated community-wide mitigation strategies. The ultimate goal is to enhance resilience, reduce potential losses, and foster a culture of shared responsibility for wildfire preparedness and public safety.

FY 2026/27 ACTIONS

a. Execute a consulting contract with Xylo Plan Consulting to conduct a comprehensive evaluation of wildfire pathways and conflagration risk
b. Provide the contractor with relevant GIS data, topography, vegetation, and other necessary information to support a detailed analysis
c. Complete the study and present findings to City Council, including maps, risk assessments, and recommended mitigation strategies
d. Apply study results to support public education initiatives, grant applications, community risk reduction programs, and emergency planning efforts
e. Integrate findings into ongoing wildfire preparedness strategies, including defensible space, home hardening, and Wildland-Urban Interface mitigation planning

BUDGETARY PROJECTIONS FOR FY 2026/27

The primary cost associated with this project is anticipated to be the consultant agreement with Xylo Plan Consulting, estimated at approximately $25,000. This cost is expected to be shared with the Del Mar Fire Department. Additional project costs are expected to be minimal and primarily consist of staff time dedicated to coordinating with the consultant, providing GIS data and supporting information, and reviewing draft and final deliverables. No significant additional expenditures are anticipated.

4.1.3 Solana Beach & Del Mar Fire Service Integration Study

The Cities of Del Mar and Solana Beach seek to engage a qualified consultant to conduct a comprehensive evaluation of the operational, financial, and governance opportunities associated with further integration or consolidation of the fire departments. The consultant will assess the current service delivery models, organizational structures, staffing configurations, facilities, apparatus deployment, administrative functions, emergency management responsibilities, and long-term strategic needs of both agencies. The goal is to identify opportunities to improve service delivery, enhance operational efficiency, strengthen organizational resilience, and ensure the long-term sustainability of fire and emergency services for both communities.

The study will include a detailed analysis of current and projected costs, revenue impacts, staffing models, labor considerations, capital improvement needs, and potential cost savings or cost avoidance associated with various levels of regionalization. Financial modeling should evaluate the short-term transition costs and long-term fiscal impacts of multiple alternatives, including maintaining the current cooperative arrangement, expanding shared services, creating a joint powers authority (JPA), establishing a unified fire department, or other governance structures identified during the study process.

The desired outcome of the project is to provide the City Councils of Del Mar and Solana Beach with a data-driven decision-making framework that supports informed discussions regarding the future delivery of fire and emergency services. The study should identify opportunities to improve service effectiveness, maintain or enhance emergency response capabilities, increase organizational efficiency, and create a sustainable governance model that best serves the residents, businesses, and visitors of both communities for decades to come.

FY 2026/27 ACTIONS

a. Develop and issue a Request for Qualifications (RFQ), evaluate proposals, and execute a professional services agreement with a qualified consulting firm to conduct the Fire Service Integration Study
b. Provide the selected consultant with relevant operational, financial, staffing, and organizational data from both agencies to support a comprehensive analysis of service delivery models and governance options
c. Complete the study and present findings, analysis, and recommendations to the City Councils of Del Mar and Solana Beach
d. Utilize study results to support policy direction and development of an implementation strategy based on City Council guidance

BUDGETARY PROJECTIONS FOR FY 2026/27

The primary cost associated with this project is anticipated to be the consultant agreement with Xylo Plan Consulting, estimated at approximately $25,000. This cost is expected to be shared with the Del Mar Fire Department. Additional project costs are expected to be minimal and primarily consist of staff time dedicated to coordinating with the consultant, providing GIS data and supporting information, and reviewing draft and final deliverables. No significant additional expenditures are anticipated.

4.2 Parks & Facilities

The City's parks and public facilities are at the heart of community life, providing space for recreation, gathering, and connection across all ages. The following projects advance long-term investments in critical facilities, including the Marine Safety Center and the La Colonia Park expansion to smaller community-centered improvements that bring immediate value to residents and visitors.

4.2.1 Marine Safety Center

The City's Marine Safety Center is deficient and does not meet current and long-term needs of the community and beach visitors. The existing facility is dilapidated with design deficiencies that don't meet the current needs of our lifeguards with respect to storage, operations, and technology, as well as facilities for persons with disabilities or of different genders/identities. A needs assessment study was completed in June 2017, which determined that the best alternative was to demolish the existing building and construct a new building.

A Professional Services Agreement with an architectural consultant was approved in October 2018, to develop a preliminary site and building design for a new Marine Safety Center. Following a community meeting in February 2019, the City consultant prepared three design options that were presented to the Council during a public hearing in November 2019. Upon receiving direction from the Council and input from the community, a facility design was developed, and story poles were installed in April 2022. After receiving testimony from the public, the City Council provided further direction to the City Manager to modify the proposed design to minimize view impacts without jeopardizing the operational needs for the Lifeguard Station. Following numerous design iterations, a second set of story poles were installed in October 2024. As part of the December 2024 public meeting, the Council approved a modified design and adopted a Development Review Permit (DRP)/Site Development Permit (SDP) for the replacement of the Marine Safety Center.

The next step for the project is to submit a Coastal Development Permit application to the California Coastal Commission. Upon receipt of the necessary permits, the City will prepare final engineering and construction design documents to be released for bid for construction. While allocation of funding for construction of the Marine Safety Facility is still pending, throughout the next phases, the City will be exploring the availability of grant funding and/or alternative approaches for this significant public capital investment to ensure construction of this project can start at the earliest possible time given the remaining regulatory and financial requirements for this important City facility project.

FY 2026/27 ACTIONS

a. Prepare additional technical studies and apply for a Coastal Development Permit
b. Engage Coastal Commissioners for a site visit to see existing conditions
c. Research and apply for grant funding opportunities
d. Upon approval of the CDP, prepare final engineering and construction design documents.

BUDGETARY PROJECTIONS FOR FY 2026/27

PS&E - $500,000

4.2.2 La Colonia Park and Building Improvements

The New La Colonia City Building project is a phased implementation effort associated with the La Colonia Park Master Plan update and expansion area located north of the existing skate park and basketball courts. The project is intended to expand recreational opportunities, enhance community gathering spaces, and support long-term programming needs for youth, seniors, and the broader community.

Phase 1 consists of development of an interim low-intensity park space on the vacant expansion lot to provide near-term community use while long-term planning, environmental review, permitting, and design activities continue for the permanent facility. Interim improvements are anticipated to include pedestrian pathways, landscaping, shaded seating areas, open lawn/event space, and passive recreational amenities.

Phase 2 will include planning, design, permitting, and future construction of a multi-level Youth and Senior Community Center intended to provide expanded community programming space, gathering areas, and supporting facilities consistent with the updated La Colonia Park Master Plan vision.

FY 2026/27 ACTIONS

a. Finalize design and implementation of interim park improvements for the expansion area
b. Coordinate community outreach and stakeholder engagement regarding future facility programming and site design
c. Initiate environmental review, permitting, and feasibility evaluations for the future Youth and Senior Community Center
d. Advance conceptual and preliminary design alternatives for the permanent facility
e. Coordinate utility, grading, circulation, and site access evaluation
f. Identify and pursue grant and partnership funding opportunities for future phases
g. Develop phased implementation and cost estimates for long-term project delivery

BUDGETARY PROJECTIONS FOR FY 2026/27

PS&E - $50,000; Construction - $250,000

4.2.3 Fletcher Cove Bulletin Board Upgrade

The previous bulletin board lasted for several years, but corrosion due to coastal environment led to its removal in 2026. This project would replace the bulletin board, which is used for community information and announcements. The goal would be to use environmentally durable material that would be sustainable despite the coastal weather extremes. The material should also not detract from the natural beauty of the area and should in fact blend ascetically with its surroundings. Stakeholders such as Marine Safety staff and residents should be included in design selection and installation location.

FY 2026/27 ACTIONS

a. Research products/materials/designs
b. Meet with stakeholders to review design options and appropriate installation locations
c. Purchase product and execute installation of new bulletin board

BUDGETARY PROJECTIONS FOR FY 2026/27

Costs will be determined through research of materials & design options, as well as staff time including installation and maintenance.

4.3 Age-Friendly Action Plan Initiatives

The City is committed to enacting policies and implementing programs that will help seniors age in place, recognizing that most older residents desire to stay in the community as they age. Through the Age-Friendly Action Plan and a range of senior services initiatives, the City supports transportation, education, wellness, and home improvement opportunities that meet the evolving needs of older adults in Solana Beach.

4.3.1 Older Adult Transportation Pilot Program

The Age Friendly Action Plan (2023) outlines strategies to address various needs of older adults, including transportation. In response to Council direction, staff researched and held two focus groups to receive feedback from the community and create a framework for an older adult transportation pilot program in Solana Beach. On December 8, 2025, the City released a Request for Proposals for the pilot program to launch in Summer 2026.

In Summer 2026, the City entered an agreement with Jewish Family Services of San Diego (JFS) to provide transportation services for the 6-month pilot. The City will evaluate the pilot after six months to determine whether to continue and/or make modifications after evaluating the pilot. The City will also look to apply for funding and other opportunities to make this pilot fiscally sustainable.

FY 2026/27 ACTIONS

a. Launch the 6-month pilot with JFS (May 1, 2026 – October 31, 2026)
b. Evaluate the program after the pilot, noting areas to make modifications for any future iterations
c. Apply for SANDAG's Flexible Fleet Funding - if awarded, manage grant contract
d. Continue to seek additional funding opportunities

BUDGETARY PROJECTIONS FOR FY 2026/27

Pilot Project: $100,000 for six months, includes one month of marketing and five months of ride services; SANDAG Flexible Fleet application: applying for $500,000 for three years, anticipated start date January 2027. This funding would require a minimum match of 11.47%. Staff is proposing a $102,000 match in the grant application. Some of the match will be covered by staff time, however, additional funds may need to be allocated to cover the entire match proposal.

4.3.2 Senior Services City Website Update

As part of the FY26–27 Workplan, the City will update the Senior Services webpage to serve as a more comprehensive and user-friendly resource hub for older adults, caregivers, and families in the community. The project will expand the page to include information on any new or existing City programs and services, but also on resources provided by local nonprofits, community organizations, healthcare providers, transportation services, recreation programs, and regional support agencies that benefit seniors in Solana Beach.

The updated webpage will improve accessibility of information by organizing resources in a clear and easy-to-navigate format, with links, contact information, program descriptions, and relevant updates. The goal is to strengthen community awareness of available senior services, foster connections between residents and local support networks, and enhance the City's ability to provide timely and centralized information for the aging population.

FY 2026/27 ACTIONS

a. Conduct an inventory of internal City programs and external senior resource providers to build into the updated webpage
b. Develop webpage layout and navigation to ensure compliance with digital accessibility standards and ease of use for the target audience
c. Test and launch the updated webpage and resource hub, and establish a recurring update cycle, and implement a communication campaign for the updates

BUDGETARY PROJECTIONS FOR FY 2026/27

Proposed tasks can be completed with City Staff time.

4.3.3 Senior & Intergenerational Pilot Programs

The City will implement senior and intergenerational pilot programs aimed at fostering social connection, community engagement, and inclusive participation among residents of all ages. These pilot programs will explore opportunities for older adults, youth, families, and community partners to participate in shared activities, educational workshops, volunteer opportunities, and recreational programming designed to strengthen relationships across generations while supporting healthy aging and community well-being.

The initiative will allow the city to assess community interest, participation levels, and program effectiveness to help inform future long-term programming and partnerships. Pilot efforts may include collaborations with local schools, nonprofits, community groups, and regional organizations to expand opportunities for engagement and increase access to meaningful social and educational experiences for seniors and the broader Solana Beach community.

FY 2026/27 ACTIONS

a. Execute Solana Beach Community Connections (Seniors) Intergenerational Games Day at Solana Beach Summer Day Camp (Youth) on July 31, 2026, at La Colonia Community Center
b. Continue community engagement and research to identify potential additional Senior pilot programs that can be developed in FY 2026-27

BUDGETARY PROJECTIONS FOR FY 2026/27

No costs beyond existing staff time.

4.4 City of Kindness

On July 10, 2019, the Solana Beach City Council formally adopted a resolution recognizing Solana Beach as a "City of Kindness," joining communities across the country that are committed to promoting kindness as a core community value. Through community events, outreach efforts, volunteer opportunities, and public engagement campaigns, the City aims to continue building a welcoming and connected community where kindness is visible, celebrated, and encouraged in everyday interactions. These efforts help foster positive and collaborative attitudes that ripple outward into residents' jobs, families, friendships, and the broader community beyond Solana Beach's boundaries.

4.4.1 Promoting Community Kindness

As part of the City's ongoing City of Kindness Initiative, the City will continue expanding efforts to promote kindness, community connection, and civic pride through community events, outreach campaigns, and partnership opportunities that encourage residents to support and uplift one another. Programs such as the annual World Kindness Day celebration and community blood drive have become meaningful and well-loved community traditions, bringing residents, local organizations, businesses, and volunteers together around a shared focus on compassion, service, and community involvement.

This project is focused on building upon the success of these efforts by creating more opportunities to recognize and celebrate kindness throughout Solana Beach. The City will continue encouraging residents to participate in acts of kindness and submit stories through the Kindness Counter feature on the City's website, while also partnering with local organizations, schools, nonprofits, and community groups to help expand kindness-focused initiatives and outreach efforts. Through community spotlights, volunteer opportunities, public recognition efforts, and future kindness-centered events, the project aims to strengthen community relationships, increase positive community engagement, and continue fostering the welcoming and connected atmosphere that defines Solana Beach.

FY 2026/27 ACTIONS

a. Coordinate and host kindness-focused community events, including the annual World Kindness Day celebration and community blood drive
b. Promote acts of kindness throughout the community and encourage residents to submit observed acts of kindness through the Kindness Counter feature on the City's website
c. Partner with local organizations, schools, nonprofits, and businesses to expand kindness-focused initiatives, outreach efforts, and volunteer opportunities
d. Highlight and recognize individuals, organizations, and community groups demonstrating acts of kindness through City communication platforms and community engagement efforts

BUDGETARY PROJECTIONS FOR FY 2026/27

No costs beyond existing staff time have been determined at this time.

4.4.2 Solana Beach Cares Program Expansion

As part of the broader City of Kindness Initiative, the City launched the Solana Beach Cares program last year as a pilot quarterly donation and community outreach initiative focused on supporting local residents and families through seasonal kindness drives. The program has offered a meaningful way for the community to come together by donating essential items for neighbors in need, with each seasonal drive focusing on a specific area of support relevant to that time of year. The goal is to provide residents with a simple and accessible way to give back while strengthening community connection and compassion throughout Solana Beach.

The program received strong participation and positive feedback from residents, local organizations, and community partners, demonstrating the community's interest in opportunities that support others and strengthen local connections. Due to the success of the pilot program, staff would like to expand Solana Beach Cares into an ongoing annual program with additional community-focused initiatives, partnerships, and donation drives throughout the year. The City plans to continue working with existing nonprofit and community partners while also building new relationships and outreach opportunities to further grow the program and continue fostering kindness, community engagement, and support for local residents and organizations in need.

FY 2026/27 ACTIONS

a. Continue partnering with local nonprofit organizations, schools, and community groups to support community needs and expand program participation
b. Develop new community partnerships and outreach opportunities to grow the Solana Beach Cares program and increase resident engagement
c. Promote Solana Beach Cares initiatives through the City's communication platforms, community events, and public outreach efforts

BUDGETARY PROJECTIONS FOR FY 2026/27

No costs beyond existing staff time have been determined at this time.

4.5 Arts & Culture

The City recognizes that arts and culture play a vital role in shaping community identity, celebrating local creativity, and creating welcoming public spaces. The following projects represent new and expanded initiatives to strengthen the City's commitment to public art, gallery programming, and cultural placemaking.

4.5.1 Public Arts Strategic Plan

The City adopted the Master Art Policy (MAP) in 2007 to help guide public art throughout Solana Beach, establish procedures for artistic proposals presented to City Council, and ensure public art continued to be incorporated into the community as the City evolved. Since then, Solana Beach's arts and culture programs have grown tremendously and have become an important part of the City's identity, character, and public spaces. In partnership with the Public Arts Commission (PAC), City staff will work to update and modernize the current MAP into a new five-year Public Arts Strategic Plan that better reflects the growth, creativity, and future vision of the community.

The updated plan will help create a clear roadmap for the future of arts and culture in Solana Beach by identifying goals, priorities, and opportunities to continue expanding the City's public arts programs in a strategic and structured way. The plan will also focus on strengthening community engagement, supporting local and regional artists, identifying future funding and partnership opportunities, and preserving and showcasing Solana Beach's unique coastal culture and history. Ultimately, the goal is to continue building upon the success of the City's arts programs while further establishing Solana Beach as a vibrant arts and culture destination for residents and visitors alike.

FY 2026/27 ACTIONS

a. Review and evaluate the current MAP to identify outdated policies, procedural gaps, and opportunities to better support the City's current and evolving arts and culture programs
b. Research similar public arts strategic plans, policies, and best practices from comparable arts-focused communities to help develop the updated plan framework
c. Work with the PAC to develop a preliminary plan framework and project timeline
d. Identify and evaluate potential funding sources to support consultant services for the development of the Public Arts Strategic Plan
e. Develop a consultant scope of work and selection criteria for professional services related to the development of the Public Arts Strategic Plan
f. Prepare and release an RFP to solicit qualified consultants with experience in public art planning, cultural planning, and community engagement

BUDGETARY PROJECTIONS FOR FY 2026/27

At this time, there are no anticipated direct costs to the City associated with this project beyond existing dedicated staff time. As the project advances, potential funding opportunities from the City's Public Art Reserve may be evaluated to support consultant services and the development of the Public Arts Strategic Plan. As of July 1, 2025, the Public Arts Reserve has a balance of $304,594.71.

4.5.2 City Council Chamber Art Improvements

As part of the City's 40th Anniversary celebrations and ongoing efforts to enhance community spaces, staff will work with City Council to explore transforming the Council Chambers into a more welcoming and visually engaging space that better reflects Solana Beach's strong arts and culture identity. The project is intended to help modernize the space by updating outdated décor, creating more opportunities for public art and community displays, and improving the overall experience for residents and visitors at City Hall.

The goal is to create a more inviting and community-centered civic space that showcases local art, celebrates the City's culture and history, and strengthens the connection between City Hall and the community it serves. Potential improvements may include expanded art display areas, updated finishes and furnishings, enhanced visual branding elements, and other aesthetic upgrades designed to make the space feel more reflective of Solana Beach's creative and coastal character.

FY 2026/27 ACTIONS

a. Evaluate the existing Council Chambers space to identify opportunities for aesthetic improvements, updated décor, enhanced community representation, and expanded art display areas

b. Research furniture enhancements, display systems, lighting improvements, and other aesthetic upgrades that support a more modern and functional community space
c. Work with the PAC, City Council, and staff to gather feedback and explore opportunities to incorporate local artwork, historical elements, and community-focused displays into the space
d. Develop preliminary design concepts and improvement priorities for transforming the Council Chambers into a more welcoming and visually engaging civic space

BUDGETARY PROJECTIONS FOR FY 2026/27

At this time, no funding has been specifically allocated for the Council Chambers Art Improvements project beyond existing staff time for project planning and coordination. Staff recommends allocating $10,000 from the City's Public Art Reserve Fund to support art-related improvements within the space. As of July 1, 2025, the Public Arts Reserve has a balance of $304,594.71.

4.5.3 New City Street Banners

The Solana Beach Street Banner Program has long been a key element of the City's promotional efforts, featuring an annual rotation of banners for various events and occasions such as Fiesta Del Sol, San Diego County Fair, Del Mar Races, and the Holidays. The City also maintains a set of City banners displayed throughout the year. The current Welcome to Solana Beach" street banners were installed in 2013 and now the City aims to refresh the current City street banners with a cohesive set of designs that represent Solana Beach's diverse values and interests.

Since last year, staff have been working with a local graphic artist to design new banners with uniform look that will include unique Solana Beach elements to highlight the five different themes. The selected artist will create four different banner designs per category, resulting in 20 unique themed banners. Each design will be printed three times, creating a total set of 60 banners that will be installed along Highway 101, Lomas Santa Fe Drive, and Stevens Avenue.

FY 2026/27 ACTIONS

a. Continue working with the graphic designer to finalize the 20 City street banner designs
b. Present the completed designs to the Public Arts Commission for review and feedback
c. Present the final banner designs to City Council for review and approval
d. Coordinate with the City's contracted banner company, Exterior Products, for the manufacturing and installation of the 60 street banners

BUDGETARY PROJECTIONS FOR FY 2026/27

The City has already appropriated a total project budget of $30,000 for the City Street Banner Project, including $10,000 for graphic design services and $20,000 for the manufacturing and installation of the banners. To date, $5,000 has already been paid to the graphic designer for completed design work. The remaining project costs, including the final graphic design payment and banner manufacturing and installation expenses, have been encumbered and unexpended funds will need to be carried forward into the next fiscal year budget to support project completion.

4.6 Hospitality & Tourism

The City, in collaboration with the Solana Beach Chamber of Commerce, supports hospitality and tourism initiatives that enhance the visitor experience while celebrating the City's coastal character and community identity. These initiatives include new public placemaking features, special event programming, and refreshed City branding to mark significant milestones.

4.6.1 Fletcher Cove Destination Swing

To further support and enhance the City's tourism and hospitality draw, and as part of the 40th Anniversary activities, staff will work to install an arts-based photo destination for residents and visitors that showcases the City's unique beauty and desirability. The desired installation will be modeled after the swings on Recreation Pier at the Wharf in Washington DC and draw residents and visitors to a scenic location in the city which is well-suited for photo and social media sharing.

FY 2026/27 ACTIONS

a. Research and explore options for swing type and designated location
b. Present options to Council for consideration and approval
c. Install arts-based photo destination in advance of Summer 2027

BUDGETARY PROJECTIONS FOR FY 2026/27

Additional funds will be needed for this effort. Details and specifics will not be available until the type and location of the installation is confirmed. Rought estimate for procurement and installation is $8,000-$12,000.

4.6.2 New Highway 101 Special Event Lighting

Following the success of the purple Breeders' Cup lighting installed along Highway 101 in November 2025, the City is excited to continue building on that momentum by expanding special event lighting throughout Solana Beach. The temporary lighting received an overwhelmingly positive response from the community and showed how creative lighting can help bring energy, excitement, and a stronger sense of community to public spaces during holidays, celebrations, and special events.

To continue this effort, the City is working toward implementing special event lighting improvements along Highway 101 and the Coastal Rail Trail to create a more vibrant and visually engaging community experience. Proposed improvements include installing electrical outlets on existing street poles along Highway 101 to allow decorative LED lighting to be added during holidays and special events. In addition, the City plans to replace the existing Coastal Rail Trail bollard bulbs with retrofit programmable full-color RGB smart LED bulbs that can easily change colors for holidays, special events, and community celebrations. Since the current bollard bulbs are already due for replacement, this project creates an opportunity to modernize the lighting system while transforming one of the City's most popular walking areas into a unique and memorable community feature. Staff has already begun coordinating with special event lighting consultants and has received preliminary work scopes and cost estimates to help move the project forward.

FY 2026/27 ACTIONS

a. Review and finalize the preliminary work scopes and cost estimates provided by the special event lighting consultants
b. Coordinate with Public Works and to hire qualified electrical contractors to install electrical outlets on existing street poles along Highway 101 and replace all exciting CRT bollards with retrofit RGB light fixtures
c. Establish a formal policy and annual calendar outlining which holidays, celebrations, and special events will trigger color changes along Highway 101 and the Coastal Rail Trail

BUDGETARY PROJECTIONS FOR FY 2026/27

Significant additional funds will be needed for this effort. Details and specifics will not be available until the type and location of the installation is reviewed and approved. Full project implementation will exceed $50,000.

4.6.3 New City Logo & Branding Manual

The City of Solana Beach has never established an official City logo and instead has historically relied on the City seal for most marketing, promotional, and official materials. While the City seal beautifully honors Solana Beach’s history and identity, it was not designed to serve as a modern branding tool across digital marketing, community events, civic apparel, tourism initiatives, and public-facing communications. As the City enters its next chapter and celebrates its 40th Anniversary, staff will begin working with professional design consultants to develop an official City logo and comprehensive branding guidelines manual that better reflects Solana Beach’s growth, creativity, coastal character, and evolving identity.

This project is intended to create a more approachable, recognizable, and cohesive visual identity for the City while improving consistency and professionalism across all communication platforms and promotional materials. The new branding standards will help strengthen community recognition, support tourism and economic vitality, modernize the City’s civic presence, and create a stronger visual identity that residents and visitors can easily connect with. The branding guidelines manual is expected to include standards for logo usage, colors, typography, graphic elements, email signatures, City letterhead, PowerPoint templates, social media graphics, and other communication and marketing materials. Due to limited staffing resources, the City plans to hire a professional branding consultant to assist with the development of these materials and work closely with staff to implement the necessary updates across City departments and communication platforms.

FY 2026/27 ACTIONS

a. Publish RFP to solicit bids from professional design firms and branding consultants
b. Partner with the selected consultant to gather input from residents, local business owners, and city staff regarding Solana Beach's visual identity
c. Present options to City leadership, stakeholder groups, and City Council for final review, and formal adoption of the official new logo
d. Execute a Phased Brand Transition and Asset Rollout

BUDGETARY PROJECTIONS FOR FY 2026/27

At this time, no funding has been specifically allocated. Based on preliminary research and comparable branding projects, staff estimates approximately $40,000 in consultant costs for professional branding, logo design, and branding guideline development services.

4.6.4 City of Solana Beach 40th Anniversary Celebrations

In celebration of the City of Solana Beach's 40th Anniversary on July 1, 2026, the City will coordinate a year-long series of special events, activities, and community engagement opportunities. The anniversary celebration is intended to bring the community together through fun and memorable experiences while recognizing the City's growth and accomplishments over the past 40 years.

As part of the celebration, the City plans to enhance seven of its major annual community events with special activities, entertainment, and commemorative elements in honor of the anniversary. Planned events include the kickoff of a Concert on the Beach, Movie Night on the Beach, Día de los Muertos, World Kindness Day, the Fletcher Cove Tree Lighting, the La Colonia Tree Lighting, and the Spring's Children Egg Hunt. The City also plans to launch community storytelling and social media campaigns, including a "This is Solana Beach" series highlighting the people, local businesses, organizations, traditions, and everyday moments that help define the community. In addition to these celebrations, several other projects included throughout the City Council Work Plan will help support and tie into the City's year-long anniversary celebration.

FY 2026/27 ACTIONS

a. Coordinate enhanced programming and special activities for the City's major annual community events in celebration of the 40th Anniversary
b. Develop anniversary-themed marketing materials, branding and social media campaigns
c. Coordinate with community organizations, local businesses, sponsors, performers, and event partners to support anniversary celebrations and activities
d. Promote anniversary events, projects, and community stories through the City's communication platforms and outreach efforts

BUDGETARY PROJECTIONS FOR FY 2026/27

$57,350.00 ($25,000 already approved by Council for the July 2 event/Concerts at the Cove.)

4.7 Healthy & Livable Communities

The City advances policies and programs that promote the health and safety of residents of all ages. From E-bike safety education to ordinances limiting access to harmful substances, these initiatives reflect the City's commitment to prevention, education, and collaboration with community stakeholders.

4.7.1 Solana Beach Community Network Group

The Solana Beach Community Network Group will be established to bring together local recognized community-based organizations, non-profits, school foundations, and civic entities in monthly meetings dedicated to sharing updates and fostering strategic collaboration. By creating a centralized hub for communication, this city-managed collective can enhance local offerings, streamline community programming through shared resources, and create opportunities for collaborative efforts to seek grant funding and external support for community initiatives. Furthermore, the network will serve as a vital asset for identifying dedicated volunteers and will provide the City with a direct, diverse channel for gathering meaningful feedback on upcoming municipal projects and initiatives.

FY 2026/27 ACTIONS

a. Define the official charter, meeting structure, and criteria for participation, and compile a comprehensive roster of all eligible local non-profits, schools, and community organizations
b. Invite organizational leadership and host the kickoff meeting to align on shared goals, establish communication protocols, and set the upcoming calendar
c. Develop a streamlined digital platform or contact directory for members to easily share volunteer needs, upcoming project updates, and collaborative initiatives between monthly sessions

BUDGETARY PROJECTIONS FOR FY 2026/27

Staff time only.

4.7.2 E-Bike Safety & Education

The Climate Action Plan Update (2024) includes a robust Decarbonize Transportation pathway, including a measure to reduce vehicle miles traveled to minimize greenhouse gas emissions related to cars. The specific actions related to bike education include:

Action T-2.1 Environmentally Friendly Transportation Options: promote alternative environmentally friendly transportation such a bikes, e-bikes, shuttle services connecting major destinations, residential areas, and schools, to public transit.

Action T-2.4 Active Transportation Education: increase education campaigns to improve motorist behavior to result in a safer right of way for bicyclist and pedestrians.

The proliferation of e-bikes in the city has resulted in both positive and negative impacts on the community. E-bikes can help riders of all ages, skills, and physical abilities live more active lives, reduce daily miles traveled in vehicles, and provide a convenient and clean mode of transportation around the community. However, there are significant safety concerns that have arisen as the popularity of e-bikes has continued.

The City wants to continue to promote the use of bikes and e-bikes in the community but also create a safe environment for pedestrian and vehicular traffic. Continued education will be essential for a harmonious community.

FY 2026/27 ACTIONS

a. Continue the partnership with the San Diego County Bike Coalition and BikeWalkSolana to provide education workshops and practical exercises throughout the community
b. Partner with local bicycle shops on educational opportunities regarding bikes and e-bikes
c. Continue to collaborate with the local schools to provide educational opportunities regarding bikes and e-bikes

BUDGETARY PROJECTIONS FOR FY 2026/27

$6,000 annually

4.7.3 Synthetic Drug Substance Prohibition

Synthetic and novel drugs are substances often available for sale to the public under questionable legality as a result of intentional chemical engineering to reproduce effects of illegal substances outpacing legislative speed. These substances, while not yet made illegal through state or federal prohibition, cause hallucinations, agitation, psychosis, aggression, suicidal tendencies, among other things when consumed. While newly created drugs often go unregulated in California due to testing and other regulatory requirements, many of these substances are given emergency scheduling under the U.S. Food and Drug Administration. The City Council has directed the City Manager to develop appropriate regulatory language to be considered by the Council to prohibit the manufacturing, sale, distribution and/or possession of Federal Schedule I drugs, including novel synthetic drugs.

FY 2026/27 ACTIONS

a. Develop proposed regulatory language to be considered for adoption by the Council.
b. Evaluate incorporating this into the City's legislative policy

BUDGETARY PROJECTIONS FOR FY 2026/27

No additional funding need is expected for the development of this prohibition, though future implementation and enforcement may require additional budgeting.

5. GENERAL GOVERNANCE & FISCAL RESPONSIBILITY

The City of Solana Beach strives for effective governance that encourages the community's long-term sustainability and growth, while being fiscally responsible and transparent. The City emphasizes the prudent management of public funds, the welfare of its staff, and the efficiency, adaptability, and responsiveness of its city operations to meet residents' needs. The City recognizes that a well-supported, motivated, and skilled workforce is critical to delivering high-quality public services and achieving the City's goals.

5.1 Staff Development & Workplace Culture

The City recognizes that a well-supported, motivated, and skilled workforce is critical to delivering high-quality public services. The following initiatives focus on staff engagement, professional development, and fostering a diverse and inclusive work environment that supports both employee well-being and organizational effectiveness.

5.1.1 Staff Engagement and Effectiveness

The Staff in the City of Solana Beach are the backbone of operations and essential for delivering vital services to our residents. Recognizing their expertise, individualism and role fosters a strong, Staff-focused workplace. The cornerstone of the success of our city lies in prioritizing their well-being, growth, and recognition as key drivers of community success. Creating a highly supportive municipal work environment should include Staff engagement aimed at empowering employees, supporting professional growth, and maximizing skills that contribute to organizational success. This can be realized through a consistent and fair approach to hiring that ensures inclusiveness, transparency and internal promotional opportunities.

FY 2026/27 ACTIONS

a. Create programs that implement an “open-door policy” where employees can share their ideas, concerns, and suggestions for continuous improvement of the City as a workplace and a community
b. Identify opportunities as part of the annual review process for Staff to pursue certifications, attend workshops, and participate in ongoing training and development opportunities to enhance employees' skills and knowledge
c. Conduct mandatory training for all (100%) permanent City employees focused on promoting accountability, transparency, and ethical standards
d. Conduct annual performance reviews and regular feedback sessions to provide employees with opportunities for growth and improvement

BUDGETARY PROJECTIONS FOR FY 2026/27

These actions can be completed with City Staff time.

5.1.2 Diverse and Inclusive Work Environment

Recognizing the evolving social and political landscape, organizations are actively working towards fostering diversity, equity, and inclusion within their ranks. Research indicates that beyond legal and moral imperatives, diversity and inclusion offer substantial competitive advantages. The City is committed to nurturing an inclusive workplace culture, emphasizing employee engagement to bolster professional advancement, development, and retention. These objectives are communicated transparently to Staff and the Council, with progress assessed through key performance indicators that track trends within the City and across the broader region. By incorporating these actions, the City can actively promote and cultivate a more diverse, equitable, and inclusive workplace environment.

FY 2026-27 ACTIONS

a. Implement regular diversity and inclusionary trainings sessions and workshops for all Staff members to raise awareness and promote understanding of diverse perspectives, cultures, and identities
b. Review and update City policies and procedures to ensure they are inclusive and supportive of all employees, regardless of their background, ability, or identity
c. Collaborate with local community organizations and advocacy groups to foster partnerships and initiatives that promote diversity and inclusion both within the City workforce and the broader community

BUDGETARY PROJECTIONS FOR FY 2026/27

These actions can be completed with City Staff time; additional funding may be necessary to bring in outside speakers or forms of DEI workshops for City Staff.

5.1.3 Performance Measurement Program

Implementing a performance measurement program involves establishing a systematic approach to evaluate and track the effectiveness and efficiency of the City. By measuring the current activities areas for improvement can be identified. The City can work with the employees to adjust programs, policies, and practices that can result in a better workplace environment, with improved organizational productivity and with optimal customer service.

FY 2026-27 ACTIONS

a. Complete analysis of FY 2025/2026 performance measures and report results and action plan to City Council in the FY 2026/2027 Budget
b. Identify appropriate community survey tool(s) to evaluate customer satisfaction that matches the performance measurement goals
c. Evaluate existing Committees/Commissions and un-official Committees/Commissions and develop performance measures and/or guidelines for these designees

BUDGETARY PROJECTIONS FOR FY 2026/27

No additional funding is expected for the development of this prohibition, though future implementation and enforcement may require additional budgeting.

5.2 Communications

The City continues to effectively utilize communications to keep the community engaged, informed, and connected. Regular updates to the City's website, email alerts, the weekly e-newsletter (Solana Beach Weekly Update), and active use of social media platforms (Facebook, Instagram, Threads & LinkedIn) allow the City to promptly share important information regarding City services, programs, news, and events. In the coming year, there will be a concentrated effort to expand the City's social media presence and maximize the use of digital platforms to better promote and grow community forward programs, events and initiatives.

5.2.1 City Website Improvements

The City is undertaking a comprehensive website improvement effort to ensure the City's website remains accurate, accessible, user-friendly, visually engaging, and easy for residents, businesses, and visitors to navigate. As the City's primary public information resource, the website plays a critical role in how the community accesses services, finds information, stays informed on projects and events, and interacts with City departments. This project will focus on reviewing and updating existing webpages to ensure information is current, important resources are easy to locate, pages are properly linked and organized, and department priorities and projects are clearly communicated in a more consistent and accessible way.

Staff will work closely with each department to evaluate existing content, reorganize webpages where needed, identify gaps in information, and develop new webpages and resources to better support community needs. The project will also include the creation of updated graphics, photography, branding elements, and informational standards to improve the overall look, feel, and functionality of the City's website. The goal is to create a more modern, efficient, and community-focused website experience that better serves residents, businesses, visitors, and community partners while improving transparency, accessibility, and public access to information.

FY 2026-27 ACTIONS

a. Review and update existing City webpages in coordination with each department to ensure information is accurate, current, well-organized, and easy to navigate
b. Identify and develop new webpages, resources, and informational content needed to better support residents, businesses, and community members
c. Improve website navigation and page linking to ensure important information and frequently used resources are easily accessible
d. Develop updated graphics, photography, and visual content standards to enhance the overall look, feel, and consistency of the City's website

BUDGETARY PROJECTIONS FOR FY 2026/27

No anticipated costs beyond existing staff time.

5.2.2 City Communications Policy

As the City continues to expand its communication efforts, there is a growing need to establish clear policies, procedures, and communication standards related to social media use, website content management, branding, digital communications, public information sharing, and other City communication platforms. This project will focus on developing a comprehensive City Communications Policy that helps create a more consistent, professional, and coordinated approach to public communications across all departments.

The policy will help establish clear expectations for communication practices, content management, and public-facing messaging throughout the organization. Once completed, the City's new logo and branding guidelines manual will be incorporated into the Communications Policy to help ensure a cohesive visual identity and communication standard across all City materials, digital platforms, and promotional efforts.

FY 2026-27 ACTIONS

a. Review existing City communication practices and policies related to social media, website content, and public information sharing
b. Coordinate with departments to gather feedback and identify communication needs, operational considerations, and best practices
c. Develop a City Communications Policy to establish clear communication standards, procedures, and branding consistency across all departments and platforms
d. Present the proposed City Communications Policy to City Council for review and approval

BUDGETARY PROJECTIONS FOR FY 2026/27

No anticipated costs beyond existing staff time.

5.3 Information Technology

The City's information technology infrastructure underpins virtually every aspect of municipal operations, from public-facing services to internal staff productivity. The following projects strengthen the City's cybersecurity posture and modernize its communications systems to ensure resilient and reliable service delivery.

5.3.1 Cyber Security Expansion

The City of Solana Beach maintains an ongoing Cyber Security Expansion program to protect municipal systems, data, and infrastructure from evolving cyber threats. In FY 2025-26, the City made significant strides in staff security awareness, completing four phishing simulation campaigns and associated formal cybersecurity training and remediation sessions for all City staff. These efforts directly strengthened the City's firewall against social engineering attacks, which represent the leading cause of municipal data breaches statewide. In FY 2026-27, the program will continue to expand the City's defensive posture through enhanced endpoint protection, security policy updates, and continued staff training. The IT Department will also evaluate additional security tools and protocols in alignment with California cybersecurity requirements and best practices for local government. Ensuring City data and systems remain protected is a foundational responsibility that supports the delivery of all other City services.

FY 2026/27 ACTIONS

a. Continue phishing simulation campaigns (minimum 4 per year) and mandatory cybersecurity remediation training for all staff
b. Review and update the City's Cybersecurity Policy and Acceptable Use Policy to reflect current threat landscape and state requirements
c. Evaluate and implement enhanced endpoint detection and response (EDR) solutions across City workstations and servers
d. Assess multi-factor authentication (MFA) coverage across all City platforms and expand where gaps exist
e. Conduct annual IT security risk assessment and present findings to City Manager
f. Coordinate with IT vendors and regional partners on emerging threat intelligence relevant to municipal government

BUDGETARY PROJECTIONS FOR FY 2026/27

The majority of work associated with this program will be completed using existing IT staff time. Any additional software licensing, security tools, or vendor assessments will be funded through the existing IT operating budget. Significant unplanned expenditures would be brought to City Manager and Council for approval.

5.3.2 Unified Communications

The City of Solana Beach is undertaking a full migration of its legacy on-premises telephone system (Cisco Call Manager with CallExpress voicemail) to a cloud-based Unified Communications as a Service (UCaaS) platform through a partnership with Cox Business and RingCentral. This migration replaces aging infrastructure across all City facilities including City Hall, Fire Station, and Marine Safety, consolidating voice, voicemail, and future contact center capabilities into a single managed platform. The project also includes the porting of all City telephone numbers from AT&T/CalNet to Cox Business as the new carrier. The transition supports the City's goals of fiscal responsibility, operational resilience, and improved public service delivery. Moving to a cloud-based system eliminates the maintenance burden of on-premises hardware, provides business continuity and disaster recovery capabilities, and positions the City to scale communication features — including a public contact center capability — as needs evolve. The project is currently in the contract finalization phase pending execution of a Professional Services Agreement with Cox Business.

FY 2026/27 ACTIONS

a. Execute Professional Services Agreement (PSA) with Cox Business/RingCentral and complete Council approval process
b. Coordinate number porting from AT&T/CalNet to Cox Business, including submission of Billing Account Number (BAN) and Letter of Authorization
c. Manage deployment and cutover of RingCentral platform across all City sites (City Hall, Fire Station, Marine Safety) with minimal service disruption
d. Migrate all users from Cisco Call Manager and CallExpress voicemail to RingCentral cloud
e. Configure softphone capabilities for applicable staff (Marine Safety iPhones and mobile workers)
f. Coordinate AT&T/CalNet line disconnections and billing cleanup to eliminate ongoing charges for decommissioned services

g. Evaluate contact center features within RingCentral for potential future deployment to support public call volume

BUDGETARY PROJECTIONS FOR FY 2026/27

The 36-month contract with Cox Business is valued at $92,351 total ($1,880/month recurring plus $24,671 in one-time hardware and implementation fees). This has been presented to Council for approval. Ongoing monthly costs will be reflected in the IT operating budget and represent a cost-neutral or cost-saving transition compared to current AT&T/CalNet expenditures when legacy lines are fully decommissioned.

5.4 Financial Health and Stability

The City is committed to the prudent management of public funds and the long-term financial health of the organization. Proactive measures to address future pension and post-employment benefit liabilities are essential to ensuring that the City remains fiscally sustainable for generations to come.

5.4.1 Measures to Reduce CalPERS Future Liabilities

Council established a PARS Pension Trust Fund in FY 2015/16 to fund pension liabilities. The purpose of the establishment of this Trust would be to pay down the CalPERS unfunded future liability quicker and provide less volatility which would lower the overall costs to the City.

FY 2026/27 ACTIONS

a. Continue funding the PARS Trust Fund in future Fiscal Years pursuant to Council direction

BUDGETARY PROJECTIONS FOR FY 2026/27

Staff typically requests 35% of the fiscal year end surplus be deposited into the PARS Pension Trust Fund.

5.4.2 Measures to Reduce OPEB Future Liabilities

Council established and is funding a PARS Post-Employment Benefits Trust Fund in FY 2015/16 to fund Other Post-Employment (Health) Benefits (OPEB). The purpose of the establishment of this Trust was to establish a long-term reserve to pay down the OPEB unfunded future liability quicker and provide less volatility which would lower the overall costs to the City. Council approved as part of the adopted budgets an amount for the City's OPEB obligation. These amounts were equal to the actuarially determined contribution (ADC) for the fiscal years as determined by our actuarial firms. The ADC includes annual pay-as-you-go benefit payments for retirees and PEMCHA administrative costs with the balance of the ADC being sent to the PARS Trust Fund for OPEB.

FY 2026/27 ACTIONS

a. Continue funding the PARS Trust Fund in future Fiscal Years pursuant ADC and Council direction

BUDGETARY PROJECTIONS FOR FY 2026/27

$147,846 in FY 2027 Adopted Budget.

5.5 Asset Management & Master Planning

The City's facilities, infrastructure, and physical assets represent significant public investments that require thoughtful long-term planning and maintenance. The following projects establish frameworks for replacement, deferred maintenance, and pavement preservation to ensure the City's assets continue to serve residents and visitors well into the future.

5.5.1 Facilities/Asset Replacement Master Plan

The purpose of the facilities/asset replacement master plan is to identify costs and funding for the replacement and/or renovation of City facilities and existing assets, including buildings, parks, equipment, vehicles, computers, and furnishings. The City completed a condition assessment and associated costs for all City facilities. The FY 2026/27 objective is to keep funding this Master Plan and completing necessary maintenance projects at City facilities.

FY 2026/27 ACTIONS

a. Update City facility/asset inventory list and prioritize maintenance and replacement costs
b. Continue with current formula equal to 50% of the annual depreciation value building & improvement assets for the prior fiscal year end. $305,324 as part of FY27 Budget - transferred from GF
c. Continue with current formula equal to 50% of the annual depreciation value of vehicles & equipment assets for the prior fiscal year end. $227,567 as part of the FY27 Budget - transferred from GF

BUDGETARY PROJECTIONS FOR FY 2026/27

The costs of funding facility and asset replacement are significant. FY 2026/27 Budget includes $300,155 to Facilities Replacement from General Fund Reserve for Public Facilities, and $227,566.50 to Asset Replacement Fund from General Fund.

5.5.2 Asset Management Master Planning

The aim of this project is to build a centralized approach to managing infrastructure that improves condition tracking, supports regulatory compliance, informs maintenance and capital planning, and aligns with long-term financial planning.

FY 2026/27 ACTIONS

a. Evaluate current asset management practices, GIS, and identify data gaps
b. Explore options for asset management software in 2027-28

BUDGETARY PROJECTIONS FOR FY 2026/27

As-needed consultant GIS support ($50,000); Asset Management Software (Costs are to be determined)

5.5.3 City Hall Deferred Maintenance

Addressing deferred maintenance is vital to prevent aging infrastructure from failing and protecting public investments while avoiding the significantly higher costs of emergency repairs down the road. Because these backlogs accumulate over decades, resolving them requires a multi-year effort to balance city budgets, coordinate complex construction schedules, and minimize disruptions to the community. The actions below represent priorities in addressing the City's deferred maintenance needs.

FY 2026/27 ACTIONS

a. Complete asphalt repairs to City Hall parking lot, which may include removal of trees in the small islands in the interior of the parking lot
b. Continue to explore installation of additional EV Charging Stations with solar-powered alternatives
c. Replace two HVAC units with heat pumps and perform corresponding duct work, with a goal of completing two replacements per year

BUDGETARY PROJECTIONS FOR FY 2026/27

Costs for asphalt repair and HVAC replacement to be determined.

5.5.4 Pavement Preservation/Moratorium Policy

The Pavement Preservation/Moratorium Policy project will establish updated procedures and standards intended to protect recently improved roadways and improve coordination between the City, utility providers, and private development projects. The policy will help minimize premature roadway deterioration caused by utility trenching and excavation activities following pavement rehabilitation projects.

During FY 26-27, the City will evaluate existing pavement moratorium practices in the region, develop policy language and restoration standards, and establish procedures for utility coordination, trench restoration, and waiver considerations. The policy is intended to support long-term pavement preservation goals, reduce lifecycle maintenance costs, and improve consistency in roadway restoration requirements.

FY 2026/27 ACTIONS

a. Review existing pavement moratorium and trench restoration practices
b. Coordinate with utility agencies and internal stakeholders regarding proposed policy updates
c. Develop pavement preservation and restoration standards
d. Establish roadway moratorium timelines and exemption procedures
e. Prepare policy documentation and implementation procedures
f. Present final policy recommendations for City Council review and adoption

BUDGETARY PROJECTIONS FOR FY 2026/27

Staff Time Only.