# STAFF REPORT
# CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers
**FROM:** Alyssa Muto, City Manager
**MEETING DATE:** April 23, 2025
**ORIGINATING DEPT:** City Manager's Department
**SUBJECT:** **City Council Review of Draft Work Plan for Fiscal Year 2025/26**

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**BACKGROUND:**

The FY 2025/26 Work Plan, when approved, will be a guiding document that includes all of the City Council's priority projects. New to this Work Plan, is the incorporation of the five main local legislative priorities as outlined in the City's recently adopted Legislative Policy. These priorities are Affordable Housing and Livable Communities; Transportation and Mobility; Environmental Sustainability and Energy; Youth, Senior and Community Well-Being; and General Governance and Fiscal Responsibility. While presented under the four key concepts previously used to organize the Work Plan, the FY 2025/26 Work Plan will be revised prior to adoption to group all projects and programs under the five legislative priorities.

This item is before City Council to provide an update on the completion of deliverables, milestones, projects, and programs as approved in the FY 2024/25 Work Plan, as well as initiate public input, discussion and direction on the development and content of the FY 2025/26 Work Plan. Staff will revise the Work Plan, and return to Council for additional review and refinement in May. The final version of the FY 2025/26 Work Plan will be brought back to Council for adoption along with the FY 2025/26 Budget Update at the June 18, 2025, Council meeting.

**DISCUSSION:**

Over the last year, the City Council and City Staff have progressed and completed a number of items within the City's FY 2024/25 Work Plan, adopted in June 2024. This item is being brought before City Council to provide an update on the work completed on the numerous City priorities, and to receive input and feedback from the Council and public on the draft FY 2025/26 Work Plan. Where available, Staff has included the estimated costs and timeframes associated with various priority items. In addition to including the estimated costs, certain items were separated into phases, pending funding. All prioritized items in the FY 2025/26 Work Plan have been updated by Staff based on the progress

CITY COUNCIL ACTION:
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made throughout FY 2024/25. A redlined, track changes draft Work Plan has been included as Attachment 1 for this initial review and discussion.

As mentioned in the Background section, the final Work Plan document will look different than in years past. Staff is still developing the framework of the new version to coincide with, and support, the newly adopted Legislative Policy. The attached draft Work Plan is simply intended to provide an update to the existing Priority Items, incorporate those items added during Council meetings throughout the last year, and the addition of new Priority Items identified by Staff for discussion and direction. Once Staff receives feedback from the Council on this document, those revisions will be made and incorporated into the new format under the five Legislative Priorities for review for the next time Council reviews in May.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

Funding for the projects contained in the draft Fiscal Year 2025/26 Work Plan vary from project to project. Some of the potential projects will have cost implications and estimates have been provided for consideration.

**WORK PLAN:**

This item is an update to the current Work Plan and recommendations for next year's Work Plan.

**OPTIONS:**

- Receive the update on the FY 2024/25 Work Plan and review and discuss potential modifications to the draft FY 2025/26 Work Plan and provide direction to Staff.

**CITY STAFF RECOMMENDATION:**

Staff recommends that the City Council receive the update on the FY 2024/25 Work Plan and initiate discussion and public input on the draft Fiscal Year 2025/26 Work Plan.

Alyssa Muto, City Manager

Attachments:

1. Draft FY 2025/26 Work Plan (red-lined)
2. Public Comment Correspondence




# COUNCIL WORK PLAN

# FISCAL YEAR

# ~~2024~~-2025-2026

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1. Affordable Housing and Livable Communities
2. Transportation and Mobility
3. Environmental Sustainability and Energy
4. Youth, Senior, and Community Well-being
5. General Governance and Fiscal Responsibility

# CITY MANAGER'S REPORT

TBD – Will be included with Final Work Plan

# 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.**

# ~~STRATEGIC~~ LEGISLATIVE PRIORITIES

To be updated in final Work Plan with the following legislative priority sections.

1. Affordable Housing and Livable Communities
2. Transportation and Mobility
3. Environmental Sustainability and Energy
4. Youth, Senior, and Community Well-being
5. General Governance and Fiscal Responsibility

# COMMUNITY CHARACTER

## A. Land Use & Planning

### 1. General Plan Updates

**Summary:** 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.

**FY ~~2024/25~~2025/26 Actions:**

~~A. Update Density Bonus Ordinance.~~ Completed

A. ~~Issue RFP for 1st City Housing site~~ Completed.~~.~~

B. Issue RFI for 1st City housing site and 2nd RFP for City housing site.

C. Develop permit ready ADU program and plans.

D. Update Zoning Ordinance related to first floor commercial uses.

E. ~~Upon the release of the local Very High Fire Hazard Severity Zones VHFHS maps by the State, the City will bring forward Fire Hazard Severity Zone Maps for adoption.~~Will be completed before July 1.

F. Conduct public meeting to review Highway 101 Specific Plan for any regulatory, policy or program updates.

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** The implementation of the policies and programs contained in the City's Housing Element is a multi-year project. The costs are predominantly Staff time to draft and implement policies and programs. Where possible Staff will seek additional grant funding to assist with the implementation of this project. With respect to the ADU Permit Ready Program, the City projects an approximate cost of $100,000 for the purchase of plan sets for use by residents for standard studio and one-bedroom ADU designs. No additional funding is expected to be needed for FY ~~2024~~2025/~~25~~26.

### 2. South Sierra Mixed Use Affordable Housing Project

**Summary:** 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.

**FY ~~2024/25~~2025/26 Actions:**

A. Update building permit plans for review/approval and construction.

~~B. Prepare and issue an RFP for solicitation of affordable housing developers.~~ Completed

B. Issue RFI for RFP of this affordable housing site.

**Summary of Budgetary Projections for FY 2025~~4~~/2~~6~~6~~5~~:** Development of RFI for ~~RFP and solicitation~~ affordable housing site 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.~~

## 3. Customer Assistance Program Improvements

**Summary:** A number of City technology and process improvements have been geared toward greater customer service, flexibility for commercial uses, and permit streamlining. ~~Among those recent improvements the Community Development Department has budgeted a full-time planner position to develop and support an Applicant Assistance Program (AAP). This program and assigned Staff is focused on assisting the community in navigating the sometimes-complex process for permit applications, plan transmittals, code compliance complaints, etc.~~ The program will ~~be expanded to include the creation of~~continue to refine DRP Guidelines and Toolkit that will include a development checklist and cost estimate worksheet to help property owners navigate the development review process based on the type of project that is being proposed.

In an effort to help streamline the permit process and online payments for a variety of services including business certificates, building permits, parking citations, and allow for online payments and tracking, Staff researched various online permit tracking systems. In June of 2017, the City Council authorized the purchase of TRAKiT software and Staff has

been working with a contractor to customize the tracking program for the City. The City went live with the TRAKiT program in July 2019. Subsequently, in response to the COVID-19 pandemic, the City has implemented digital submittals and TRAKiT went live for improved intake and routing while navigating remote work and social distancing. The City has implemented online credit card payments for Summer Day Camp and Junior Guard registration, as well as business certificate renewals and new photovoltaic/solar permit issuance. ~~and are working on expanding this service to TOT payments and business licenses.~~ Staff continues to work on additional online permit application, issuance and payment processing The next ~~phase~~ series of ~~TRAKiT will be~~ expand~~inged~~ ~~the~~ online application and permitting will include ~~tracking system to be outward facing to integrate the~~ electronic filing and processing of permits for reroofing, water heaters and electrical panel upgrade ~~and plans for further~~to further improve customer service and permit streamlining.

As part of the TRAKiT program, the City also purchased “My Community”, a stand-alone smart phone app that works with the City’s website to include relevant information for residents including City contacts, calendar of events and information regarding City government departments and services. In addition, it allows for the community to report location-specific issues such as graffiti, potholes, trash accumulation and broken sidewalks instantaneously to Staff. Since going live in November 2018, this program has resulted in a more efficient and effective way to report issues to the correct city departments.

**FY ~~2024~~2025/~~25~~ 26 Actions:**

A. Develop ~~a citizen Guidelines and Toolkit~~ Completed a fee calculator ~~to assist~~that applicants ~~in navigating City permitting process~~may use to estimate building permit fees for a project prior to submitting an application.

B. Implement ~~an~~ additional on-line application and payment process for business certificates and permits.

C. Prepare an annual report to Council on the My Community app including such things as usage, response time and highest reported issues.

~~C.~~D. Analyze ~~H~~hiring~~e~~ an in-house Building Inspector/Official.

**Summary of Budgetary Projections for FY ~~2024~~2025/~~25~~26:** ~~A~~ The new ~~planner~~ Building position ~~has been allocated and assigned to~~would ~~implementing the AAP and developing the DRP Guidelines and Toolkit can be completed with City Staff time~~be tasked to further implement and update building processes in an effort to improve customer service response times. The new staff position would result in more office hours available to the public than currently contracted. The position would be paid for by reducing professional service expenditures to the City’s 3rd party building services consultant. ~~Initial cost of software purchase was approximately $196,000 with annual maintenance costs of $38,000-$40,000.~~

## 4. Outdoor Dining Regulations

**Summary:** Due to the COVID-19 pandemic, certain restrictions were modified to assist the business community during the difficult economic times, and to allow residents and visitors to continue to safely utilize certain services such as restaurants, bars, beauty salons, and

exercise/wellness businesses outdoors and with appropriate social distancing. These specific businesses were allowed to temporarily expand into outdoor areas including sidewalks and parking lots (public and private) to provide additional space, especially during the times when indoor operations were not allowed. Due to the popularity of certain businesses, mainly restaurants, the City Council ~~has~~ directed the City Manager to prepare draft requirements and regulations to permanently allow these outdoor operations, including ways to mitigate potential issues to parking, noise, safety, aesthetics and other foreseeable areas. In Spring 2024 staff worked with the City Council subcommittee to refine and update Temporary Use Permit (TUP) development standards and regulations related to Outdoor Dining and Sidewalk Cafés. The new provisions were implemented in July 2024 and staff has been working with each of the existing dining establishments to update the respective permits that would be in conformance with the new TUP regulations.

**FY ~~2024~~2025/~~25~~26 Actions:**

A. Bring forward draft regulations to City Council for consideration.

**Summary of Budgetary Projections for FY ~~2024~~2025/~~25~~26:** Development of draft regulations can be completed with City Staff time. Additional consultant services for parking counts, noise monitoring or other potential areas of impacts listed above could require additional budget allocations.

## 5. Local Coastal Program/Land Use Plan Adoption and Preparation of the Local Implementation Plan

**Summary:** 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. The City then prepared at the direction of the CCC, a update to the 2010 Draft Mitigation Fee Study

The certified LUP includes a requirement to update the 2010 Draft Mitigation Fee Study prepared by the City. 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.

**FY ~~2024~~2025/~~25~~26 Actions:**

A. Conduct engagement and prepare a draft LIP and Land Use Plan Amendment (LUPA) to correct zoning information within the approved LUP.

**Summary of Budgetary Projections for FY ~~2024~~2025/~~25~~26:** The estimated budget proposed for FY ~~2024~~2025/~~25~~ 26 to continue the LCP Local Implementation Plan efforts is approximately $90,000 programmed for consultant services for adjunct planning services and document assistance.

## 6. Eden Gardens Specific Plan/Overlay

**Summary:** The Eden Gardens Master Streetscape Plan was adopted April 17, 1995, and is a document that provides guidance on the public improvements desired in the area. The scope of the Specific Plan or creation of a zoning overlay could contain design guidelines and development standards specific to the La Colonia de Eden Gardens neighborhood. The planning process would involve community input and could include engaging a qualified design professional. In November 2019, Staff conducted a community meeting and received input regarding concerns and issues the community had been facing that can be used to identify and prepare a comprehensive guiding plan for the Eden Gardens community.

**FY ~~2024~~2025/~~25~~ 26 Actions:**

A. Initiate a planning process to explore a comprehensive guiding plan for the community that can provide further design and setback regulations to maintain the historic and cultural history of the neighborhood.

**Summary of Budgetary Projections for FY ~~2024~~2025/~~25~~26:** Public engagement and development of planning overlay regulations can be completed with City Staff time.

## 7. Short-Term Vacation Rental Permit Ordinance Update

**Summary:** 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. In order 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 ~~2024~~2025/~~25~~ 26 Actions:**

A. Evaluate existing STVR Permit regulations for modifications.

**Summary of Budgetary Projections for FY ~~2024~~2025/~~25~~26:** Development of draft regulations can be completed with City Staff time.

## 8. Electric Bicycle (E-Bike) Safety and Education Program

**Summary:** The proliferation of E-Bikes in the city has resulted in both positive and negative impacts on the community. E-Bikes reduce daily miles traveled in vehicles, promote a healthy lifestyle and provide a convenient and clean mode of transportation around the community. E-Bikes can help riders of all ages, skills and physical abilities live more active lives. However, there are significant safety concerns that have arisen as the popularity of E-Bikes has exploded. The City would like to continue to promote the use of E-Bikes in the community but also create a safe environment for pedestrian and vehicular traffic. The continued education of both E-Bike riders and the public is paramount to a harmonious community that can both foster clean alternative modes of transportation while protecting the health and safety of the residents.

**FY 20245/265 Actions:**

A. Continue the partnership with the San Diego County Bike Coalition and BikeWalkSolana to provide E-Bike safety educational workshops and practical exercises throughout the community. These trainings should incorporate driver education related to bikes and E-Bikes safety as laws are constantly changing. Completed and On-Going
B. Collaborate with the local schools to provide educational opportunities and potentially a permit program for E-Bike riders. Completed and On-Going
C. Partner with the local bicycle shops on educational opportunities when E-Bikes are purchased. Coordinate/communicate ongoing educational workshops/seminars to bike shops to distribute when e-bikes are sold.

**Summary of Budgetary Projections for FY 20254/265:** There are costs associated with partnering with the San Diego County Bike Coalition for the education and training programs. These costs are estimated at approximately $610,000 per year.

## 9. Charter City Analysis

**Summary:** The City is a General Law City under California Constitution and state statutes. When incorporated as a City in 1986, the governance was constructed as a General Law, relying on the State legislative structures, and when delegated, the City developed regulations and policies, such as with land use and other municipal code regulations. While reliant on the state constitutional framework, since becoming a city, there have been an increasingly strong legislative trend at the State level to address systemic, and statewide issues from everything such as public health, commercial operations, land use, housing, and homelessness. While there are many benefits, some of these legislative actions can conflict with the needs or priorities of local municipalities. The City Council has directed the City Manager to further review the opportunities, limitations, benefits and timelines for consideration of initiating a ballot measure for a vote of the public to consider changing the City from a General Law City to a Charter City.

**FY 20254/265 Actions:**

A. Analyze and report to the Council on the opportunities, limitations, benefits and timelines for consideration of becoming a Charter City.

**Summary of Budgetary Projections for FY 20254/265:** Analysis of the process and potential outcomes can be completed with City Staff time.

## 10. Synthetic Drug Substance Prohibition

**Summary:** Synthetic substances, commonly referred to as Bath Salts or Spice, are documented that when consumed to cause hallucinations, agitation, psychosis, aggression, suicidal tendencies, among other things. 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 20254/265 Actions:**

A. Develop proposed regulatory language to be considered for adoption by the Council.

**Summary of Budgetary Projections for FY 20254/265:** Development of draft regulations can be completed with Staff time.

## 11. Legislative Platform and Lobbying

**Summary:** Legislative priorities for the City are generally reflected throughout this Work Plan. The following is a list of actions that should be conducted on an annual basis and with regular review to ensure new and pending legislation is being responded to in a manner consistent with the City's priorities and regulations.

**FY 20254/265 Actions:**

A. Update Legislative Priority List for Council Consideration. Completed and On-Going

B. Develop policy on priority topic areas to support/advocate. Completed and On-Going

C. Continue to work with lobbyists to promote City agenda. Completed and On-Going

D. Engage representatives and submit letters to further City and regional priorities. Completed and On-Going

E. Adopt City ordinances and policies to respond to and remain compliant with changes in law. Completed and On-Going

**Summary of Budgetary Projections for FY 20254/265:** The City's lobbyists are ~~is~~ engaged at ~~an amount not to exceed $ 35,421.44 for Fiscal Year 2024-2025 and~~ a total estimated ~~an~~ amount not to exceed approximately $107,000~~36,089.87~~ for Fiscal Year 2025/~~20~~26.

# B. Capital Projects

## 1. Marine Safety Center

**Summary:** The existing Marine Safety Center is inadequate to continue to serve the community and beach visitors into the future. The current 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 of different genders/identities and ADA compliant improvements. 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, to kick off the project, the City consultant prepared three design options that were presented to the Council during a public hearing in November 2019. During this meeting, the Council directed Staff to pursue an above-ground design option. In October 2020, the City Manager returned to Council to present a revised conceptual above-ground design incorporating feedback and input received at the previous City Council meeting. This design was further refined to include a lifeguard observation tower at the bottom of the ramp per the direction of the Council.

In April 2022, the City worked with the consultant to have story poles installed for the three-dimensional footprint of the proposed building. During this period, City Staff met with impacted residents to assess potential view impairments. Photo simulations were also prepared and presented to the City Council on February 2023. After receiving testimony from the public, 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. Several iterations of the proposed design have been presented to the City Council, including in November 2023 and January 2024. During each public hearing, comments were received from the Council, general public, including the nearby property owners, to further refine the design in order to minimize the potential view impacts~~. Council directed Staff in January 2024 to erect~~ Following Council direction, a second set of story poles~~ based on the most recent design presented to Council~~ were installed in October 2024. ~~The City intends to install the story poles following the peak summer season to minimize impact to both summer Lifeguard operations and park activities. During the interim, the City will begin the work to obtain necessary City Development Review Permit (DRP)/Structure Development Permit (SDP), and will initiate discussions with the Coastal Commission for a Coastal Development Permit.~~ As part of the~~a~~ public hearing during the December 11, 2024, City Council meeting, Council found the project exempt from CEQA and approved 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~~ and environmental~~

~~compliance~~, 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.

~~There are several actions for future years that are unscheduled at this time. Once construction funding is identified, a Coastal Development Permit (CDP) can be submitted to the California Coastal Commission. Since the CDP is only valid for three years (a two-year initial term and a one-year extension), Staff doesn't want to obtain the CDP until there is some certainty that construction can start before the CDP expires. Environmental studies and clearance will be performed during the final design stage. Throughout all phases of the project, Staff will continue to look for grant funding for construction of the new Marine Safety Center.~~

**FY ~~2024~~2025/~~25~~ 26 Actions:**

A. ~~Install new story poles based on updated design from January 2024~~. COMPLETED

B. ~~Provide revised photo simulations of potential view claims for Council's consideration.~~COMPLETED

C. Initiate coordination with the Coastal Commission Staff on the proposed project design.

D. Prepare ~~environmental documentation and any~~ additional technical studies.

E. ~~Submit Coastal Development Permit application to the California Coastal Commission.~~Prepare final engineering and construction design documents

F. ~~Prepare construction drawings for permitting~~. COMPLETED

~~D.~~G. ~~Seek grant funding for the construction of the new Marine Safety Center.~~Research and apply for grant funding opportunities

~~E. Obtain City Development Review Permit (DRP)/Structure Development Permit (SDP).~~

**Summary of Budgetary Projections for FY ~~2024~~2025/~~25~~26:** As part of the update in January 2024, the City Council authorized an increase to the PSA with the Consultant (domusstudio) in the amount of $500,000. This budget allocation will carry forward into FY ~~2024/25~~ 2025/26 to allow the project to progress through the entitlement and permitting process, including receipt of an engineering cost estimate for a construction bid solicitation. It is anticipated that additional funding will be necessary in future fiscal years to complete the state permitting and go out to a competitive bid for construction. ~~At this time, construction funding has not been identified.~~ Council authorized a transfer of $1,000,000 in surplus Measure S funds at the end of FY2023/24 to the CIP fund towards future construction costs for the Marine Safety Building.

An additional $700,000 in design services and an additional $1,000,000 in future construction costs are expected to be appropriated in the FY 2025/26 and FY 2026/27 Adopted Budget from Measure S funds.

## 2. Highland Drive Median Project (Complete)

**Summary:** ~~This project will provide drought-tolerant landscape improvements to the medians on Highland Drive, south of Lomas Santa Fe in front of the Country Club, that were constructed in 2023.~~ CONSTRUCTION OF THIS PROJECT WAS COMPLETED IN FEBRUARY 2025.

~~**FY 2024/25 Actions:**~~

~~A. Develop landscaping plans using a palette of drought-tolerant non-invasive plants with a cost estimate.~~

~~B. Conduct bid and implement landscaping and associated irrigation.~~

~~**Summary of Budgetary Projections for FY 2024/25:** Preliminary tasks will be performed by in-house Staff; construction costs are estimated at $80,000.~~

## 3. La Colonia Park Improvements

**Summary:** In 2006, a community-based La Colonia Park Needs Assessment Advisory Committee developed recommendations for improvements throughout La Colonia Park, which included among other improvements, ADA-compliant ramps and access through the park and facilities. The City completed the conceptual design for the park improvements in December 2009 and preliminary design of the park in September 2010.

~~Over the last year, the City has worked on a complete renovation of the Tot Lot at La Colonia Park. On May 22, 2024, the City had the grand re-opening of the newly renovated playground. The playground was designed to be inclusive and accessible, ensuring children of all abilities can enjoy all of the play features. Wheelchair-accessible equipment, ground-level activities, and inclusive play elements were integrated into this diverse and inclusive City facility.~~ Since the original La Colonia Master Plan (LCMP) was completed, three components of the LCMP were built as separate projects. Construction of the Veteran's Honor Courtyard was completed in May 2016, construction of the La Colonia Skate Park was completed in April 2019 and the new tot lot playground was completed in May 2024

With the City's purchase of the property immediately north of the skate park, there was a need to re-evaluate the property and existing park, and the needs and priorities. The Council approved a PSA for updating the La Colonia Master Plan in February 2022, and a public workshop was held in February 2023 to gather community input on priorities and needs for design, operations, and facilities onsite. ~~An update was~~ Updates were provided to the City Council in March 2024 and February 2025. While work continues on the larger Master plan document, Staff has prepared a conceptual drawing of potential interim improvements that could be implemented before the full LCMP is completed and construction funding is identified. These interim improvements include passive uses of the the vacant lot north of the La Colonia Skate Park and may include features such as minor grading to facilitate pedestrian access from the existing park, decomposed granite walkways, seating, grass

area, maintaining existing mature trees and landscape and irrigation improvements~~, at which Council authorized an additional $70,000 for architectural services to refine the conceptual design alternatives based on the public and Council feedback and to receive additional input from key stakeholders.~~

While ongoing maintenance and smaller facility and park improvements are programmed, the City continues to seek additional funding for expansion, park improvements, including ADA-compliant renovations in compliance with the City's ADA Transition Plan.

**FY ~~2024/25~~ 2025/26 Actions:**

~~A. Explore potential opportunities and conceptual design to integrate the City-owned vacant property to the north of the park.~~ Completed

~~B. Update the La Colonia Park Master Plan to incorporate the additional property and to reflect any adjustments to the adopted plan.~~ Will be completed

~~C. Explore potential to grade and sod the vacant property for interim use while long-term plans are finalized.~~ Will be completed

~~D. Conduct routine maintenance and improvements to existing buildings (recreation center, offices, Heritage Museum) and grounds (skate park, basketball court, tot lot) as needed.~~ Completed

A. Outreach and design for the new City building to include youth and senior center.
B. Heritage Museum: Prepare a construction bid package (RFB) for roof repairs, fascia repairs, and various other building improvements at the museum. Conduct bid process and complete construction
C. Determine feasibility of interim building solutions to open community center main entrance and install new windows. This would include the relocation of the "Tress of Life" that celebrates the founding families of the La Colonia neighborhood.
D. Identify interim outdoor improvements around trellis and courtyard area.
E. Install ~~E~~echo/noise control in the Hall Room

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** ~~The incorporation of the vacant property north of La Colonia Park into the overall Master Plan has been allocated, in the amount of approximately $125,000 to date. The additional $70,000 authorized by Council in March 2024, is expected to be sufficient for the continued outreach and engagement, as well as conceptual design plans. The La Colonia Park Master Plan update can be completed with City Staff time.~~ The total Capital Improvement Plan costs for La Colonia Park Improvements is estimated to cost $913,000, with $500,000 from Measure S Funds, $300,0000 from Public Development Impact Fees Fund, $66,000 from Facilities Replacement Fund; expected to be appropriated in the FY 2025/26 & FY 2026/27 Adopted and $47,000 Facilities Replacement Fund available in FY 2024/25 Budget that will be rolled over as well. The interim improvements to the vacant lot, community center entrance, and outdoor courtyard are anticipated to cost approximately $~~55~~800,000. ~~This amount is expected to be appropriated in the FY2025/26 & 2026/27 Adopted Budget.~~ With respect to the existing park maintenance and improvements, the replacement of the A/C for the Community Center is estimated to cost $30~~15~~,000, the purchase of an HVAC Control System is estimated to cost $6,000; the echo/noise control for the Hall room is estimated to

cost $30,000; and the roof and fascia repairs is estimated to cost $47,000; ~~this funding is already identified in the adopted Fiscal Year 2024/25 Budget.~~

## 4. Traffic Calming Projects

**Summary:** A number of locations for traffic calming improvements, including signage, speed reduction installations (humps, pillows, tables, etc.), have been identified throughout the City. These projects include the monitoring and analysis of publicly-initiated traffic calming requests and proposal of measures and installations that can be implemented to within the public rights-of-way to enhance the user's experience for all modes of transportation.

**FY ~~2024/25~~ FY2025/26 Actions:**

A. Monitor and assess traffic calming requests on Highland Drive south of Lomas Santa Fe, on San Mario Drive, and on Palmitas Street. ~~at North Granados between Cliff Street and Lynwood Dr, as well as a request for second speed cushion on Highland drive between San Lucas Dr. and San Andres Dr.~~

B. Review City's Neighborhood Traffic Management Program (Traffic calming).

C. Present alternatives pursuant to AB 43 (Friedman, Citywide speed reduction) for Council consideration.

~~A.~~D. Present framework options for implementation of AB 413 "Daylighting".

~~B.~~E. Prior to occupancy of the Solana Highlands project, implement the traffic calming measures included in the conditions.

**Summary of Budgetary Projections for FY 20~~24/25~~25/26:** ~~No budgetary requests are proposed at this time;~~ Staff will bring forward project-specific requests as needed. $75,000 for miscellaneous traffic calming projects are expected to be appropriated in the FY 2025/26 & FY 2026/27 Adopted Budgets.

## 5. Implementation of the Comprehensive Active Transportation Strategy (CATS) Study Projects

**Summary:** The CATS study approved by Council in 2015, identifies approximately 20 bicycle and pedestrian projects along various City streets that improve the bikeability and walkability of streets and neighborhoods in the City in alignment with the Climate Action Plan (CAP) and Vision Zero principles. There are a variety of CATS projects along key corridors within the City: Cedros Avenue, Sierra Avenue, Cliff Street, the Academy/Ida/Genevieve/Valley Corridor, Nardo Avenue, and key corridors surrounding the City's schools under the Safe Routes to Schools Program. The Lomas Santa Fe Drive Corridor project and the Santa Helena Neighborhood Trail have been included into separate Work Plan Priority Items due to the scope and/or funding.

A next step for the CATS is to create a 5-year implementation plan, with proposed projects organized based on specific criteria of need, effectiveness, and preliminary cost. Also

included should be key grant opportunities and preliminary review of grant competitiveness and scope.

To build off of the City's CATS, and upon completion of the SANDAG Vision Zero toolbox, the City should move forward with the preparation of a Vision Zero strategy. First implemented in Sweden in the 1990s, Vision Zero is a policy adopted by municipalities to work toward the elimination of all traffic fatalities and sever injuries. The City already is greatly aligned with Vision Zero through our roadway design, active transportation prioritization, Safe Routes to Schools initiatives, and traffic calming projects. These planning efforts and capital project implementation prioritize more safe and efficient mobility options in our neighborhoods and for our residents. A Vision Zero strategy addresses the five E's: Engineering, Education, Encouragement, Evaluation and Enforcement. The City is actively participating in the regional "Vision Zero" task force developed that is being led by SANDAG.

**FY 2025/2624/25 Actions:**

~~A. Create a five-year implementation plan for the projects listed in the CATS study, focusing on the initiation of one or two projects annually.~~ Priority projects are incorporated into annual CIP list.

~~B.~~A. ~~Initiate a~~Review SANDAG's Vision Zero Strategy and implement any pertinent policies.~~for the City building off the SANDAG toolbox and template.~~

**Summary of Budgetary Projections for FY 2025/2624/25:** Development of draft 5-year implementation plan and initiation of a Vision Zero Strategy can be completed with City Staff time. Additional budget allocations for technical consultant support may be necessary for preliminary cost estimates and other grant assistance. Any future requests will be brought before the Council for authorization.

## 6. Lomas Santa Fe Corridor Project

**Summary:** The Lomas Santa Fe Corridor project is a top priority of the CATS project above. Due to the significance of this project and the multiple benefits it could provide to the community, it has been separated into its own Work Plan Priority Item. The project study area for the Lomas Santa Fe (LSF) Drive Corridor Project extends from Cedros Avenue on the East side of Highway 101 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.

Some of the elements included in Phase III (final design) are a multi-use path on the north side of LSF, striping and signal improvements, added parking, landscaping and other items intended to slow down traffic and increase use of the corridor by pedestrians and bicycles. The final design for the project was approved by the City Council on May 26, 2021. Partial funding for construction of the easterly segment of the project (from Santa Helena to Highland Drive) was secured from Congressman Levin's office. Staff is working with Caltrans to obligate the $7,000,000 in federal funding. Since the project initially started using non-federal funds, NEPA clearance (the federal version of CEQA) was not performed initially

but was completed in FY 2024/25. ~~Staff is currently working on NEPA clearance with the help of the Caltrans Local assistance team.~~ Additionally, further engineering work has been completed to adjust alignment to comply with federal funding obligations and avoid impact to private property. Staff is currently working through the federal procurement process that is required before the east side corridor improvements can be advertised for construction bids. The construction package was submitted to Caltrans for approval in April 2025, since Caltrans was delegated authority from the Federal Highway Administration (FHWA) to approve projects using federal funds. ~~–~~Based on the current project schedule, it is anticipated that a construction contract can be awarded in late ~~Fall~~ Summer of ~~2024~~2025 and, construction can begin at the ~~beginning~~ end of calendar year 2025.

Under the present design, construction of the west side corridor improvements, from the west side of Interstate 5 to Cedros Avenue, are projected at approximately $8 Million. Presently the City has received approximately $850,000 for the west side construction project, and the City Staff is working to secure additional funding through budgetary earmarks and grant funding. Staff has applied for construction grants through SANDAG, Congressman Levin's office. As an interim improvement on Lomas Santa Fe west of Interstate 5, a project has been included in the annual roadway repair project to overlay and restripe Lomas Santa Fe. This work would include narrowing the travel lanes so that bike lane buffers can be provided in each direction.

**FY 2025/2624/25 Actions:**

A. Develop Construction Manager Request For Proposal (RFP) and select the most qualified consultants for the City Council's consideration during the construction award process.

B. Continue to~~Evaluate and~~ apply for potential construction grant funding for the west section of the project.

C. Execute amendment to the PSA with City's consultant to Prepare Construction Plans, Specifications, Estimate for the west side for competitive bidding purposes.

~~C.~~D. Add westside plans for next year.

**Summary of Budgetary Projections for FY 2025/2624/25:** A grant from SANDAG, in the amount of approximately $616,000, was obtained for Phase III design. With a 10% match committed by the City, the total amount of funding secured for Phase III design was approximately $684,000. Construction of the entire length of the corridor is estimated to cost approximately $15 million. The project was separated into two segments for construction purposes. The first phase consisting of the easterly segment of the project (from Santa Helena to Highland Drive) was estimated at $7 Million, which has been secured from Congressman Levin's office. The second phase is the west side (from I-5 to Cedros Avenue) is projected to cost approximately $8 Million. To date, the City has received $850,000 from Congressman Levin's office. The City has $1.4M allocated in the Transportation Impact Fee Fund and $7M in the Federal Grant Fun in the FY 2025/26 Adopted Budget, which will be rolled over to FY 2025/26. The City is expecting to ~~budget and~~ expend the funding received for the east side in ~~FY 2024/25 and~~ FY 2025/26 and FY 2026/27; the $850,000 of funding expected to be received for the west side is still being programmed and further funding is being sought to complete this important corridor project. City Council authorized a transfer

of $1,000,000 of surplus Measure S funds at the end of FY 2023/24 to the CIP fund towards the west side. No additional funding is requested for FY 2025/2624/25 at this time.

## 7. Santa Helena Neighborhood Trail

**Summary:** The paved area on Santa Helena, north of Sun Valley Road, is approximately 64 feet wide. At least 20 feet of the paved area could be converted into a roadside linear park. The proposed project would reduce the pavement width on Santa Helena, from Sun Valley Road to the trail head at the San Elijo Lagoon and use the additional space for traffic calming improvements and a neighborhood trail. A focus group meeting was held with representatives from several local HOAs, community members and BikeWalkSolana to discuss the proposed project design and receive feedback. The Conceptual Design was presented to City Council in March 2020, and a consultant contract was awarded in July 2021. In October 2021, Staff conducted a community meeting to present the design and seek additional community input.

To expedite traffic calming at the Santa Helena/Santa Victoria intersection (east of Solana Vista School) and implement Safe Routes to School recommendations sooner the project implementation was broken in phases. The first phase of construction will exclude all landscaping, irrigation and work north of Santa Victoria, and implement the recommendations contained in the CATS and Safe Routes to School studies. Staff is completing a striping plan that would reduce the amount of pavement for vehicle traffic and reallocate the additional space for bicycle and pedestrian traffic. Since the existing median was not constructed to carry vehicle traffic, the median area would need to be removed and reconstructed with full structural section in order to implement the reduced width roadway concept. ~~The second phase which will be started in FY 2024/25, will include continued outreach to adjacent neighborhoods and completion of the construction level plans and pursuit of additional funding opportunities.~~

**FY 2025/2624/25 Actions:**

~~A. Conduct Community Engagement.~~

~~B. Perform final engineering for Phase 1 improvements.~~

A. Perform Environmental Clearance.
B. Prepare construction drawings and bid documents for the stripping project.
C. Advertise for construction bids, award construction contract and construct project.

**Summary of Budgetary Projections for FY 2025/2624/25:** The Phase 1 construction is estimated at $450,000 for FY 2024/25 which would reduce the roadway width of Santa Helena, from Sun Valley Road to Santa Victoria (east) by the placement of concrete curb and gutter approximately 40 feet east of the existing westerly curb. Other improvements include the creation of an asphalt path on the east side by utilizing the existing asphalt pavement and curb/gutter and curb popouts and crosswalks at the Santa Helena/Santa Victoria (east) intersection. The FY 2024/25 Budget Update allocated a $450,000 transfer from the Measure S Fund to the CIP Fund for construction of this project.

## 8. City Hall Deferred Maintenance

**Summary:** During FY 2024/25, two HVAC units at City Hall were replaced, including resealing the roof ducts and replacing associated duct insulation. This project was completed in April 2025. Also in FY 2024/25, the elevator modernization project began and is expected to be completed by June 2025.

For FY 2025/26, planned projects include replacing two additional HVAC units along with associated ductwork.
~~During FY 2023/24, significant improvements were made to City Council Chambers and the City Hall was repaired and repainted. During this work it was determined that further weather sealant work was necessary to address leaking that had been ongoing during significant rain events. This project was completed in May 2024. The projects identified for FY 2024/25 would include replacement of the floor drains in all restrooms, repairs to the parking lot, replacement of two (2) A/C units and associated duct work, and mechanical upgrades to elevator equipment.~~

**FY ~~2024/25~~ 2025/26 Actions:**

~~A. Replace the floor drains/floor tiles for the men's and women's public restroom near Council Chambers and the women's employee restroom near the back door.~~

~~B. Upgrades to the elevator mechanical room.~~

~~C.~~ Parking lot repairs.

~~D.~~ Replace two ~~A/C~~ HVAC units and corresponding duct work ~~to provide for interior energy efficiency as part of window retrofit work that could allow for windows that could be opened for natural ventilation.~~

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** ~~The $100,000 allocated in FY 2023/24 for the upgrades to the elevator were not utilized and need to be reallocated to FY 2024/25.~~ $60,000 for City Hall AC and duct work are expected to be appropriated in FY 2025/26and FY 2026/27 Adopted Budgets. There is $30,000 available in FY 2024/25 Adopted Budget for ~~An additional $100,000 is required for FY 2024/25 for the restroom improvements ($35,000),~~ the parking lot repairs, that can be rolled over to FY 2025/26. ~~($30,000), and the A/C and duct work replacement ($35,000).~~

## 9. Fletcher Cove Improvements

**Summary:** The proposed Fletcher Cove Improvements consist of the replacement of the beach access ramp, the dissipater grate at the bottom of the ramp, and improvements to the shower area, including the drainage and expansion of number of shower heads. The ramp replacement includes replacing the concrete ramp, the asphalt concrete walkway immediately south of the ramp, the concrete curb and the metal handrailing. As part of that

project, the dissipator grate would be also replaced. The existing dissipator grate was installed in approximately 1998, as part of the NCTD train station project and associated drainage work. Due to the ocean weather and salt water, the dissipator grate is corroding and needs to be replaced. A Coastal Development Permit waiver from the California Coastal Commission was obtained in November 2023 for replacement of the dissipator grate and associated beach access ramp improvements. ~~Council has also directed the City Manager to work with the City Engineer to install additional shower heads if possible (as part of the shower drainage system repairs) to address the back-up of users that often occurs from rinsing off at the top of the ramp.~~ A project to replace the Fletcher Cove Beach Access Ramp, the dissipator grate and install a shower tower at the bottom of the ramp was advertised for construction bids in April 2025. It is anticipated that a construction contract will be awarded in the summer of 2025 so that construction can start after Labor Day (September 1, 2025). It should be noted that the Coastal Development Permit for this project does not allow for construction to occur between Memorial Day and Labor Day.

**FY 20~~24/25~~25/26 Actions:**

~~A. Engage the Public and Public Arts Commission (PAC) to solicit design ideas for the replacement dissipator grate.~~ Completed

~~B. Identify costs for grate replacement for incorporation into the construction project of the beach access ramp.~~ Completed

~~C.~~A. Repair outdoor shower plumbing and include the installation of additional foot showers adjacent to the existing outdoor shower.

B. Construct the comprehensive Fletcher Cove Improvement Project to include the above components as determined to be appropriate and feasible.

~~D.~~C. Repair Lithocrete.

**Summary of Budgetary Projections for FY 20~~24/25~~25/26:** The repairs to the access ramp and replacement of the dissipator and additional shower improvements are estimated to cost $250,000. There is $190,000 allocated in the Sand Retention Fund's FY 2024/25 Adopted Budget and $60,000 in the Coastal/Visitors Fund's FY 2024/25 Adopted Budget, which will be rolled to FY 2025/26 for project completion. The City is expecting to $140,000 to be appropriated in FY 2025/26 Adopted Budget for the Lithocrete repairs from the Measure S Funds.~~There is $190,000 available which was included in FY 2023/24 CIP budget.~~

## 10. Replacement of Emergency Generator at Fire Station

**Summary:** The existing generator at the fire station is approximately 28 years old and was installed when the fire station was constructed in 1991. Due to the age of the existing generator, the permit with the Air Pollution Control Board only allows for the operation of the generator up to 20 hours per year in non-emergency situations during testing and maintenance. As part of the design study, the operational needs of the building were evaluated to determine the size of the generator required. The electrical switchgear was also evaluated to determine if upgrades were necessary. The project was advertised for construction bids during FY 2024/25 and the City Council awarded a construction contract

in April 2025. (*Note the award part is anticipated since the award staff report will be considered at the April 23 City Council meeting).*

**FY ~~2024/25~~ 2025/26 Actions:**

A. ~~Obtain~~ Contractor to obtain ~~-~~permits from Air Pollution Control District (APCD).

~~B. Research public safety grant opportunities and evaluate funding options for purchase of emergency generator.~~

B. ~~Advertise and construct project~~. COMPLETED (only advertisement, construction moved to item below)

C. Complete construction of project

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** ~~The cost to complete the design of the generator replacement is approximately $40,000. The purchase and installation of a new generator is estimated to cost approximately $250,000. The actual cost for this project will be determined after the project is advertised for bids. There is $250,000 available which was included in FY 2023/24 CIP budget.~~ Complete construction funding is estimated to cost $243,000 plus $30,000 in contingency was *(is anticipated to be)* appropriated as part of the award of a construction contract ~~in~~ April 23, 2025, with $209,000 current appropriated as part of the FY 2024/25 Adopted Budget in CIP fund. The shortfall of $41,000 is requested to come from the CIP unserved fund balance.

## 11. Highway 101 Pedestrian Crossing (San Elijo Lagoon Trail Connection) – Moved to CRT Extension Priority Item

~~**Summary:** With the installation of the pedestrian tunnel underneath the railroad track near the north end of the City, Staff has been investigating the installation of a pedestrian crossing across Highway 101 in the vicinity of the pedestrian tunnel and Cardiff/Seaside State Beach. Since a tunnel under Highway 101 or a bridge over Highway 101 were determined to be economically infeasible, Staff continues to work with a traffic engineering firm and Staff at the City of Encinitas to develop an at grade crossing option. A conceptual design was presented to the City Council in March 2024, and Staff was directed to continue to work on the design to integrate input received.~~

~~This project will likely require several actions to obtain funding and implement construction that may not all be completed within this fiscal year due to the complexity and multi-jurisdictional nature of the project. This includes environmental and engineering studies, municipal permits, and a Coastal Development Permit (CDP).~~

~~The City of Encinitas received a grant from the State for the installation of a pedestrian crossing of Highway 101 near Harbaugh Seaside Trails. Staff is meeting with Encinitas staff to discuss the project. The extension of the Coastal Rail Trail that would connect the Highway 101 crosswalk with the existing end of the CRT is included below as a separate section project in this Work Plan.~~

~~**FY 2024/25 2025/26Actions:**~~

~~A. Continue to work with Encinitas on traffic calming measures and good transitions leading into and exiting City limits.~~

~~B. Continue to explore the extension of the CRT north to the City limits in conjunction with the proposed pedestrian crossing.~~

~~C. Develop design and construction plans, specifications and estimate (PS&E) for project applications and grant funding opportunities.~~

~~D. Pursue cost-sharing agreement with City of Encinitas.~~

~~E. Obtain CEQA clearance.~~

~~F. Obtain Coastal Development Permit/Exemption from the Coastal Commission.~~

~~**Summary of Budgetary Projections for FY 2024/252025/26:** Construction costs are unknown and would be determined once an at-grade crossing option is selected. The cost for preparation of Plans, Specifications and Estimate (PS&E) for the at-grade crossing is estimated at $45,00075,000 and is included in the CIP section of the budget for FY 2026/27..~~

## 12. Glenmont Pocket Park

**Summary:** The City has been working with Santa Fe Irrigation District (SFID) to explore the possibility of the development of a park along Glenmont Avenue adjacent to the SFID reservoir. The City has initiated discussions with SFID to create an agreement and a timeline for the development of a future park at this location. The site is presently used by SFID as a construction staging and laydown yard for the recently completed water pipeline upgrade project. The City has been informed that it will also be needed for a near-term project to repair and/or replace the existing tank roof, and conduct other seismic and system retrofits. The SFID is currently conducting a study of the scope and timeline for that reservoir repair work, which is anticipated to be ~~completed~~completed in early 2025. At that time, the City will be able to create a timeline for design, funding, bid, and construction. In the meantime, the City has already begun doing some conceptual design work to create a harmonious, functional, and aesthetic park environment that integrates into the surrounding community character and fosters community engagement. Future fiscal year work will include city and CCC permitting, construction RFP and bid process, and construction.

**FY 2025/2624/25 Actions:**

A. Work with the community to receive project feedback on design and prepare a preliminary project timeline and conceptual design.

B. Enter into an agreement with Santa Fe Irrigation District.

**Summary of Budgetary Projections for FY 2025/2624/25:** It is estimated that the conceptual design and public outreach would cost approximately $10,000, and the estimated cost for preparation of construction plans including landscaping and irrigation plans is $65,000. Additional funding will be required for future fiscal years for construction; a construction cost estimate will be provided after the project is designed. There is $350,000 available which was included in FY ~~2023/24~~ 2024/25 CIP budget. The City is expecting an

additional $75,000 to be appropriated in the FY 2026/27 Adopted Budget from Public Use Facilities Impact Fee Fund. Staff has also included a placeholder amount of $1,000,000 in the FY 2027/28 CIP budget for construction of the project.

## 13. Traffic Signal Upgrades

**Summary:** The City has 16 signalized intersections, that are maintained by Yunex. The City's traffic engineering consultant, STC Traffic, performed a citywide traffic signal assessment and made recommendations to maintain and improve the efficient and effective operation of the traffic signal systems. The first phase of improvements ~~is~~ was to replace obsolete, damaged, and worn equipment, with a future phase to comprehensively upgrade and modernize the City's system and equipment. The final component in the Phase I improvements was to install Battery Backup Systems for two intersections (1) Stevens/San Rodolfo (2) Stevens/Valley Ave. ~~is to replace a traffic signal controller cabinet at the Lomas Santa Fe/Solana Hills intersection. Additional smaller improvements and enhancements, including lead pedestrian intervals and bike signals, are completed based on public input, traffic enforcement, and other relevant safety data.~~ The Phase II comprehensive system improvement will require significant costs and a master plan based on priority components and upgrades.

**FY ~~2024/25~~ 2025/26 Actions:**

~~A. Replace the signal control cabinet at Lomas Santa Fe/Solana Hills intersection.~~

~~B. Explore alternate signalization for turning movements along Lomas Santa Fe.~~

~~C. Research installation of leading walk signals on all traffic signals along Steven's Avenue.~~

~~D.~~A. Prepare a master plan for comprehensive system improvements as recommended in the citywide assessment.

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** ~~The completion of the Phase I and additional ancillary signal improvements as needed to improve circulation FY 2023/2024 appropriated $114,000. Most of phase one improvements have been completed. Approximately $45,000 is left in the budget which should be enough to complete phase one during FY 2024/25.~~ Phase II, it is much more comprehensive, and Staff will be evaluating various elements of improvements and will provide priority projects and corresponding cost estimates consistent with the City's traffic signal master plan. The City is expecting an approrpriation of ~~Approximately~~ $230,000 for FY 2026/27 Adopted Budget from Gas Tax Funds. ~~has been budgeted~~ for phase II.

## 14. Fletcher Cove Community Park and El Viento Pocket Park Trail Upgrade.

**Summary:** The existing trail system in both locations are subject to significant erosion during storm events. This project would convert the existing D.G trail pathways into a more stable semi-pervious surfacing that can withstand high-precipitation storm events~~,~~ and is ADA

compliant. Staff has done research on GraniteCrete and Organic-Lock alternative products, which are products that can be used in lieu of bonded/stabilized DG.

**FY ~~2024/25~~ 2025/26 Actions:**

A. Develop a set of design plans, specifications, and cost estimate (PS&E) for both sites.

B. Conduct bid process and complete construction.

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** The preliminary cost for both sites is estimated at $200,000, which is currently appropriated in the FY 2024/25 CIP Fund and will be rolled over to FY 2025/26.~~was included in the FY 2023/24 2024/25 CIP Budget~~.

## 15. South Sierra/South Acacia Parkway Improvements Completed

**Summary:** ~~This project will enhance the existing parkway along South Sierra/South Acacia adjacent to the Distillery Parking Lot by widening the sidewalk and installing street trees and grates.~~ CONSTRUCTION OF THIS PROJECT WITH THE PLANTING OF THE STREET TREES WAS COMPLETED IN MARCH 2025.

~~**FY 2024/25 Actions:**~~

~~A. Complete design and develop a set of design plans, specifications, and cost estimate (PS&E).~~

~~B.~~A. ~~Conduct bid process and complete construction and installation~~.

~~**Summary of Budgetary Projections for FY 2024/25:** The project is estimated to cost $80,000.~~

## 16. Highway 101 Tree Grate Replacement

**Summary:** The decorative tree grates were installed as part of the Highway 101 Westside Improvement Project back in 2011. Because of normal wear and tear, the tree grates are starting to deteriorate. This project will replace the existing, deteriorating tree grates along the west side of Highway 101. During FY 2024/25, a total of eight tree grates were purchased at a cost of approximately $25,000.

**FY ~~2024/25~~2025/26 Actions:**

A. Replace tree grates along Highway 101, with Cast Iron Grey anti skid tree grates. ~~considering new materials to extend the lifespan and bulk purchase for greater cost efficiency; however, ongoing replacement should continue to take place to address damaged grates as necessary.~~

B. The number of tree grates to be replaced in future years will be determined based on an as-needed basis. ~~on the success of the initial project~~.

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** The estimated cost to replace an additional eight tree grates is $25,000. ~~Project is estimated to cost $25,000 for the replacement of the initial 5 grates.~~The City is expecting an appropriation of $25,000 annually for FY 2025/26 and FY 2026/27 Adopted Budgets from Coastal Business/Visitors Fund.

## 17. Glencrest Sidewalk Improvements

**Summary:** This project will construct concrete curbs, gutters and sidewalks along both sides of Glencrest Drive from Lomas Santa Fe to Dell Street. This project is identified as a high priority project in both the Safe Routes to School and CATS programs.

The City ~~will develop concept plans~~ is preparing construction drawings and bid documents that minimize impacts to the private improvements that are encroaching into the public right of way. 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.

**FY ~~2024/25~~2025/26 Actions:**

~~A. Develop concept plans based on feedback received at the May 22, 2024 City Council meeting.~~ Completed

~~B. Update City Council.~~ Completed

~~C. Conduct community outreach.~~ Completed

~~D.~~A. ~~Develop~~ Complete PS&E package.

~~E.~~B. Advertise for bids.

~~F.~~C. Complete construction

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** ~~Preliminary tasks will be~~ Construction drawings and bid documents are ~~performed~~being performed by in-house Staff. Construction costs will be developed during the final design phase. There is $75,000 available which was included in the FY 2023/24 TrasNet Budget that was rolled over to FY 2024/25. These funds will be rolled over to FY 2025/26. ~~CIP Budget~~. Staff has applied for construction grants through SANDAG, Congressman Levin's office and State Assemblymember Boerner's office .

## 18. Major Storm Drain System Improvement Projects

**Summary:** There are a number of storm drain systems throughout the City that are in need of improvements/upgrades. This project provides ongoing priority ranking, design and construction of city-wide storm drain system improvements based on available funding A project was completed in FY 2023/24 to line and replace several Corrugated Metal Pipes that were in the worst condition. The FY 2024/25 project will consist of open trench replacement of deteriorated corrugated metal pipes (CMP) throughout the City. A construction contract was awarded at the March 12, 2025, City Council meeting. It is

expected that this project will be under construction before the end of the 2024/25 fiscal year. There is also a separate pipelining project that was identified in the FY 2024/25 CIP budget. This project is currently under development and should be advertised for construction bids before the end of FY 2024/25.

The CIP for the FY 2025/26 budget is expected to appropriate $500,000 for storm drain improvements in various parts of the City.

**FY ~~2024/25~~2025/26 Actions:**

A. Identify priority projects to continue to improve storm drain infrastructure throughout the City.

B. Complete design and conduct public bidding process for major projects.

C. Construct improvements.

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** Estimated total cost of ~~$450,000~~$500,000 for storm drain improvements in Fiscal Year ~~2024/25~~2025/26, which is expected to be appropriated in the FY 2025/26 Adopted Budget from Measure S Funds. ~~identified in the CIP for the FY 2025/26 the Adopted Budget.~~

## 19. Cliff Street Comprehensive Improvements

**Summary:** Cliff Street runs generally east to west assending steeply from its starting point , ~~with a steep grade trending up, starting~~ at N. Cedros Avenue. Presently, Cliff Street is paved with asphalt/concrete (a/c), and has no sidewalk, intermittent a/c berms, and a variety of materials along the shoulder used primarily for parking. ~~There is presently~~ Currently, there ~~no~~is no underground drainage system in place, and precipitation and other runoff flow occurs from east to west, carrying sedimentation during storm events. City Council has requested that the City Engineer look into possible designs for improved pedestrian access along Cliff Street. As part of this review, it is considered ~~a~~ good Engineering practice to ~~review possible~~ evaluate potential drainage improvements to mitigate ~~address~~ runoff and erosion along this street. 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 the east and south sides of the road to accommodate pedestrians.

**FY ~~2024/25~~2025/26 Actions:**

A. Develop ~~an opportunities~~opportunities and constraints analysis for Cliff Street for both pedestrian access, such as a walkway, and drainage.

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

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** Preliminary tasks will be performed by in-house Staff. A field survey and development of an opportunities and constraints memo will be performed by the City's on-call consultants for approximately $15,000.

## 20. CRT Extension at North City Limits

**Summary:** This would be 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 project would include an extension of the concrete path, decomposed granite (DG) shoulders, landscaping, irrigation and minor concrete repairs to the existing concrete path.

**FY 2025/26 Actions:**

A. Prepare plans, specifications and estimate (PS&E) package.

B. Advertise for construction once funding has been identified.

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** Estimated total cost for this project is $375~~00~~,000. The City is expecting to appropriate $375,000 in Public Recreation Impact Fees for FY 2025/26 & FY 2026/27 Adopted Budgets for design ($75,000) and construction ($300,000). Staff has applied for construction grants through Congressman Levin's office and State Assemblymember Boerner's office.

# ORGANIZATIONAL EFFECTIVENESS

## A. STAFFING AND OPERATIONAL

### ~~20.~~21. Staff Engagement and Effectiveness

**Summary:** 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 to 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 ~~2024/25~~2025/26 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.

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** These actions can be completed with City Staff time.

### ~~21.~~22. Promote a Diverse and Inclusive Work Environment

**Summary:** 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 ~~2024~~2025/~~25~~ 26 Actions:**

A. Implement regular diversity training 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 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.

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** 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.

## ~~22.~~23. Implement Performance Measurement Program

**Summary:** 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 make adjustments in programs, policies and practices that can result in a better workplace environment, with improved organizational productivity and with optimal customer service.

**FY ~~2024~~2025/~~25~~ 26 Actions: *Initiated***

A. Complete analysis of FY 2024~~3~~/2025~~4~~ performance measures and report results and action plan to City Council in the FY 2025~~4~~/2026~~5~~ Budget.

B. Identify relevant Key Performance Indicators (KPIs) that align with City Council goals and ensure both customer service and a positive workplace experience are maintained.

C. Identify appropriate community survey tool(s) to evaluate customer satisfaction that match with the performance measurement goals.

D. Recognize/Evaluate existing Committees/Commissions and un-official Committees/Commissions and develop performance measures and/or guidelines for these designees.

**Summary of Budgetary Projections for FY ~~2024~~2025/~~25~~26:** These actions can be completed with City Staff time.

## ~~23. Social Media~~ Digital Communications

**Summary:** The City continues to effectively ~~successfully~~ utilize ~~social media~~digital communications to ~~engage~~ 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, X & LinkedIn) allow the City to promptly share important ~~by sending~~ information regarding City services, programs, ~~activities~~, news, and events~~. through Instagram, Facebook and other platforms.~~ In the coming year, ~~T~~there will be a concentrated effort to ~~increase~~expand the City's social media presence and maximize the use of digital platforms to better promote and grow ~~of City~~ community forward programs, events and initiatives, ~~specifically with~~such as the City of Kindness Initiative. Social media accounts ~~are used to better~~ will focus on key news updates, ~~and~~ special events, and ~~important information that the community should be aware of such as~~ specific programs like the Junior Lifeguard Program, Summer Day Camp Program, and various ~~s~~Special ~~e~~Events to ensure residents stay informed about important updates and opportunities. ~~hosted by the City~~. By incorporating the following actions, the City can effectively leverage its digital outreach~~social media~~ as a tool for ~~engaging the~~ community engagement and ~~promoting~~ promotion of City programs, events, and initiatives.

**FY ~~2024~~2025/~~25~~ 26 Actions:**

A. Continue to increase community engagement by growing the City's social media accounts and providing useful and community focused information and posts.

B. Provide training for City Staff to ensure social media accounts are managed responsibly and content is appropriate and reflective of the City.

C. Regularly monitor social media channels for comments, messages, and mentions to ensure information is consistent with City-driven information.

D. Create partnerships with local businesses and organizations to amplify the reach of City messages and events on social media.

E. If possible, track key metrics such as reach and engagement to measure the effectiveness of social media efforts and to inform future communication to residents and businesses.

F. Evaluate the effectiveness of current social media strategies and make adjustments as necessary to better align with community interests and engagement goals.

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** Most of the social media tasks are completed by City Staff. The City does pay approximately $90~~80~~ a month for the Constant Contact notification system.

## 24. Cyber Security Expansion- Awareness Training, Business Continuity & Disaster Recovery

**Summary:**

In the past fiscal year, the City made significant strides in strengthening cybersecurity infrastructure and operational readiness. A full deployment of a Cybersecurity Operations System was completed, providing enhanced visibility and threat detection across the network. Staff refined the Disaster Recovery and Business Continuity Plan by improving network redundancy through the installation of UPS battery backups and rewiring of the switch stack and patch panel infrastructure for greater efficiency and reliability.

In parallel, the City launched a comprehensive Cybersecurity Awareness Program, which included four quarterly phishing campaigns, remediation training for participants, one citywide cybersecurity awareness survey, and a third-party cybersecurity assessment to evaluate current practices and identify risks. Additionally, the city has partnered with local cybersecurity groups such as the Cybersecurity and Infrastructure Security Agency (CISA) for external penetration testing done bi-weekly to the network.

~~The City's current Cyber Security Awareness Initiative is in need of growth to increase protection across the City's technology infrastructure. With the deployment of new technologies in place, it is recommended the City continue ongoing tasks related to information security awareness, along with continued reinforcement of information systems processes and procedures. Staff will continue to implement enhanced cybersecurity training tactics in the form of fake malicious e-mails and set up necessary training to increase Staff awareness.~~

**FY 2025/26 ~~2024/25~~ Actions:**

- Implement cybersecurity incident response protocols based on NIST guidelines, including reporting and escalation procedures.
- Expand cybersecurity training offerings with role-specific modules for staff handling sensitive data.
- Conduct an annual tabletop exercise to test Business Continuity and Disaster Recovery readiness.
- Establish a recurring schedule for backup system audits and validation tests.
- Review and update the City's Information Security Policies to reflect evolving cybersecurity threats and best practices.

~~A. Budget for software and infrastructure costs for cybersecurity operations system.~~ Completed and On-Going

~~B. Continually refine Disaster Recovery/Business Continuity plan as systems develop.~~ Completed and On-Going

**Summary of Budgetary Projections for FY 2025/26~~2024/25~~:**

Core cybersecurity infrastructure is in place; current efforts will focus on training, policy development, and testing. All anticipated costs are included within the existing IT budget allocations.

~~Direct cost related to Cybersecurity is estimated at $25,000. These costs are included within the budget of other asset acquisitions in the IT budget: Security Operations Center deployment, Firewall hardware and licensing, local and cloud data system backups, Staff training software, Network Operations Center monitoring and reporting for servers, intrusion detection software for servers, and server network hardware upgrades.~~

## 25. Unified Communications

**Summary:**

The City continued its initiative to modernize and unify its communication platforms during FY 2024/25. Staff completed an internal audit to remove unused phone lines, and public Wi-Fi was successfully expanded to La Colonia Park and Fletcher Cove. Council approved a new vendor for the City's phone system, and deployment is scheduled for the upcoming fiscal year. In addition, Council Chambers technology was upgraded to improve hybrid meeting capabilities, including the installation of voting PC monitors, kiosk displays, enhanced sound with hard-wired microphones, and streamlined AV switching infrastructure. Internally, the City launched a centralized knowledge base for staff, improving information access and support across departments.

~~The City's current communications infrastructure is in need of unification and continued growth to increase productivity for Staff and accessibility from both Staff and the public. Currently, all City buildings are in the process of obtaining fiber optic connection points, allowing us to put in place necessary unified communication infrastructure.~~

**FY 2025~~54~~/2~~65~~ Actions:**

- Complete migration to the Council-approved cloud-based phone system.
- Integrate Microsoft Teams with the new phone system for unified communications across devices and locations.
- Monitor and evaluate public Wi-Fi performance; consider expansion to additional parks and facilities as needed.
- Continue refinement of Council Chambers broadcasting to enhance the hybrid meeting experience.
- Maintain and update the internal knowledge base to ensure timely access to support documentation and FAQs.

~~A. Migrate the phone lines to an internet system.~~

~~B. Integrate Office 365 application Teams with Staff phone system to increase accessibility for Staff.~~

~~C. Continue to deploy public Wi-Fi expansion at City facilities, parks and beaches.~~ Completed and On-Going

**Summary of Budgetary Projections for FY ~~2024~~2025/~~25~~26:**

Budget will support phased implementation of the new phone system and Teams integration. All other tasks, including Wi-Fi monitoring and knowledge base maintenance, will be managed with existing IT resources and staff time.

~~Staff are currently researching potential costs dependent on which upgrade path is chosen for the Council Chambers. A phased approach will be brought to Council for consideration and funding.~~

# B. City Initiatives

## 1. City of Kindness Coalition

**Summary:** The City of Kindness is a coalition of organizations dedicated to inspiring and promoting kindness worldwide. This initiative aims to effect meaningful change among schools, professionals, young people, elected officials, and companies. It is a project of the Social Impact Fund, a non-profit public charity that supports efforts to advance social good and make a positive difference globally.

Mayors across the country have united to encourage the nation to adopt a culture of kindness in our cities, businesses, and schools through acts of kindness. Solana Beach is officially a part of this coalition, and our Staff will continue to collaborate with the community group to promote the program and assist with events regularly. We will integrate these activities into City events and programming to foster a kinder and more inclusive community. By working together, we can create an environment where kindness thrives, benefiting everyone in our city.

**FY 20254/265 Actions:**

A. ~~Conduct an RFP for~~ Install banners with themes to implement the City of Kindness programs.

B. Encourage acts of kindness throughout the community and submittal of observed acts of kindness to the Kindness Counter link on the City's website.

C. Host ~~monthly~~ outreach ~~events~~ efforts concurrently with existing City events for residents of all ages to come together and create and decorate rocks with positive messages of kindness and encouragement.

D. Continue annual World Kindness Day celebration event in November to bring the community together with fun and interactive kindness activities at Fletcher Cove Park.

~~C.~~E. Initiate quarterly "Solana Beach Cares – Seasonal Kindness Drives" to collect and distribute community donations of essential food and other necessities to those in need.

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** These actions can be completed with City Staff time.

## 2. Age Friendly Communities Action Plan

**Summary:** The City acknowledges the importance of addressing the needs of its aging population, which is one of the oldest in San Diego County. In partnership with the San Diego Foundation, the American Association of Retired Persons (AARP), and San Diego State University, the City has embraced the Age-Friendly Communities Program. This initiative seeks to create more livable environments for residents of all ages and abilities by promoting programs and system-level changes.

The Age-Friendly Solana Beach Action Plan, adopted by the City Council on March 22, 2023, outlines strategies to address various needs of older adults, including transportation, housing, outdoor spaces and buildings, community support and health services, respect and social inclusion, communication and information, social participation, and civic participation and enjoyment.

Moving forward, City Staff will continue to implement programs and policies outlined in the adopted Age-Friendly Action Plan. Solana Beach remains committed to fostering an inclusive and supportive community where residents of all ages can thrive.

**FY 20254/265 Actions:**

A. Implement circulator or shuttle services specifically tailored to meet the transportation needs of seniors, providing convenient access to essential services and amenities.
B. Continue to coordinate with other local service providers, including Solana Beach Community Connections, Solana Beach Presbyterian Church, the County Library, etc. to maximize programs and services for the senior community.
C. Work with youth organizations such as the Solana Beach ~~Unified~~ School District and San Dieguito Boys & Girls Club, to develop a program that pairs youth with senior residents to provide companionship, friendship, and mentoring/tutoring opportunities that reflect both the City of Kindness initiative and the Age-Friendly Action Plan
D. Increase community-based senior health and wellness programs and activities, including exercise classes, health screenings, and support groups tailored to the needs of older adults.
E. Within capital projects or facility improvement, include designs that promote accessibility and walkability for persons of all abilities.
F. Identify funding for fixed- and low-income senior homeowners to retrofit their properties with age-friendly features such as grab bars, wheelchair ramps, and non-slip flooring.

**Summary of Budgetary Projections for FY 20254/265:** Costs for implementing a circulator service ~~will be~~continue to be developed through further engagement and funding opportunities~~, and will be brought before the Council for consideration mid-year~~. Staff has recommended $100,000 be allocated in the next fiscal year budget for this purpose. City Staff will continue to explore partnerships to maximize senior programs and services including utilizing City facilities. Staff will continue to work with organizations such as the Boys and Girls Club, Solana Beach Presbyterian Church Senior Center and Solana Beach Community Connections to provide programming for the senior community. However, increased programs and services may require more investment from the City, which will be brought to Council for consideration before implementation.

## 3. The Mayors' Monarch Pledge

**Summary:** The monarch butterfly, an iconic species, has seen a dramatic decline in its populations, with eastern populations decreasing by 90% and western populations by 99%

in recent years. To combat this decline, the City of Solana Beach has joined the National Wildlife Federation's (NWF) Mayors' Monarch Pledge. This initiative encourages U.S. cities, municipalities, and communities 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.

By taking the Mayors' Monarch Pledge, mayors must commit to implementing at least three of the 30 action items listed on the NWF website (nwf.org/MayorsMonarchPledge) each year they participate. At least one of these actions must come from the "Program & Demonstration Gardens" section. Mayors who complete eight or more actions are recognized as part of the National Wildlife Federation's Mayors' Monarch Pledge Leadership Circle, and those who complete 24 or more actions are honored as Monarch Champions.

The City of Solana Beach first committed to the pledge for the 2021 program year and has renewed its pledge for the 2022, 2023, ~~and~~ 2024, and 2025 program years. The City is actively involved in this initiative by implementing various action items, such as establishing demonstration gardens, hosting educational events, and planting milkweed and pollinator-friendly native nectar plants. Furthermore, the City reports its progress annually, detailing the engagement activities, the number of participants, and the specifics of the planted areas to track and promote the success of these conservation efforts.

**FY 2024~~5~~/25~~6~~ 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, at the La Colonia Community Center, and other City-owned properties.

B. Add or maintain native milkweed and nectar producing plants in community gardens and at the El Jardin de los Ninos at the La Colonia Community Center.

C. Add native milkweed and nectar producing plans at new City projects, including the future Glenmont Park.

D. Prepare annual report about progress on the above three actions including statistics on numbers of plants purchased or planted per the Mayors' Monarch Pledge guidelines.

**Summary of Budgetary Projections for FY 2024~~5~~/25~~6~~:** ~~Staff time, m~~Maintenance costs for plants~~,~~ and any costs for new plants to replenish existing monarch gardens ~~purchased by the City (around $1,000/annually)~~is ~~a~~approximately $1,000 annually (included within Public Works budget). To expand to other City-owned properties, Staff anticipates another $10,000 in plant, irrigation, and labor costs (to be included within the Climate Action Plan budget).

## 4. San Diego Regional Climate Collaborative

**Summary:** The San Diego Regional Climate Collaborative is a network of public agencies, nonprofits, businesses, and academia working together to advance climate change solutions and promote sustainability across the San Diego region. By fostering collaboration and information sharing, the Collaborative aims to enhance regional efforts in climate protection, resilience, and sustainability.

The City of Solana Beach has been an active participant in the San Diego Regional Climate Collaborative, engaging in various initiatives to advance sustainability and climate resilience. Over the years, the City has collaborated with other member jurisdictions to share best practices, develop and implement climate action plans, and participate in regional projects focused on reducing greenhouse gas emissions and enhancing climate resilience. Notable achievements include the successful implementation of waste minimization programs, efforts to protect and restore healthy ecosystems, and initiatives to improve water quality and efficiency. Through its ongoing participation, the City continues to demonstrate leadership in promoting sustainability and addressing climate change at the regional level.

**FY 202554/265 ~~65~~ Actions:**

A. Renew the City membership and attend the San Diego Regional Climate Collaborative meetings and sponsored events.

**Summary of Budgetary Projections for FY 202554/265:** Participation in SDRCC meetings and events will be limited to Staff time. If sponsorship or other opportunities are presented, additional budget authorizations will be consistent with City policy.

## 5. Healthy and Livable Communities

**Summary**: The City of Solana Beach has always been a leader in initiating programs and policies to encourage healthy, safe and thriving community. Throughout the years, the City has adopted progressive policies to ensure the health of all residents, especially the youth and seniors. While these policies are sprinkled throughout this Work Plan in various Priority Items, we felt it was important to add a dedicated item to include any programs or projects that were not specifically included in other sections of the Work Plan.

**FY 2025/26 Actions:**

A. Continue to develop and implement programs that encourage active participation for the youth and seniors in the community.

B. Research the potential for a multifamily smoking ban ordinance.

C. Implement a quarterly donation drive to collect food and other necessities for needy residents.

D. Continue to work with our Public Safety Departments to ensure a safe and welcoming community. This includes fire safety, law enforcement participation and Marine Safety involvement to ensure residents and visitors feel safe, businesses have access to resources and feel secure, and residents have tools to ensure the protection of their property.

**Summary of Budgetary Projections for FY 2025/26:** Staff time will be needed to develop and implement additional programs to promote community well-being. Any significant new programs will be brought to City Council for consideration, which may include dedication of new funding.

# ENVIRONMENTAL SUSTAINABILITY

## A. Policy Development

### 1. Climate Action Plan Update

**Summary:** ~~The City has made considerable progress on many measures identified in the Climate Action Plan (CAP) which was adopted in July 2017. Major highlights include the establishment of a regional Community Choice Aggregation (CCA) program; the adoption of a reach code ordinance to increase Electric Vehicle (EV) infrastructure; and implementation of Senate Bill 1383 which will curtail methane emissions from landfills. According to the latest GHG Inventory completed for 2018 by the San Diego Association of Governments (SANDAG) in conjunction with the Energy Policy Initiatives Center (EPIC), emissions in the City have dropped approximately 40% below the levels first measured in 2010.~~

~~In 2022, the City began a CAP Update process, which is anticipated to be adopted by Council by Fall 2024. The CAP Update will build on the 2017 adopted CAP and incorporate new technologies and trends that have come on the market since 2017, gather the latest best scientific practices, and capitalize on regional knowledge and coalition groups to implement the CAP Update (once adopted, anticipated Fall 2024).~~
In October 2024, the City adopted a Climate Action Plan (CAP) Update. The CAP Update builds upon the 2017 adopted CAP and incorporated new technologies and trends that have come on the market since 2017, gathered the latest best scientific practices, and capitalized on regional knowledge and coalitions groups to implement the CAP Update.

According to the latest GHG Inventory completed for 2018 by the San Diego Association of Governments (SANDAG) in conjunction with the Energy Policy Initiatives Center (EPIC), emissions in the City have dropped approximately 40% below the levels first measured in 2010.

Implementation of the policies, strategies, and actions within the Climate Action Plan Update should be prioritized for continued reductions in greenhouse gas emissions and resiliency projects to address and/or mitigate the effects of climate change. Among those actions to be prioritized in the CAP Update for the next fiscal year are a ~~Building~~ High Performance Standard (Reach Code), publicly accessible electric vehicle charging infrastructure, a heat pump water heater incentive program, and conduct a GHG inventory ~~public facility decarbonization plan (solar and micro-grid projects)~~. Please refer to the Climate Action Plan for more details on specific policies and key implementation actions.

**FY 2025~~4~~/2~~6~~6 Actions:**

A. ~~Bring forward an update to the Climate Action Plan for consideration by the City Council.~~ Completed

~~B.~~A. ~~Upon adoption of the CAP Update,~~ Implement priority actions as outlined in the CAP Update Implementation Matrix.

**Summary of Budgetary Projections for FY 202~~54~~/2~~65~~:** ~~The contract with EPIC/Ascent is for $100,000 to complete the CAP update. This funding is currently allocated in the FY 2023/24 Adopted Budget.~~ Staff estimates $100,000 annually to implement various actions, as identified in the CAP Update Implementation Matrix. As projects are identified and costs are finalized, projects will be brought to City Council. In addition, $230,000 is estimated for public EV parking infrastructure and $100,000 for a senior, microtransit pilot program. Additional cost analysis will be conducted on the CAP ~~Update~~ actions for implementation, as needed ~~of the CAP Update in FY 2024/25~~. ~~Currently $56,000 is budgeted for actions adopted in the previous CAP. Additional funding will be considered by the City Council along with the adoption of the CAP Update in FY 2024/25.~~

## 2. Continued Participation in Clean Energy Alliance (CEA)

**Summary:** The City of Solana Beach has been at the forefront of promoting and establishing a local Community Choice Aggregation (CCA) program. In February 2018, the City Council gave final approval to launch Solana Energy Alliance (SEA), and SEA officially began operations in June 2018, becoming the first CCA in San Diego County. SEA transitioned to the Clean Energy Alliance (CEA) in collaboration with the cities of Carlsbad and Del Mar. CEA currently includes the cities of Carlsbad, Del Mar, Solana Beach, Escondido, San Marcos, Oceanside, and Vista.

~~For the fiscal year 20254/265, the focus will be on continuing the necessary tasks to wind down SEA and ensure a smooth complete transition to CEA. This includes meeting compliance requirements mandated by the California Public Utilities Commission (CPUC) and working closely with the CEA Board to support the ongoing implementation and success of CEA.~~

The City of Solana Beach remains proud of its leadership role in launching the first CCA in San Diego County and looks forward to continuing its efforts in promoting sustainable energy solutions through the Clean Energy Alliance.

**FY 202~~54~~/2~~65~~ Actions:**

~~A. Continue working with the selected consultant team (The Energy Authority and Calpine Energy Solutions) to manage the ongoing compliance requirements of SEA that will extend into 2024.~~ Completed

~~B.~~A. Advocate the potential to increase the baseline RPS of CEA to eventually reach the 100% RPS goal as soon as possible but no later than 2035. CEA has incorporated incremental (~2%) annual increases to the RPS in its Integrated Resource Plan (IRP), as well as the pro forma, to achieve 100% by 2035.

~~C.~~B. Continue to work with the CEA Board and consultant team to accomplish the necessary tasks to implement and expand CEA in 20254/265.

**Summary of Budgetary Projections for FY 20254/265:** Participation in CEA meetings and events will be limited to Staff time.

## 3. City Facility Energy Efficiency and Decarbonization Upgrades

**Summary:** 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. There are also potentially some funding mechanisms available to fund these sorts of projects.

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. Research funding options for any cost-efficient and energy saving projects. Based on the results of this work, energy efficiency measures could be identified and included in the CAP update.

**FY ~~2024/25~~2025/26 Actions:**

A. Draft and issue an RFP for an Energy Efficiency Consultant to evaluate potential energy projects for City facilities.
B. Select an Energy Efficiency Consultant to develop a plan for projects at City facilities.
C. Research opportunities for the City to enter into Power Purchase Agreements (PPAs) and obtain funding for Microgrids at City facilities.
D. Pursue the design and installation of operable windows at City Hall.

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** Total costs unknown and would be determined after identifying the scope of the project.

# FISCAL SUSTAINABILITY

## A. Economic Development

### 1. North County Transit District (NCTD) Property Planning & Related Issues

**Summary:** The North County Transit District (NCTD) is the landowner for the property that includes the Solana Beach Train Station. This property has been explored for development over the last couple decades with a number of initiated solicitations for proposal. In December 2014, NCTD issued a Request for Proposals (RFP) and received four development proposals. The responses to this RFP were evaluated by a NCTD Selection Committee with local representation and a selected Development Team was recommended to the NCTD Board. In 2017, NCTD entered into an Exclusive Negotiation Agreement (ENA) with the selected developer and a pre-application review was completed by Community Development Staff on December 21, 2017. Due to several factors, NCTD terminated the ENA in 2018.

The City continues to meet with NCTD as-needed on the planning and public agency use and/or development of the NCTD site and related public parking. The City has presented interest to develop all or a portion of the property to NCTD.

**FY ~~2024/25~~2025/26 Actions:**

A. Continue to work with NCTD to explore future development of the property for public agency use and/or development, including land and development cost appraisals.

**Summary of Budgetary Projections for FY ~~2024/25~~2025/26:** Future costs for planning and development are unknown at this time.

# B. Facility Asset Management

## 1. Facilities/Asset Replacement Master Plan

**Summary:** The purpose of the facilities/asset replacement master plan was to identify costs and funding for the replacement and/or renovation of City facilities and existing assets, including buildings, parks, ~~beach stairs, and the Lomas Santa Fe bridge, and other things such as~~ equipment, vehicles, computers, and furnishings ~~and equipment~~.

The City completed a condition assessment and associated costs for all City facilities. Starting in FY 2014/15 through FY 2024/25, Council has ~~ds~~ authorized a total of $2,371,000 for this Master Plan. The FY 2025/26~~24/25~~ objective is to keep funding this Master Plan and completing necessary maintenance projects at City facilities.

**FY 2025/26~~24/25~~ Actions:**

A. Update City facility/asset inventory list on an annual basis. Will be completed by July 1

B. Prioritize maintenance and replacement costs. Will be completed by July 1

C. Continue funding this item on an annual basis. Funding will be based on a formula applied to the Internal Service Fund Charge equal to 50% of the annual depreciation value ~~of vehicles & equipment and~~ building & improvement assets for the prior fiscal year end.

   a. FY 2025/26 Transfer to Asset Replacement will be $392,316, which is approximately $165k higher than formula

D. Skip additional funding to Asset Replacement Fund for FY 2025/26 due to large built up fund balance reserve over $2.9M but continue to monitor and return to this annual basis approach below in future when appropriate

   a. Continue funding this item on an annual basis. Funding will be based on a formula applied to the Internal Service Fund Charge equal to 50% of the annual depreciation value of vehicles & equipment assets for the prior fiscal year end

      i. FY 2025/26 formula based transfer would be approximately $305k

**Summary of Budgetary Projections for FY 2025/26~~24/25~~:** The costs to fund facility and asset replacement are significant. For the Asset Replacement Fund the expenditure budget ~~allocation~~ for FY2025/26~~24/25~~ is $556,782~~298,550~~ and for the Facilities Replacement Fund it is $246,573~~100,600~~.

# C. CalPERS Future Liability

## 1. Proactively Pursue Measures to Reduce CalPERS Future Liabilities

**Summary:** Council established a PARS Pension Trust Fund in FY 2015/16 to fund Pension liabilities and has appropriated a total of $5,629,488.20~~4,430,559~~ for unfunded pension liabilities through FY 2023/24. Including contributions and investment earnings, the pension liabilities fund had an account balance of $6,987,430.88~~5,318,450.38~~ as of March 31,2025~~December 31, 2023~~. 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 2025/26~~24/25~~ Actions:**

A. Continue funding the PARS Trust Fund in FY 2024/25 and FY 2025/26.

B. Consider the development of a Council Pension Funding Policy to address the City's long-term pension obligations.

**Summary of Budgetary Projections for FY 2025/26~~24/25~~:** Staff will request 35% of the fiscal year end surplus be deposited into the PARS Pension Trust Fund.

# D. OPEB Future Liability

## 1. Proactively Pursue Measures to Reduce Other Post-Employment Benefits (OPEB) Future Liabilities

**Summary:** Council established and is funding a PARS Post-Employment Benefits Trust Fund in FY 2015/16 to fund Other Post-Employment (Health) Benefits (OPEB) liabilities and has appropriated a total of $1,473,681~~1,358,681~~ for unfunded OPEB liabilities through FY 2024/25~~23/24~~. Including contributions and investment earnings, the OPEB liabilities funds had an account balance of $1,993,200.02~~1,510,123.17~~ as of March 31, 2025~~December 31, 2023~~. The purpose of the establishment of this Trust would be 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 FY's, 2018/19 through 2024/25 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 Foster & Foster, Inc.~~Bartel Associates, LLC.~~ 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.

Establishing this funding mechanism in the adopted budgets resulted in a reduction in the City's OPEB net liability by $2,750,870~~214,197~~ from $4,454,874 in FY 2017/18, to $1,704,004~~2,240,677~~ on June 30th, 2034~~-~~. Staff will continue to fund an on-going budget line item equal to the ADC as determined by the OPEB actuarial valuation to address the City's OPEB liability obligation.

**FY 2025/26~~24/25~~ Actions:**

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

**Summary of Budgetary Projections for FY 2025/26~~24/25~~:** $139,300~~115,000~~ is included in the FY 2025/26~~24/25~~ budget.

# ONGOING PRIORITIES & MONITORING

The City has completed a number of integral capital projects and programs over the last fiscal year that are of priority to the City and require monitoring and/or reporting on a regular basis. Additionally, there are a number of areas that as funding arises, or new programs, policies, or legislation are proposed, the City Council has identified a need to prioritize action and responsiveness. The following is a list of ongoing priorities for the City:

## Housing and Homelessness:

A. Identify/pursue outside funding opportunities for development of lower and moderate-income housing.

B. Evaluate potential to convert existing buildings to affordable housing.

C. Explore partnerships with developers to fund units within City-initiated housing projects, when feasible.

D. Support regional efforts and outreach to address opioid crisis, drug overdose (including prescription drugs) and homelessness problems.

## Coastal and Environmental:

A. Coordinate with the City of Encinitas, USACE, and State Parks on Sand Replenishment Post-Construction Monitoring and Reporting.

B. Coordinate with SANDAG on regional shoreline monitoring, other coastal projects and Regional Beach Sand Project III.

C. Continued coordination of efforts with key parties including local, regional, State and federal regulatory and governing agencies for beach sand replenishment and retention projects as a key local sea level rise/climate change adaptation strategy.

D. Continue to identify and implement other SCOUP compatible projects in the City.

E. Monitor parking and access for Annie's Canyon trail and update social media and other information sources to direct users to the Manchester Avenue Park and Ride.

F. Continue to reach out and educate all food generators who must comply with the requirements of SB 1383.

~~F.~~G. Continue to reach out and educate all businesses who must comply with the City's Single-Use Plastics Ordinance.

~~G.~~H. Continue to use the latest available organic and nonchemical pesticides and eliminate any use of rodenticides in City's Parks, rights of ways and public facilities.

~~H.~~I. Budget for ongoing infrastructure costs after project completion for such things as the replacement of sprinkler heads and other assorted needs.

~~I.~~J. Support and promote SEJPA and its efforts to develop a potable reuse program.

## Circulation and Parking:

A. Monitor traffic and parking issues in neighborhoods related to beach and trail usage, and fairgrounds activities, as needed.
B. Explore the implementation of a circulator or alternative solution to expand mobility options for residents and visitors to move throughout the City, thereby reducing congestion and promoting sustainable solutions.
C. Prepare an annual Pavement Repair program to address City roadways requiring maintenance and repair.
D. Explore increased funding for maintenance of the Coastal Rail Trail.
E. Evaluate the development of a sidewalk installation policy.

## Land Use and Planning:

A. Monitor the regional circulation and land use plans, and any specific rail projects that could impact the City residents and businesses either directly or indirectly.
B. Monitor the development proposal for the North Bluff property on Border Avenue in Del Mar.
C. Monitor Fairgrounds plans and projects.
D. Research ADU and affordable ADU incentive programs.
E. Conduct Short Term Vacation Rental (STVR) Monitoring and Compliance Review.
F. Continue to work with SDGE to advance remaining Utilities Undergrounding Projects (UUP) toward construction.
G. Continue to seek out opportunities for a community dog park.

## City Organizational Effectiveness

A. Conduct a Transient Occupancy Tax (TOT) local hotel audit.
B. Sustain and improve the City's records management plan to ensure efficient and effective access and retention of City records for the purpose of identifying, protecting, and preserving the official history of City actions. Not sure what this is intended for? – Angela – we continue to reconcile, digitize, and maintain records in the City's content services platform for searchability and preservation.
C. Development of City Donation, Dedication and Memorial Policies.

D. Identify and prioritize Cybersecurity training modules and implement phishing campaigns with Staff to test and correct, if needed, response to cyber threats.

**From:** Kristin Brinner [redacted]
**Date:** April 16, 2025 at 12:46:48 PM PDT
**To:** Clerk Office <clerkoffice@cosb.org>
**Cc:** David Zito <dave.zito@gmail.com>
**Subject: for consideration for the 2025/26 workplan, 4/23 city council meeting**

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Honorable Mayor, Deputy Mayor and Councilmembers,

It is my understanding the 2025/26 workplan will be discussed at the 4/23 meeting. Although the agenda and draft workplan have not yet been posted ahead of this meeting, I respectfully submit the following ideas for your consideration:

- **Enforcement of existing noise ordinances to cut down on the motorcycles and modified trucks/sports cars who roar thru Solana Beach, especially on the weekends**. From discussions with neighbors on Cedros (N), they can't even have the windows on the west side of their house open because it's just too loud. I'm amazed how loud it is at my house, blocks off of 101. These offenders have clearly modified their vehicles to maximize noise. Most exhaust systems on vehicles coming off of a production line are at no more than 75 decibels. Therefore, excluding motorcycles, the legal noise limit for cars in California is 95 decibels Per CA Vehicle Code - VEH
  DIVISION 12. EQUIPMENT OF VEHICLES [24000 - 28244]
  CHAPTER 5. Other Equipment [27000 - 28160]
  ARTICLE 2. Exhaust Systems [27150 - 27159]
  27151:
  https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=VEH&sectionNum=27151
  *(a) A person shall not modify the exhaust system of a motor vehicle in a manner which will amplify or increase the noise emitted by the motor of the vehicle so that the vehicle is not in compliance with the*

**ATTACHMENT 2**

*provisions of Section 27150 or exceeds the noise limits established for the type of vehicle in Article 2.5 (commencing with Section 27200). A person shall not operate a motor vehicle with an exhaust system so modified.*

*(b) For the purposes of exhaust systems installed on motor vehicles with a manufacturer s gross vehicle weight rating of less than 6,000 pounds, other than motorcycles, a sound level of 95 dbA or less, when tested in accordance with the most current SAE International standard, complies with this section. Motor vehicle exhaust systems or parts thereof include, but are not limited to, nonoriginal exhaust equipment.*

- **Loosening the requirements for backyard chickens.** While there may be an informal acceptance of the fact that many people have chickens where it's not legally permitted, I respectfully suggest that the requirements be officially loosened for smaller lots. Some nearby neighbors had chickens (illegally) and someone complained to the city, so they no longer have chickens. These are neighbors with what I thought would consider a huge backyard - definitely plenty of space to humanely house chickens. What with food insecurity more generally, and specifically the cost of eggs, this seems a reasonable step to take. It also seems to me that if the only limit on dogs is that you can't have more than 4 (and you can have them in all zones) we could relax the chicken rules. Dogs can be much louder than chickens - anyone with a neighbor whose dog barks constantly will attest to this.

  *Per SBMC117.20.040 Specific requirements. H.1. Table 17.20.040-A Animal Regulations, Residential Zones, chickens are limited to zones ER-1, ER-2, and LR, with a minimum lot size of 20,000 ft2 and minimum of 2000 ft2 per chicken.*

  Some informal internet research suggests that this VASTLY overestimates the amount of space needed to humanely house chickens. Most websites suggest 4-8 ft2 of coop space and 10-20 ft2 of free-run space is sufficient. This is 100x less than what the current ordinance requires.

Thanks again for all you do for our city,
-Kristin

**From:** Oanh Dang <[redacted]
**Sent:** Wednesday, April 16, 2025 9:31 PM
**To:** David Zito <dave.zito@gmail.com>
**Cc:** Clerk Office <clerkoffice@cosb.org>
**Subject:** Subject: Consideration for Upcoming Workplan Discussion

Some people who received this message don't often get email from [redacted]. Learn why this is important

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Dear Solana Beach Councilmembers,

I understand that the workplan for 2025/26 will be reviewed during the meeting on April 23rd. While I await the publication of the agenda and draft workplan, I would like to present a couple of ideas for your consideration:

1. **Enforcement of Noise Ordinances**: I propose that we enhance the enforcement of existing noise regulations to address issues caused by loud motorcycles and modified vehicles that frequently disrupt the peace in Solana Beach, particularly on weekends. Conversations with residents on Cedros reveal that the noise levels are so intense they can't open their west-facing windows. Even from my home, several blocks off of Highway 101, the noise is startling. Many offenders have clearly modified their vehicles to produce excessive noise, often exceeding the legal limits outlined in the California Vehicle Code. For reference, the standard legal noise limit for most vehicles is capped at 95 decibels, and current modifications frequently violate this standard.
2. **Relaxation of Backyard Chicken Regulations**: I also suggest reconsidering the existing regulations surrounding backyard chickens, especially for smaller lots. Although there appears to be an unofficial acceptance of chicken keeping in areas where it's currently not permitted, it would be beneficial to officially relax the requirements. I noted that neighbors with sizeable backyards had to relinquish their chickens due to a complaint, despite having ample space to house them humanely. In light of rising food costs, this adjustment seems warranted. Additionally, considering that the limit on dogs is four, with no restrictions based on zoning, it could be reasonable to extend similar leniency to

chickens, which tend to be quieter than barking dogs.
According to SBMC 117.20.040 regulations, chickens are only allowed in specific zones with significant space requirements that appear to vastly exceed actual needs. Current recommendations for humane chicken housing suggest far less space—approximately 4-8 square feet per coop and 10-20 square feet for free range—which is considerably lower than our existing regulations.

Thank you for your dedication to our community.

Sincerely, Oanh

http://www.linkedin.com/in/oanhdang