



CITY OF SOLANA BEACH

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

AGENDA

Joint REGULAR Meeting

Wednesday, November 10, 2021 * 6:00 p.m.

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

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

MEETING LOCATION WILL NOT BE OPEN TO THE PUBLIC

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

AGENDA MATERIALS

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

WATCH THE MEETING

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

PUBLIC COMMENTS

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

OR

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

Before Meeting

- Alert Clerk's Office. We ask that you alert us that you will joining the meeting to speak. Please email us at clerkoffice@cosb.org to let us know which item you will speaking on. This allows our Staff to manage speakers more efficiently.
- Watch the Meeting and Make A Public Comment
You can watch the meeting on the Live Meeting button on the Public Meetings page OR on TV at the stations provided above OR to on the zoom event:
<https://cosb-org.zoom.us/j/81020284468?pwd=SHozSDA4SUijN0kzNk83MHNUU2ZyQT09#success>
Webinar ID: 810 2028 4468 Passcode: 837158
If you cannot log on or need to use a phone for audio quality, use one of these call-in numbers:
888 475 4499 (Toll Free) or 833 548 0276 (Toll Free)
- Join/Log-In to the meeting at least 15 minutes prior to the start time so that the City Clerk can verify you are ready to speak before the meeting begins.
- Audio Accessibility: If your computer does not have a microphone or you have sound issues, you can call-in from a landline or cell phone and use it as your audio (phone # is provided once you log in to Zoom, see above). If you call in for better audio, mute your computer's speakers to eliminate feedback so that you do not have two audios when you are speaking.

During Meeting:

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

During Meeting:

- o Choose Gallery View to see the presentations, when applicable.
- o Participants will be called upon from those who have Registered and their name is identified by the City Clerk calling from the registration list. You will be called on by name and unmuted by the meeting organizer and then you may provide comments for the allotted time. Allotted speaker times are listed under each [Agenda](#) section.

SPECIAL ASSISTANCE NEEDED - AMERICAN DISABILITIES ACT TITLE 2

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

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

SPEAKERS:

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

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

None at the posting of this agenda

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

None at the posting of this agenda

APPROVAL OF AGENDA:

ORAL COMMUNICATIONS:

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

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COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.6.)

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

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion.

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Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be discussed immediately after approval of the Consent Calendar.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the September 22, 2021 Council meetings.

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

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

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

Recommendation: That the City Council

1. Ratify the list of demands for October 09, 2021 – October 22, 2021.

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

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

Recommendation: That the City Council

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

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

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A.4. Local Emergency Teleconferencing. (File 0240-25)

Recommendation: That the City Council

1. Adopt **Resolution 2021-127** authorizing remote teleconference meetings of the legislative bodies of the City for the period of November 10, 2021 through December 10, 2021 pursuant to the new provisions of the Brown Act.

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

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A.5. 2021/22 Street Maintenance and Repairs Project. (File 0820-35)

Recommendation: That the City Council

1. Adopt **Resolution 2021-125**:
 - a. Approving the additional list of streets scheduled for maintenance and repairs as part of the 2021/22 Street Maintenance and Repairs Project.
 - b. Authorizing the City Engineer to advertise for construction bids for the 2021/22 Street Maintenance and Repairs Project.
 - c. Appropriating \$200,000 from the General Fund to the Annual Pavement Management Program CIP project.
 - d. Authorizing the City Treasurer to amend the FY 2021/22 Adopted Budget accordingly.

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

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A.6. Quarterly Investment Report. (File 0350-44)

Recommendation: That the City Council

1. Accept and file the Cash and Investment Report for the quarter ended September 30, 2021.

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

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B. PUBLIC HEARINGS: (B.1. – B.5.)

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

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An applicant or designee(s) for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. All other speakers have three minutes each.

After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record.

B.1. Public Hearing: 211 Ocean Street, Applicant: Blakely, Case: DRP21-004/SDP21-004. (File 0600-40)

To clarify the intent of the VAC's recommended condition of approval to preserve privacy from the east-facing window, Staff would recommend that the City Council consider the following special condition language should the project be approved:

The east-facing windows located in the bathroom of the main bedroom shall have a minimum sill height of 4.5 feet.

The proposed project meets the minimum objective requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP and SDP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2021-128** conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement two-story, single-family residence with an attached two-car garage, and perform associated site improvements at 211 Ocean Street, Solana Beach.

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

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B.2. Introduction (1st Reading) of Ordinance 518 regarding Implementation of Solar Energy, Building Decarbonization and Electric Vehicle Infrastructure Requirements. (File 0600-05)

Recommendation: That the City Council

1. Consider the introduction of **Ordinance 518** amending Title 15 of the Solana Beach Municipal Code to adopt amendments to the 2019 California Building Code and California Green Building Code to implement Solar Energy, Building Decarbonization and Electric Vehicle Infrastructure requirements for new construction.

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

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B.3. Introduce (1st Reading) Ordinance 521 – Providing Regulations Concerning Two-Unit Residential Development in Single-Family Residential Zones and Providing Regulations Concerning Urban Lot Split Subdivisions in Single-Family Residential Zones. (File 0600-95)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Government Code Sections 65852.21(j) and 66411.7(n) because the adoption of an ordinance to implement SB 9 shall not be considered a project under Division 13 of the Public Resources Code; and
3. Introduce **Ordinance 521** regulating two-unit development and urban lot split subdivisions in single family residential zones.

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

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B.4. TransNet Local Street Improvement Program of Projects Amendment.
(File 0840-30)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Adopt **Resolution 2021-126** approving an amendment to the SANDAG 2021 Regional Transportation Improvement Program (RTIP) adding four new projects and reallocating the *TransNet* funding for Fiscal Year 2021/22.

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

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

B.5. Community Development Block Grant Funds (Fiscal Year 2022/23) – Americans with Disabilities Act (ADA) Pedestrian Ramp Improvements.

(File 0390-32)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Adopt **Resolution 2021-129**:
 - a. Finding that the funding request and project implementation are exempt from the California Environmental Quality Act pursuant to the State CEQA Guidelines.
 - b. Approving the list of public street ADA ramp locations.
 - c. Requesting FY 2022/23 Community Development Block Grant Funds for ADA pedestrian ramp improvements at various public street intersections listed in Attachment 1, Exhibit A.
 - d. Finding that all of FY 2022/23 CDBG funds, presently estimated at a total of \$54,626, are designated to be used for ADA pedestrian ramp improvements.
 - e. Appropriating an additional \$9,000 in the CDBG Fund to the Construction account in FY 2022/23.
 - f. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.
 - g. Authorizing the City Manager to execute the County contract for management and implementation of the CDBG program.

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

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

C. STAFF REPORTS: (C.1. – C.2.)

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

Recommendation: That the City Council

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

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

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C.2. Adopt (2nd Reading) Ordinances Nos. 519 and 520 Amending Sections 6.36.010, 6.36.040, 17.56.020 and 17.56.080 of the Solana Beach Municipal Code to Comply with State Mandated Organic Waste Disposal Requirements. (File 1030-50)

Recommendation: That the City Council

1. Adopt **Ordinances 519 and 520** amending Sections 6.36.010, 6.36.040, 17.56.020 and 17.56.080 to the Solana Beach Municipal Code to address State organics recycling mandates.

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

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WORK PLAN COMMENTS:

Adopted June 23, 2021

COMPENSATION & REIMBURSEMENT DISCLOSURE:

GC: Article 2.3. Compensation: 53232.3. (a) Reimbursable expenses shall include, but not be limited to, meals, lodging, and travel. 53232.3 (d) Members of a legislative body shall provide brief reports on meetings attended at the expense of the local agency "City" at the next regular meeting of the legislative body.

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

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

- a. Business Liaison Committee – Zito, Edson.
- b. Fire Dept. Management Governance & Organizational Evaluation – Harless, Edson
- c. Highway 101 / Cedros Ave. Development Committee – Edson, Heebner
- d. Parks and Recreation Committee – Zito, Harless

- e. Public Arts Committee – Edson, Heebner
 - f. School Relations Committee – Becker, Harless
 - g. Solana Beach-Del Mar Relations Committee – Heebner, Edson
- CITIZEN COMMISSION(S)**
- a. Climate Action Commission: Primary-Zito, Alternate-Becker

ADJOURN:

Next Regularly Scheduled Meeting is December 8, 2021

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

Or Contact City Hall 858-720-2400

www.cityofsolanabeach.org

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the November 10, 2021 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on November 3, 2021 at 5:22 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., November 10, 2021, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

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

CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

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



CITY OF SOLANA BEACH

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

MINUTES

Joint – Closed Session

Wednesday, September 22, 2021 ♦ 5:00 p.m.

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

This meeting will be conducted in accordance with Governor Newsom’s

Executive Order N-29-20 related to the COVID-19 virus.

Minutes contain a summary of significant discussions and formal actions taken at a City Council meeting.

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kristi Becker
Deputy Mayor

Kelly Harless
Councilmember

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

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

Absent: None

Also Present: Gregory Wade, City Manager
Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY):

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

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

One (1) Potential case(s).

2. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION

Pursuant to Government Code Section 54956.9(d)(4)

One (1) Potential case.

No reportable action.

ADJOURN:

Mayor Heebner adjourned the meeting at 6:19 p.m.

Angela Ivey, City Clerk

Council Approved:

AGENDA ITEM A.1.



CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, September 22, 2021 * 6:00 p.m.

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This meeting will be conducted in accordance with Governor Newsom's Executive Order N-29-20 related to the COVID-19 virus.

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Kristi Becker
Deputy Mayor

Kelly Harless
Councilmember

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

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CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:21 p.m.

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

Absent: None

Also: Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Mo Sammak, City Engineer/Public Works Dir.

Ryan Smith, Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT:

FLAG SALUTE:

APPROVAL OF AGENDA:

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

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

ORAL COMMUNICATIONS:

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Julie Van der Auwera, Parks and Recreation Chairperson, spoke about thanks for Council's support of the Beach Blanket Movie Night and the upcoming Tree Lighting Event.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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A. CONSENT CALENDAR: (Action Items) (A.1. - A.7.)

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A.1. Surf Monitoring Program Cameras. (File 0190-60)

Recommendation: That the City Council

1. Adopt Resolution 2021-115:

- a. Authorizing the City Manager to execute a Professional Services Agreement with Siemens, in an amount not to exceed a total amount of \$49,000 (including four optional one-year contract extensions at the City Manager's discretion) for the purchase, installation, and cloud-based video storage of closed-circuit cameras.
- b. Appropriating \$28,527 in the Sand Replenishment TOT fund to the Professional Services expenditure account in FY 2021/22.
- c. Appropriating \$4,671 in the Sand Replenishment TOT fund to the Professional Services expenditure account in FY 2022/23.
- d. Authorizing the City Treasurer to amend the FY 2021/22 and FY 2022/23 Adopted Budget accordingly.
- e. Authorizing the City Manager or designee to request Work-In-Kind credit from the USACE under the PED cost share agreement for the full cost of this effort.

Item A.1. Report (click here)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

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

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

Recommendation: That the City Council

1. Ratify the list of demands for August 21, 2021 – September 03, 2021.

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

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

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

A.3. General Fund Adopted Budget for Fiscal Year 2021/22 Changes. (File 0330-30)

Recommendation: That the City Council

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

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

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

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

A.4. Destruction of Obsolete Records. (File 0170-50)

Recommendation: That the City Council

1. Adopt **Resolution 2021-113** authorizing the destruction of officially obsolete records.

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

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

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

A.5. High Speed Internet Communication Services. (File 1000-50)

Recommendation: That the City Council

1. Adopt **Resolution 2021-111**:
 - a. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Ting Fiber, Inc., in an amount not to exceed \$30,000 for additional internet services at the Tide Beach Park and Del Mar Shores satellite lifeguard stations.

- b. Appropriating \$18,800 in the Sand Replenishment TOT fund to the Professional Services expenditure account in FY 2021/22.
- c. Appropriating \$10,800 in the Sand Replenishment TOT fund to the Professional Services expenditure account in FY 2022/23.
- d. Authorizing the City Treasurer to amend the FY 2021/22 and FY 2022/23 Adopted Budget accordingly.

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

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

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

A.6. Solana Energy Alliance (SEA) Power Content Label and Attestation. (File 1010-45)

Recommendation: That the City Council

- 1. Adopt **Resolution 2021-114** attesting to the veracity of information provided in Solana Energy Alliance's 2020 SEA Choice Power Content Label; SEA Green Power Content Label and SEA's Power Source Disclosure Report based on Staff and consultant input and review.

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

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

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

A.7. Other Postemployment Benefits (OPEB) Actuarial Valuations Services. (File 0350-55)

Recommendation: That the City Council

- 1. Adopt **Resolution 2021-112** authorizing the City Manager to approve a Professional Services Agreement with Bartel Associates for a three-year term to provide actuarial valuation services for Fiscal Year 2020/21 through Fiscal Year 2022/23 for an amount not to exceed \$28,000.

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

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

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

B. PUBLIC HEARINGS: (B.1.)

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

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

An applicant or designee(s) for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. All other speakers have three minutes each.

After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record.

B.1. Introduction (1st Reading) Ordinance 518 – Regarding Solar Energy, Building Decarbonization and Electric Vehicle Infrastructure Requirements. (File 0180-55)

This item was pulled from this Agenda.

C. STAFF REPORTS: (C.1. – C.3.)

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

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

C.1. Quarterly PARS Investment Report (File 0350-44)

Recommendation: That the City Council

1. Accept and file PARS Investment Report for the quarter and year ended June 30, 2021.

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

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Greg Wade, City Manager, introduced the item.

Jennifer Meza, PARS, presented a PowerPoint (on file).

Christiane Tsuda, Highmark Capital, presented a PowerPoint (on file).

Council, Staff, and Consultants discussed interest rates and establishing a policy to allocate a percentage of funding to the pension liability annually.

No action needed.

C.2. Supplemental CARES Act Community Development Block Grant Coronavirus (CDBG-CV) Funding for Community Resource Center's Food and Nutrition Program.

(File 0390-32)

Recommendation: That the City Council

1. Discuss and provide direction to Staff regarding the potential use of available CDBG-CV funding for the proposed Food and Nutrition Center administered by the Community Resource Center.

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

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Greg Wade, City Manager, introduced the item.

Dan King, Assistant City Manager, presented a PowerPoint (on file).

Rebecca Nussbaum, Community Resource Center, continued the PowerPoint (on file).

Council, Staff, and Ms. Nussbaum discussed additional outreach to the community and transportation assistance for access to the program.

C.3. Adopt (2nd Reading) Ordinance 515 – Regarding Official Bonds, Insurance, and Policy Limit. (File 0180-55)

Recommendation: That the City Council

1. Adopt **Ordinance 515** (2nd Reading) amending Section 2.08.040 of the Solana Beach Municipal Code.

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

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

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

WORK PLAN COMMENTS:

Adopted June 23, 2021

COMPENSATION & REIMBURSEMENT DISCLOSURE:

GC: Article 2.3. Compensation: 53232.3. (a) Reimbursable expenses shall include, but not be limited to, meals, lodging, and travel. 53232.3 (d) Members of a legislative body shall provide brief reports on meetings attended at the expense of the local agency "City" at the next regular meeting of the legislative body.

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

CITIZEN COMMISSION(S)

ADJOURN:

Mayor Heebner adjourned the meeting at 7:43 p.m.

Angela Ivey, City Clerk

Council Approved: _____



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: November 10, 2021
ORIGINATING DEPT: Finance
SUBJECT: Register of Demands

BACKGROUND:

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

Register of Demands- 10/09/21 through 10/22/21

Check Register-Disbursement Fund (Attachment 1)		\$	440,773.11
Council Payroll	October 14, 2021		4,717.26
Federal & State Taxes	October 14, 2021		396.38
Net Payroll	October 15, 2021		226,736.86
Federal & State Taxes	October 15, 2021		67,295.56

TOTAL		\$	<u>739,919.17</u>
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DISCUSSION:

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

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The register of demands for October 9, 2021 through October 22, 2021 reflects total expenditures of \$739,919.17 from various City sources.

CITY COUNCIL ACTION: _____

WORK PLAN:

N/A

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

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

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund



City of Solana Beach

Register of Demands

10/9/2021 - 10/22/2021

Department Vendor	Description	Check/EFT Number	Amount
100 - GENERAL FUND			
ICMA PLAN 302817	PD 10/15/21 PLAN NUMBER 302817	9000356	\$15,443.22
ICMA PLAN 302817	PD 10/14/21 PLAN 302817	9000356	\$6,536.20
SOLANA BEACH FIREFIGHTERS ASSOC	FD DUES PD 10/15/21	9000360	\$813.50
LEGAL SHIELD CORP	PPD LEGAL-SEP 21	100625	\$38.85
DEPARTMENT OF CONSERVATION	SMIP FEES APR-JUN 21	100615	\$4,213.25
ICMA RHS 801939	PD 10/15/21 PLAN 801939	9000357	\$2,132.37
ALL CITY MANAGEMENT SERVICES, INC	Crossing Guards-08/08/21-08/21/21	9000361	\$3,241.06
ERGOSTOP INC.	ROLLER MOUSE/KEYBOARD	100620	\$115.08
ERGOSTOP INC.	ERGO CHAIRS	100662	\$1,071.04
RYAN SMITH	M08 ACH RETURN	100676	\$150.00
MARLA HATRAK	RFND-FC 09/25/21	100667	\$500.00
ROBERT W SEMPLE	REISSUE PYRL CK#048623	100675	\$182.00
			\$34,436.57
TOTAL GENERAL FUND			
1005150 - CITY CLERK			
STAPLES CONTRACT & COMMERCIAL	2908932891-HOLE PUNCHER	100680	\$58.17
STAPLES CONTRACT & COMMERCIAL	2908974221-TAPE/POST ITS	100680	\$117.70
			\$175.87
TOTAL CITY CLERK			
1005200 - CITY MANAGER			
KEYSER MARSTON ASSOCIATES, INC	PROFESSIONAL SERVICES-SEPT 21	100622	\$880.00
EMANUELS JONES AND ASSOCIATES	PROFESSIONAL SERVICES-OCT 21	100619	\$2,500.00
			\$3,380.00
TOTAL CITY MANAGER			
1005250 - LEGAL SERVICES			
BURKE WILLIAMS & SORENSEN	96-0001/PROF SVC-AUG	100651	\$4,120.00
BURKE WILLIAMS & SORENSEN	96-0001.002/PROF SVC-AUG	100651	\$720.00
BURKE WILLIAMS & SORENSEN	96-0002/PROF SVC-AUG	100651	\$46.00
BURKE WILLIAMS & SORENSEN	96-0006/PROF SVC-AUG	100651	\$299.00
BURKE WILLIAMS & SORENSEN	96-0014/PROF SVC-AUG	100651	\$2,233.00
BURKE WILLIAMS & SORENSEN	96-0019/PROF SVC-AUG	100651	\$2,560.00
BURKE WILLIAMS & SORENSEN	96-0033/PROF SVC-AUG	100651	\$1,160.00
BURKE WILLIAMS & SORENSEN	96-0037.001/PROF SVC-AUG	100651	\$667.00
BURKE WILLIAMS & SORENSEN	96-0038/PROF SVC-AUG	100651	\$2,162.00
			\$13,967.00
TOTAL LEGAL SERVICES			
1005300 - FINANCE			
STAPLES CONTRACT & COMMERCIAL	2912397921-POST IT/CUPS	100637	\$13.78
XEROX CORPORATION	XEROX-CLERK-08/21-09/21	100645	\$64.61
THE ARTINA GROUP	CHECKS-500	100681	\$227.54
THE ARTINA GROUP	CHECKS-1,500	100681	\$333.49
			\$639.42
TOTAL FINANCE			

1005350 - SUPPORT SERVICES

STAPLES CONTRACT & COMMERCIAL	2909693231-HAND SOAP	100637	\$9.23
STAPLES CONTRACT & COMMERCIAL	2909694411-HAND SOAP	100637	\$9.24
STAPLES CONTRACT & COMMERCIAL	2911420801-PAPER	100637	\$278.26
STAPLES CONTRACT & COMMERCIAL	2912397921-POST IT/CUPS	100637	\$52.43
STAPLES CONTRACT & COMMERCIAL	2915709901-TOASTER	100637	\$22.08
STAPLES CONTRACT & COMMERCIAL	2916857691-BOWLS/DISH SCRBR/SOAP	100637	\$49.22
STAPLES CONTRACT & COMMERCIAL	2926402051-FOLDERS/DSFCT SPRAY	100637	\$90.97
STAPLES CONTRACT & COMMERCIAL	2926550321-FACE MASKS-COVID	100637	\$86.16
STAPLES CONTRACT & COMMERCIAL	2927408521-TRASH CANS/MARKERS	100637	\$93.20
XEROX CORPORATION	XEROX-CLERK-SEPT	100645	\$271.68
XEROX CORPORATION	XEROX-PLANNING-SEPT	100645	\$74.25
XEROX CORPORATION	XEROX-PLANNING-08/21-09/21	100645	\$546.78
XEROX CORPORATION	XEROX-UPSTAIRS-SEPT	100645	\$54.24
XEROX CORPORATION	XEROX-UPSTAIRS-08/21-09/21	100645	\$298.25
XEROX CORPORATION	PLANNING-FIERY-SEPT	100645	\$132.61
XEROX CORPORATION	UPSTAIRS-FIERY-SEPT	100645	\$132.61
XEROX CORPORATION	CLERK-FIERY-SEPT	100645	\$122.84
JENNIFER REED	ADMIN SERVICE-SEPT	9000359	\$61.75

TOTAL SUPPORT SERVICES**\$2,385.80****1005400 - HUMAN RESOURCES**

POUNEH SAMMAK	PANEL MEMBER GIFT CARDS	100673	\$60.00
DEPARTMENT OF JUSTICE	FINGERPRINT APP-SEP	100616	\$32.00
PRISM	PEPM-67 EMPLYS-OCT-DEC	100633	\$418.08
STEVEN LIVINGS	S. LIVINGS-LIVESCAN	100639	\$10.00

TOTAL HUMAN RESOURCES**\$520.08****1005450 - INFORMATION SERVICES**

COX COMMUNICATIONS INC	CITY INTERNET-09/19-10/18	100614	\$368.50
CDW GOVERNMENT INC	FY21-CDW-G PFPT 02/08/21	100611	\$2,922.75
CDW GOVERNMENT INC	VNB/SVR/VMM/APPS&DBS/AGT	9000363	\$1,967.67
VERIZON WIRELESS-SD	670601022 08/24-09/23	100643	\$152.04
GOLDEN TELECOM, INC.	MS-PHONE HOOKUP	100665	\$157.00
WESTERN AUDIO VISUAL	CHAMBERS TECH-JUL	100686	\$499.00
WESTERN AUDIO VISUAL	CHAMBERS TECH-SEP	100686	\$499.00
WESTERN AUDIO VISUAL	CHAMBERS TECH-OCT	100686	\$499.00
WESTERN AUDIO VISUAL	CHEMBERS TECH-AUG	100686	\$499.00
AT&T CALNET 3	9391012282-08/24-09/23	100609	\$22.16
AT&T CALNET 3	9391053641-08/24-09/23	100609	\$166.16
AT&T CALNET 3	9391062899-08/24-09/23	100609	\$166.16
AT&T CALNET 3	9391012278-08/24-09/23	100609	\$3,041.28
FISHER INTEGRATED, INC.	COUNCIL WEB STREAM-JUNE 21	100664	\$800.00
FISHER INTEGRATED, INC.	COUNCIL WEB STREAM-JUL 21	100664	\$800.00
FISHER INTEGRATED, INC.	COUNCIL WEB STREAM-AUG 21	100664	\$800.00
TING FIBER INC.	CH/MS/FS-1000 MBPS-AUG	100640	\$3,249.00
TING FIBER INC.	CH/MS/FS-1000 MBPS-SEPT	100640	\$3,249.00
TING FIBER INC.	CH/MS/FS-1000 MBPS-OCT	100640	\$3,249.00
ZOOM VIDEO COMMUNICATIONS INC	FY22 ZOOM VIDEO	100687	\$113.92

ZOOM VIDEO COMMUNICATIONS INC	FY22 ZOOM VIDEO CONF	100688	\$34.19
ZOOM VIDEO COMMUNICATIONS INC	FY22 ZOOM VIDEO CONF	100689	\$393.21
ZOOM VIDEO COMMUNICATIONS INC	FY22 ZOOM VIDEO CONF	100690	\$112.27
ZOOM VIDEO COMMUNICATIONS INC	FY22 ZOOM VIDEO CONF	100691	\$33.70
ZOOM VIDEO COMMUNICATIONS INC	FY22 ZOOM VIDEO CONF	100692	\$387.54
TOTAL INFORMATION SERVICES			\$24,181.55
1005550 - PLANNING			
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-SRP21-002/SDP21-003	100682	\$465.46
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-DRP20-011/SDP20-015	100682	\$453.02
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-DRP19-010	100682	\$460.49
SUMMIT ENVIRONMENTAL GROUP	1714.29-SOLANA HIGHLANDS-AUG	9000366	\$460.00
TOTAL PLANNING			\$1,838.97
1005560 - BUILDING SERVICES			
ESGIL CORPORATION	BUUILDING PERMIT-JULY	100663	\$49,915.39
ESGIL CORPORATION	BUILDING PERMIT-AUG	100663	\$24,842.18
ESGIL CORPORATION	PERMIT TECH SERVICE-JULY	100663	\$6,900.00
TOTAL BUILDING SERVICES			\$81,657.57
1005590 - PARKING ENFORCEMENT			
DATATICKET INC.	FY22 PARKING TICKET ADMIN-AUG	100659	\$524.11
TOTAL PARKING ENFORCEMENT			\$524.11
1006120 - FIRE DEPARTMENT			
NORTH COUNTY EVS, INC	2016 PIERCE-MAINT/REPAIR	100631	\$1,209.15
NORTH COUNTY EVS, INC	2016 PIERCE-RPLC COMPRESSOR	100631	\$3,191.64
NORTH COUNTY EVS, INC	2016 PIERCE-SRVC/SAFETY INSPECTION	100631	\$8,944.46
NORTH COUNTY EVS, INC	21-50 ON CALL RPR-6/28/21	100671	\$840.85
CULLIGAN OF SAN DIEGO	WATER PURIFIER-OCT	100657	\$85.60
CULLIGAN OF SAN DIEGO	WATER PURIFIER-AUG 21	100657	\$85.60
VERIZON WIRELESS-SD	962428212-08/29-09/28	100683	\$631.06
SOUTH COAST EMERGENCY VEHICLE SVC	SWITCH LABELS	100679	\$264.33
SOUTH COAST EMERGENCY VEHICLE SVC	HORN PAD/SWITCHES	100679	\$161.69
REGIONAL COMMS SYS, MS 056 - RCS	CAP CODE-SEPT	100674	\$32.50
AT&T CALNET 3	9391012280-08/24-09/23	100609	\$1,067.69
AT&T CALNET 3	9391059865-07/01-07/31	100648	\$397.62
AT&T CALNET 3	9391059865-09/01-09/30	100648	\$397.62
ZACHARY BASIN	MEAL TICKET-NTNL FIRE ACDMY-BASIN	9000353	\$187.40
NORTH COUNTY DISPATCH (JPA)	FY22 DISPATCH SVC Q1	100630	\$45,658.77
TOTAL FIRE DEPARTMENT			\$63,155.98
1006130 - ANIMAL CONTROL			
HABITAT PROTECTION, INC	DEAD ANIMAL REMOVAL	100672	\$290.00
TOTAL ANIMAL CONTROL			\$290.00
1006170 - MARINE SAFETY			
CAMEO PAPER & JANITORIAL SUPPLY INC	SOAP/TOWELS	100654	\$118.04
CULLIGAN OF SAN DIEGO	DRINKING WATER-OCT-MS	100658	\$48.83
VERIZON WIRELESS-SD	962428212-08/29-09/28	100683	\$152.04
AT&T CALNET 3	9391019469-06/20-07/19	100609	\$24.56
AT&T CALNET 3	9391019469-04/20-05/19	100609	\$23.16
AT&T CALNET 3	9391019469-05/20-06/19	100609	\$23.23

BILL SMITH FOREIGN CAR SERVICE INC	FRONTIER-BATTERY/STEERING/REPR	100649	\$835.23
			<hr/>
	TOTAL MARINE SAFETY		\$1,225.09
1006190 - SHORELINE PROTECTION			
SUMMIT ENVIRONMENTAL GROUP	9926 PROF SVC-SND-AUG	9000366	\$1,610.00
SUMMIT ENVIRONMENTAL GROUP	9926 PROF SVC-SEP	9000366	\$1,035.00
			<hr/>
	TOTAL SHORELINE PROTECTION		\$2,645.00
1006510 - ENGINEERING			
AMERICAN SOCIETY OF CIVIL ENGINEERS	MEMERSHIP-SAMMAK	100647	\$295.00
VERIZON WIRELESS-SD	362455526-09/02-10/01	100683	\$19.16
VERIZON WIRELESS-SD	362455526-08/02-09/01	100683	\$16.18
UNDERGROUND SVC ALERT OF SOCAL INC	DIG ALERT-SEPT	100642	\$123.85
UNDERGROUND SVC ALERT OF SOCAL INC	CA ST REGLTRY-SEP	100642	\$54.29
			<hr/>
	TOTAL ENGINEERING		\$508.48
1006520 - ENVIRONMENTAL SERVICES			
MISSION LINEN & UNIFORM INC	LAUDRY-PUB WORKS	100628	\$12.57
MISSION LINEN & UNIFORM INC	LAUNDRY-PUBLIC WORKS	100669	\$12.33
AFFORDABLE PIPELINE SERVICES INC	P-STORM DRAIN MAINT-47	100607	\$4,465.00
SANTA FE IRRIGATION DISTRICT	005506-014 09/02-10/01	100678	\$263.32
MIKHAIL OGAWA ENGINEERING	STRMWTR PRK MNGMT-SEPT	100627	\$165.31
MIKHAIL OGAWA ENGINEERING	STRMWTR PRK MNGMT-SEPT	100627	\$8,920.04
MIKHAIL OGAWA ENGINEERING	STORMWATER PRK MNGMT-AUG	100668	\$6,133.01
VERIZON WIRELESS-SD	362455526-09/02-10/01	100683	\$19.16
VERIZON WIRELESS-SD	362455526-08/02-09/01	100683	\$16.18
			<hr/>
	TOTAL ENVIRONMENTAL SERVICES		\$20,006.92
1006530 - STREET MAINTENANCE			
MISSION LINEN & UNIFORM INC	LAUDRY-PUB WORKS	100628	\$21.57
MISSION LINEN & UNIFORM INC	LAUNDRY-PUBLIC WORKS	100669	\$21.13
SANTA FE IRRIGATION DISTRICT	011695-000-09/02-10/01	100678	\$126.74
VERIZON WIRELESS-SD	362455526-09/02-10/01	100683	\$19.16
VERIZON WIRELESS-SD	362455526-08/02-09/01	100683	\$16.18
AGUILAR PLANT CARE INC	SPRAY/FERTILIZERS/PALM TREATMENT	100608	\$1,325.00
			<hr/>
	TOTAL STREET MAINTENANCE		\$1,529.78
1006540 - TRAFFIC SAFETY			
REDFLEX TRAFFIC SYSTEMS, INC	RED LIGHT CAMERA -SEP	9000358	\$7,158.00
VERIZON WIRELESS-SD	362455526-09/02-10/01	100683	\$13.68
VERIZON WIRELESS-SD	362455526-08/02-09/01	100683	\$11.56
TRAFFIC SUPPLY, INC	PAINT	100641	\$423.31
ALL CITY MANAGEMENT SERVICES, INC	Crossing Guards-08/08/21-08/21/21	9000361	\$1,745.18
SIEMENS MOBILITY, INC.	STREET LIGHT REPLACEMENT	100636	\$5,610.00
			<hr/>
	TOTAL TRAFFIC SAFETY		\$14,961.73
1006550 - STREET CLEANING			
SANTA FE IRRIGATION DISTRICT	011695-000-09/02-10/01	100678	\$74.43
CLEAN STREET	STREET SWEEP-SEPT	100613	\$3,871.45
			<hr/>
	TOTAL STREET CLEANING		\$3,945.88
1006560 - PARK MAINTENANCE			
MISSION LINEN & UNIFORM INC	LAUDRY-PUB WORKS	100628	\$15.28
MISSION LINEN & UNIFORM INC	LAUNDRY-PUBLIC WORKS	100669	\$14.96

RANCHO SANTA FE SECURITY SYS INC	ALARM MONITORING-SEPT	100634	\$264.10
RANCHO SANTA FE SECURITY SYS INC	SECURITY PATROL-SEPT	100634	\$611.58
SANTA FE IRRIGATION DISTRICT	005506-018-09/01-10/01	100678	\$424.04
SANTA FE IRRIGATION DISTRICT	005506-019-09/01-10/01	100678	\$1,120.02
SANTA FE IRRIGATION DISTRICT	005979-005-08/03-10/01	100678	\$402.95
VERIZON WIRELESS-SD	362455526-09/02-10/01	100683	\$27.37
VERIZON WIRELESS-SD	362455526-08/02-09/01	100683	\$23.11
HABITAT PROTECTION, INC	BAIT TRAPS	100632	\$60.00
WEST COAST ARBORISTS, INC.	TREE SVC-7/12-7/14	100644	\$2,940.00
WEST COAST ARBORISTS, INC.	TREE SVC-07/13-07/14	100644	\$4,690.00
NORTH COUNTY CONCRETE CUTTING & CORING	CONCRETE CORING	100629	\$320.00

TOTAL PARK MAINTENANCE**\$10,913.41****1006570 - PUBLIC FACILITIES**

RANCHO SANTA FE SECURITY SYS INC	CPU BATTERY REPLACED	100634	\$128.50
DIXIELINE LUMBER CO INC	STEEL ANGLES/SEALANT/SCREWS	100617	\$107.64
DIXIELINE LUMBER CO INC	NUT DRIVER/SCRWDRVR/SCREWDRVR BIT	100617	\$40.21
24 HOUR ELEVATOR, INC	ELVTR MAINT-OCT	100606	\$176.40
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-CH	100655	\$188.07
HABITAT PROTECTION, INC	PEST CONTROL-SEPT-FC	100632	\$34.00
HABITAT PROTECTION, INC	PEST CONTROL-SEPT-FS	100632	\$40.00
HABITAT PROTECTION, INC	PEST CONTROL-SEPT-MS	100632	\$63.00
HABITAT PROTECTION, INC	PEST CONTROL-SEPT-CH	100632	\$53.00
HABITAT PROTECTION, INC	PEST CONTROL-SEPT-PW	100632	\$34.00
HABITAT PROTECTION, INC	PEST CONTROL-SEPT-LC	100632	\$64.00
CALIFORNIA OFFICE CLEANING, INC	JANITORIAL SVC-SEP	100653	\$7,850.00
CALIFORNIA OFFICE CLEANING, INC	CLEANING/SUPPLIES-COVID	100653	\$150.00
CALIFORNIA OFFICE CLEANING, INC	CLEANING/SUPPLIES-COVID	100653	\$1,759.00
READY REFRESH BY NESTLE	DRINKING WATER-CH-OCT	100635	\$209.87
READY REFRESH BY NESTLE	DRINKING WATER-LC-OCT	100635	\$15.74
READY REFRESH BY NESTLE	DRINKING WATER-PW-OCT	100635	\$20.99
HARMONY ENVIRONMENTAL SERVICES	EMERGENCY MERCURY REMEDIATION-8/3-8/7	100666	\$3,092.12

TOTAL PUBLIC FACILITIES**\$14,026.54****1007110 - GF-RECREATION**

DIAMOND ENVIRONMENTAL SERVICES	PROTA PTTS/WSHNG STN-DIA DE LOS	100646	\$429.20
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TOTAL GF-RECREATION**\$429.20****1205460 - SELF INSURANCE RETENTION**

GEORGE HILLS COMPANY, INC.	ANNUAL MEDICARE/CMS REPORT-09/30	100621	\$250.00
EBIX INC.	QTRLY FEE-FEB-APR 21	100618	\$470.24
EBIX INC.	QTRLY FEE-MAY-JULY 21	100618	\$583.73
BURKE WILLIAMS & SORENSEN	96-0030/PROF SVC-AUG	100651	\$450.50

TOTAL SELF INSURANCE RETENTION**\$1,754.47****1355200 - ASSET REPLACEMENT-CTY MNGR**

KOA HILLS CONSULTING, LLC	PROJ MANAGEMENT-SEP	100623	\$25.00
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TOTAL ASSET REPLACEMENT-CTY MNGR**\$25.00****1355300 - ASSET REPLACEMENT-FINANCE**

KOA HILLS CONSULTING, LLC	PROJ MANAGEMENT-SEP	100623	\$13,575.00
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TOTAL ASSET REPLACEMENT-FINANCE**\$13,575.00**

1355450 - ASSET REPLACEMENT-INFO SYS

SALIENT NETWORKS (FKA DIAL-PRO)	COSB21 NETWORK SWITCHES-DEPOSIT	100677	\$14,194.29
SALIENT NETWORKS (FKA DIAL-PRO)	COSB21 NETWORK SWITCHES	100677	\$8,378.31
SALIENT NETWORKS (FKA DIAL-PRO)	COSB21 NETWORK SWITCHES	100677	\$2,366.17
TOTAL ASSET REPLACEMENT-INFO SYS			\$24,938.77

2026510 - GAS TAX-ENGINEERING

STC TRAFFIC, INC	21-173-02 CIP19-TRFC SGNL ASMNT	100638	\$7,020.00
TOTAL GAS TAX-ENGINEERING			\$7,020.00

2047520 - MID 9C SANTA FE HILLS

SANTA FE IRRIGATION DISTRICT	005979-025-09/01-10/01	100678	\$826.77
SANTA FE IRRIGATION DISTRICT	005979-026-09/01-10/01	100678	\$1,030.09
SANTA FE IRRIGATION DISTRICT	005979-019-09/01-10/01	100678	\$515.12
SANTA FE IRRIGATION DISTRICT	005979-020-09/01-10/01	100678	\$1,100.47
SANTA FE IRRIGATION DISTRICT	005979-021-09/01-10/01	100678	\$318.47
SANTA FE IRRIGATION DISTRICT	005979-022-09/01-10/01	100678	\$998.81
SANTA FE IRRIGATION DISTRICT	005979-023-09/01-10/01	100678	\$889.33
SANTA FE IRRIGATION DISTRICT	005979-024-09/01-10/01	100678	\$1,116.11
SANTA FE IRRIGATION DISTRICT	005979-014-09/01-10/01	100678	\$916.70
SANTA FE IRRIGATION DISTRICT	005979-015-09/01-10/01	100678	\$639.09
SANTA FE IRRIGATION DISTRICT	005979-016-09/01-10/01	100678	\$987.08
SANTA FE IRRIGATION DISTRICT	005979-017-09/01-10/01	100678	\$61.56
SANTA FE IRRIGATION DISTRICT	005979-018-09/01-10/01	100678	\$135.85
SANTA FE IRRIGATION DISTRICT	005979-006-08/03-10/01	100678	\$1,934.39
SANTA FE IRRIGATION DISTRICT	005979-007-08/03-10/01	100678	\$1,610.56
SANTA FE IRRIGATION DISTRICT	005979-009-08/03-10/01	100678	\$889.58
SANTA FE IRRIGATION DISTRICT	005979-010-08/03-10/01	100678	\$838.32
SANTA FE IRRIGATION DISTRICT	005979-011-08/03-10/01	100678	\$667.24
SANTA FE IRRIGATION DISTRICT	005979-012-08/03-10/01	100678	\$117.34
TOTAL MID 9C SANTA FE HILLS			\$15,592.88

2087580 - COASTAL RAIL TRAIL MAINT

SANTA FE IRRIGATION DISTRICT	005506-020-09/01-10/01	100678	\$1,519.60
KOPPEL & GRUBER PUBLIC FINANCE	21-183-01 JULY-SEPT	100624	\$332.09
TOTAL COASTAL RAIL TRAIL MAINT			\$1,851.69

2117600 - STREET LIGHTING DISTRICT

KOPPEL & GRUBER PUBLIC FINANCE	21-183-02 JULY-SEPT	100624	\$644.59
VERIZON WIRELESS-SD	362455526-09/02-10/01	100683	\$5.47
VERIZON WIRELESS-SD	362455526-08/02-09/01	100683	\$4.62
TOTAL STREET LIGHTING DISTRICT			\$654.68

2206510 - TRANS DEVELOP ACT (TDA)

MICHAEL BAKER INTERNATIONAL, INC	19-193-03 9382 LSF CORR-III-AUG	100626	\$8,541.00
MICHAEL BAKER INTERNATIONAL, INC	19-193-03 9382 LSF CORR-III	100626	\$8,154.00
TOTAL TRANS DEVELOP ACT (TDA)			\$16,695.00

2286510 - TRANSNET EXTENSION-CIP

CHEN RYAN ASSOCIATES	21-202-01 9538 SAFE RT SCH	100612	\$1,888.25
MICHAEL BAKER INTERNATIONAL, INC	19-193-03 9382 LSF CORR-III-AUG	100626	\$949.00
MICHAEL BAKER INTERNATIONAL, INC	19-193-03 9382 LSF CORR-III	100626	\$906.00
BUCKNAM INFRASTRUCTURE GROUP INC	21-201 9362 PVMNT ASSMT	100650	\$8,854.51

TOTAL TRANSNET EXTENSION-CIP**\$12,597.76****2466510 - PER CAPITA GRANT FUND-CIP**

CHEN RYAN ASSOCIATES	21-202-01 9538 SAFE RT SCH	100612	\$5,664.75
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TOTAL PER CAPITA GRANT FUND-CIP**\$5,664.75****2706120 - PUBLIC SAFETY- LAW ENFORCEMENT**

ENTERPRISE RENT A CAR	STRKTM-09/03-09/20-MITCHELL	100661	\$652.68
VERIZON WIRELESS-SD	962428212-08/29-09/28	100683	\$114.03
DAVID MITCHELL	STRIKETM-DIXIE FIRE-MITCHELL	100670	\$699.54
CALIFORNIA PARAMEDIC FOUNDATION	CSA17-FY22 SD CNTY PROTCL BOOKS	100652	\$532.29

TOTAL PUBLIC SAFETY- LAW ENFORCEMENT**\$1,998.54****2706170 - PUBLIC SAFETY- EMERGENCY PREP**

EMERGENCY MEDICAL PRODUCTS INC	CSA17.21FIRST AID SUPPLIES-MS	100660	\$275.56
EMERGENCY MEDICAL PRODUCTS INC	CSA17.21-BANDAGES	100660	\$43.70
EMERGENCY MEDICAL PRODUCTS INC	CSA17.22-FIRST AID SUPPLIES-MS	100660	\$112.76

TOTAL PUBLIC SAFETY- EMERGENCY PREP**\$432.02****4506190 - SAND REPLNSHMNT/RETENTION**

WARWICK GROUP CONSULTANTS, LLC	9926.20 PROF SVC-SEP	100685	\$4,945.00
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TOTAL SAND REPLNSHMNT/RETENTION**\$4,945.00****4596510 - MISC.CAPITALPROJECTS-ENG**

WAR RHINO INC.	9407.21 CH/9395.21 FS CNTG RTN	100684	\$7,161.78
WAR RHINO INC.	9407.21 CH/9395.21 FS CNTG RTN	100684	\$3,700.18

TOTAL MISC.CAPITALPROJECTS-ENG**\$10,861.96****5097700 - SANITATION**

MISSION LINEN & UNIFORM INC	LAUDRY-PUB WORKS	100628	\$8.99
MISSION LINEN & UNIFORM INC	LAUNDRY-PUBLIC WORKS	100669	\$8.80
AFFORDABLE PIPELINE SERVICES INC	C-SEWER CLEANING-20,628	100607	\$10,314.00
SANTA FE IRRIGATION DISTRICT	005979-008-08/03-10/01	100678	\$87.70
SANTA FE IRRIGATION DISTRICT	005506-014 09/02-10/01	100678	\$789.96
VERIZON WIRELESS-SD	362455526-09/02-10/01	100683	\$5.47
VERIZON WIRELESS-SD	362455526-08/02-09/01	100683	\$4.62
MUFG UNION BANK 2017 SEJPA	2017 SEJPA TRUSTEE FEE - WIRES	9000365	\$475.00

TOTAL SANITATION**\$11,694.54****5507750 - SOLANA ENERGY ALLIANCE**

BAYSHORE CONSULTING GROUP, INC	PO21-139-CCA PROF SVC-JUN	100610	\$825.00
BAYSHORE CONSULTING GROUP, INC	CCA PROF SVC-SEP	9000362	\$450.00

TOTAL SOLANA ENERGY ALLIANCE**\$1,275.00****6527820 - SUCCESSOR AGENCY**

COLANTUONO, HIGHSMITH, & WHATLEY PC	SDCOE CONSORTIUM-AUG	100656	\$401.10
BURKE WILLIAMS & SORENSEN	97-0001/PROF SVC-AUG	100651	\$200.00
BURKE WILLIAMS & SORENSEN	RETAIN-AUG	100651	\$11,250.00

TOTAL SUCCESSOR AGENCY**\$11,851.10****REPORT TOTAL:****\$440,773.11**



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: November 10, 2021
ORIGINATING DEPT: Finance
SUBJECT: **Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2021/22**

BACKGROUND:

Staff provides a report at each Council meeting that lists changes made to the current Fiscal Year (FY) General Fund Adopted Budget.

The information provided in this Staff Report lists the changes made through October 27, 2021.

DISCUSSION:

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of October 27, 2021
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General Fund Operations

Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
Reso 2021-092	Adopted Budget	22,694,100	(20,222,560)	(916,100) (1)	\$ 1,555,440
Reso 2021-086	Crossing Guards	121,540	(48,984)	-	1,627,996
Reso 2021-096	FY22 MOU	-	(950)	-	1,627,046
Reso 2021-103	Landscaping Maintenance Services	-	(40,000)	-	1,587,046
(1)	Transfers to:		150,100		
	Debt Service for Public Facilities			150,100	
	Transfer to:		766,000		
	City CIP Fund			766,000	

General Fund Unreserved Balance

Action	Description	Revenues	Expenditures	Transfers from GF	Net
Reso 2021-124	FY21 Surplus- PARS Contribution	-	(455,000)		(455,000)

COUNCIL ACTION:

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

FISCAL IMPACT:

N/A

WORK PLAN:

N/A

OPTIONS:

- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the report listing changes made to the FY 2021-2022 General Fund Adopted Budget.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: November 10, 2021
ORIGINATING DEPT: City Manager's Department/City Attorney's Office
SUBJECT: **City Council Consideration and Potential Adoption of Resolution 2021-127 Authorizing Continued Remote Teleconference Meetings of the Legislative Bodies of the City for the Period of November 10, 2021 through December 10, 2021 Pursuant to the Brown Act and Continuing Emergency**

BACKGROUND:

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

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

COUNCIL ACTION:

for individuals with disabilities, as specified. Pursuant to Executive Order No. N-29-20, the City Council and City Commissions have met by remote teleconferencing following applicable requirements, preserving and nurturing public access and participation in meetings while preserving public health and safety.

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

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

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

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

(B) Any of the following circumstances exist:

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

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

The item before the City Council is to consider and adopt Resolution 2021-127 (Attachment 1) reconsidering the circumstances of the state of local emergency and authorizing remote teleconference meetings of the legislative bodies of the City for the period of November 10, 2021 through December 10, 2021 pursuant to the new provisions of the Brown Act and in light of the continuing direct impact on the ability of the members to meet safely in person.

DISCUSSION:

The COVID-19 pandemic continues to spread rapidly throughout the State and County and is impacting the health and welfare of the City of Solana Beach. Updated as of August 13, 2021, the Center for Disease Control and Prevention still recommends staying at least six (6) feet from other people. The California Department of Industrial Relations, Division of Occupational Safety and Health's COVID-19 Prevention Emergency Temporary Standards were updated on June 17, 2021, and are still in effect. Those workplace standards place an ongoing requirement on employers to assess workplace hazards and implement controls to prevent transmission of disease, noting that there may be circumstances in which employers determine that physical distancing is necessary in their workplace.

A new strain of COVID-19, known as SARS-CoV-2 Delta Variant (Delta Variant), which is 70% more likely to be spread, has also been identified in the County of San Diego. This strain was originally identified in the United Kingdom. Since persons contracting this strain in the County have had no history of travel, this highly contagious strain is community based. The Delta Variant is highly transmissible in indoor settings, breakthrough cases are becoming more common, and hospitalizations have increased throughout San Diego County. On July 28, 2021, the California Department of Public Health issued guidance for the use of face coverings stating that the Delta Variant is two times as contagious as early COVID-19 variants, leading to increasing infections, the Delta Variant accounts for over 80% of cases sequenced, and cases and hospitalizations of COVID-19 are rising throughout the state. In short, COVID-19 continues to threaten the health and lives of City residents.

The Delta Variant has caused, and will continue to cause, conditions of imminent peril to the health safety of persons within the City that are likely beyond the control of services, personnel, equipment, and facilities of the City. The local emergency continues and as a result, meeting in person would present imminent risks to the health or safety of attendees.

All meetings of the City's legislative bodies are open and public, as required by the Brown Act (California Government Code §§54950 – 54963), so that any member of the public may attend, participate, and watch the City's legislative bodies conduct their business. The recently amended Brown Act, Government Code section 54953(e)(1)(B), allows local legislative bodies to continue meeting by teleconference during a gubernatorial proclaimed state of emergency if the local legislative body determines, by majority vote, that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees and every thirty (30) days thereafter finds by a majority vote under Government Code section 54953(e)(3) that after reconsidering the circumstances of the state of emergency, it continues to directly impact the ability of the members to meet safely in person.

Resolution 2021-127 (Attachment 1) would make the necessary findings under Government Code section 54953(e)(3) and authorize the City's legislative bodies to meet by remote teleconferencing within the requirements of applicable law. To continue to meet by remote teleconference, Council will be required to revisit the Resolution

within thirty (30) days and find that the state of emergency continues to directly impact the ability of the members to meet safely in person pursuant to Government Code section 54953(e)(3).

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

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

WORKPLAN:

N/A

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2021-127, authorizing remote teleconference meetings of the legislative bodies of the City for the period of November 10, 2021 through December 10, 2021 pursuant to the new provisions of the Brown Act.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager/Director of Emergency Services

RESOLUTION 2021-127

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING CONTINUED REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF SOLANA BEACH FOR THE PERIOD OF NOVEMBER 10, 2021 THROUGH DECEMBER 10, 2021 PURSUANT TO THE BROWN ACT AND CONTINUING EMERGENCY

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

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

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

WHEREAS, the recently amended Brown Act, Government Code section 54953(e)(1)(B), allows local legislative bodies to continue meeting by teleconference during a gubernatorial proclaimed state of emergency if the local legislative body determines, by majority vote, that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees; if the state of emergency remains active; and if every thirty (30) days, the local legislative body finds by a majority vote under Government Code section 54953(e)(3) that after reconsidering the circumstances of the state of emergency, it continues to directly impact the ability of the members to meet safely in person; and

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

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

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

Solana Beach and the local emergency does continue to exist; and

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

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

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

WHEREAS, the Delta Variant has caused, and will continue to cause, conditions of imminent peril to the health safety of persons within the City that are likely beyond the control of services, personnel, equipment and facilities of the City; and

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

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

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

WHEREAS, the state of emergency remains active.

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

1. That the above recitations are true and correct and incorporated herein as findings.

2. That the City Council has reconsidered the circumstances of the state of emergency.
3. That the state of emergency continues to directly impact the ability of the members of the City's legislative bodies and the public to meet safely in person.
4. That the meetings of the legislative bodies of the City of Solana Beach, including the City Council, standing committees and citizen commissions, shall continue to meet by remote teleconferencing in compliance with applicable law.
5. That the City Manager and Staff are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.
6. That this Resolution shall take effect on November 10, 2021, and shall be effective until the earlier of (a) December 10, 2021 or (b) such time as the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of the City may continue to teleconference without compliance with Government Code section 54953(b)(3).

PASSED AND ADOPTED this 10th day of November, 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: November 10, 2021
ORIGINATING DEPT: Engineering Department
SUBJECT: **Council Consideration of Resolution 2021-125 Approving the 2021/2022 Street Maintenance and Repairs Project and Authorizing the City Engineer to Advertise for Construction Bids**

BACKGROUND:

On October 13, 2021, the City Council (Council) received a report for the City's annual pavement program. The report recommended a list of street segments for pavement resurfacing to be included with this year's program consistent with the Program's annual CIP budget. While the Council approved the proposed list, the Council also directed that the budget for this year's program be increased by \$200,000 to include additional street segments for the current year street pavement program.

This item is before the City Council for the consideration of Resolution 2021-125 (Attachment 1) approving the 2021/22 Street Maintenance and Repairs Project (including the additional streets) and authorizing the City Engineer to advertise the project for construction bids.

DISCUSSION:

On October 13, 2021, the following list of street segments for this coming fiscal year for full width pavement overlays were approved by the City Council.

Street	From	To
Lirio Street	South Granados Avenue	South Nardo Avenue
Santa Helena	Santa Rosita	Santa Victoria (west)
Santa Helena	Santa Victoria (west)	Sun Valley Rd

CITY COUNCIL ACTION:

As noted above, the Council directed Staff to expand this year’s program by an additional \$200,000. Utilizing the City’s pavement management program, which includes consideration of each street’s Pavement Condition Index (PCI), location, vehicle use and cost, Staff prepared the following additions to the program for the Council’s consideration.

Street	From	To
Glencrest Drive	Glencrest Place	Canyon Drive
South Nardo Avenue	Lomas Santa Fe Drive	El Sueno
Juanita Street	Valley Avenue	End
Santa Theresa Court	Sun Valley Road	End
Via Chica	Via Mil Cumbres	End

The estimated cost for resurfacing the above-listed streets totals \$158,00. In addition to the streets listed above, Staff recommends that the increased budget also add the following work:

1. Two speed cushions on South Cedros between Marsolan and Cofair avenues
2. Additional localized pavement repairs (dig-outs)
3. Additional traffic restriping and markings

The estimated cost for the above-described work totals \$32,000. Staff recommends an estimated 5% contingency amount for the entire amount of additional work or \$10,000. The final contingency amount for the entire project will be determined following opening of the bids and will be presented to Council during award of the contract.

As stated in the October 13th Staff Report, the project would also include citywide localized pavement repairs (pothole repairs), known in the industry as “dig-outs”. Pavement striping and markings damaged or covered by the project would be replaced and additional striping would be performed in other areas in the City as needed. The project would also include concrete curb and sidewalk repairs in some locations.

CEQA COMPLIANCE STATEMENT:

Advertising for construction bids is not a project under CEQA. Street repairs are exempt pursuant to Section 15301(c) of the State CEQA Guidelines.

FISCAL IMPACT:

Project funding will be from the Fiscal Year’s (FY) 2021/22 Annual Pavement Management Program. The FY 2021/22 budget includes \$170,000 in Gas Tax Funds, \$38,000 in TransNet Funds, and \$270,000 in Road Repair and Accountability Act (SB1) funding. As requested by the City Council, an additional \$200,000 will be appropriated from the General Fund, for a total project budget of \$678,000.

WORK PLAN:

This project is listed in the FY 2021/22 Work Plan under the Unprioritized Community Character Issues.

OPTIONS:

- Approve the list of additional streets scheduled for maintenance and repairs as part of the 2021/22 Street Maintenance and Repairs Project and authorize the City Engineer to advertise for construction bids.
- Revise the list of streets scheduled for maintenance and repairs as part of the 2021/22 Street Maintenance and Repairs Project and authorize the City Engineer to advertise for construction bids.
- Provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2021-125:

1. Approving the additional list of streets scheduled for maintenance and repairs as part of the 2021/22 Street Maintenance and Repairs Project.
2. Authorizing the City Engineer to advertise for construction bids for the 2021/22 Street Maintenance and Repairs Project.
3. Appropriating \$200,000 from the General Fund to the Annual Pavement Management Program CIP project.
4. Authorizing the City Treasurer to amend the FY 2021/22 Adopted Budget accordingly.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-125
2. Map of Proposed Street Repairs

RESOLUTION 2021-125

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE 2021/22 STREET MAINTENANCE AND REPAIR PROJECT AND AUTHORIZING THE CITY ENGINEER TO ADVERTISE FOR CONSTRUCTION BIDS

WHEREAS, the Capital Improvement Program for Fiscal Year 2021/22 has appropriated funding for annual pavement maintenance and repairs; and

WHEREAS, the Engineering Department utilizes a pavement condition assessment program, field reviews and a review of previous street rehabilitation projects to identify the list of streets to be repaired as part of this project; and

WHEREAS, at the previous City Council Meeting, Council directed Staff to appropriate additional funding to increase the scope of the annual pavement maintenance.

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

1. That the above recitations are true and correct.
2. That the City Council approves the list of streets scheduled for maintenance and repair as part of the 2021/22 Street Maintenance and Repair Project.
3. That the City Council authorizes the City Engineer to advertise for construction bids for the 2021/22 Street Maintenance and Repair Project.
4. That the City Council appropriates \$200,000 from the General Fund to the Annual Pavement Management Program CIP project.
5. That the City Council authorizes the City Treasurer to amend the FY 2021/22 Adopted Budget accordingly.

PASSED AND ADOPTED this 10th day of November 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: November 10, 2021
ORIGINATING DEPT: Finance
SUBJECT: **Quarterly Investment Report**

BACKGROUND:

California Government Code Section 53600 requires timely reporting of local agency investment transactions and portfolio to the agency's legislative body.

This item is before Council to receive a presentation and to accept and file the Cash and Investment Report for the quarter ended September 30, 2021.

DISCUSSION:

The investment objectives for the City of Solana Beach are 1) to provide safety to ensure the preservation of capital in the overall portfolio, 2) to provide sufficient liquidity for cash needs and 3) to generate a market rate of return consistent with the Investment Policy. The performance objective for the portfolio is to earn a total rate of return through a market cycle that is equal to or above the return on the benchmark yield. In order to achieve this objective, the portfolio invests in high-quality fixed income securities that comply with the Investment Policy and all applicable regulations governing the funds.

The attached Quarterly Cash and Investment Report ensures that the City complies with Section 53600. The City's investment portfolio complies with the City's Investment Policy that is approved annually by the City Council. The majority of City funds are invested in Chandler Asset Management (Chandler), Public Agency Retirement Services (PARS), and Local Agency Investment Fund (LAIF).

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

CITY COUNCIL ACTION:

FISCAL IMPACT:

None

WORK PLAN:

N/A

OPTIONS:

- Receive reports
- Provide direction

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council accepts and files the attached Cash and Investment Report for the quarter ended September 30, 2021.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Cash and Investment Report – September 30, 2021
2. Chandler Asset Quarterly Investment Report- September 30, 2021
3. PARS Trust Monthly Statement – September 30, 2021

**City of Solana Beach
Cash and Investment Report
September 30, 2021**

Type of Investment	Custodian	Maturity	Current Stated Yield	Percent of Portfolio	Cost Value (Rounded)	Market Value (Rounded)	Current Quarter Yield	Quarter Interest Earned (Rounded)	Fiscal Year to Date Interest Earned (Rounded)
General Checking Account	Union Bank of California	On Demand	⁽¹⁾ N/A	11.59%	\$ 4,834,995	\$ 4,834,995	N/A	N/A	N/A
Payroll Account	Union Bank of California	On Demand	⁽¹⁾ N/A	1.46%	609,903	609,903	N/A	N/A	N/A
Worker's Comp - Checking	Union Bank of California	On Demand	⁽¹⁾ N/A	0.16%	68,032	68,032	N/A	N/A	N/A
Successor Agency - Checking	Union Bank of California	On Demand	⁽¹⁾ N/A	0.57%	237,746	237,746	N/A	N/A	N/A
SEA Lockbox	River City Bank	On Demand	⁽¹⁾ N/A	0.09%	36,838	36,838	N/A	N/A	N/A
SEA Reserve	River City Bank	On Demand	⁽¹⁾ N/A	0.86%	358,360	358,360	0.15%	31	31
Local Agency Investment Fund	State of CA	On Demand	⁽¹⁾ N/A	9.81%	4,090,810	4,090,810 ⁽²⁾	0.84%	9,973	9,973
Chandler Asset Management (CMA) Investment Portfolio	US Bank	1 to 3 years	N/A	66.07%	27,557,215	27,822,617 ⁽⁵⁾	0.33%	135,200	135,200 ⁽⁶⁾⁽⁷⁾
Public Agency Retirement Services (PARS)	US Bank	Varied	N/A	9.39%	3,914,861	4,459,255 ⁽³⁾	-2.71%	40,438	40,438 ⁽⁷⁾
Wells Fargo Advantage Money Market RDA Refunding Bond Series 2017	Wells Fargo Bank (Cash with Fiscal Agent)	Varied	N/A	0.00%	13	13 ⁽⁴⁾	N/A	-	-
Total Cash and Investments					100.00%	\$ 41,708,771	\$ 42,518,568	\$ 185,643	\$ 185,643

⁽¹⁾ Funds may be withdrawn with 24 hours notice

⁽²⁾ Source: Monthly Pooled Money Investment Account Market Valuation as reported by LAIF (if available)

⁽³⁾ Source: US Bank Asset Summary
⁽⁴⁾ Source: fiscal agent month-end statements.


⁽⁵⁾ Source: CMA US Bank statements
⁽⁶⁾ Includes accrued interest

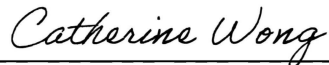
⁽⁷⁾ Includes realized investment gains/losses of current quarter

I certify that this report accurately reflects all pooled investments and is in compliance with Government Code Section 53640-53646 as amended January 1, 1996, as well as the investment policy of the City of Solana Beach as approved annually by the City Council.

Furthermore, I certify that sufficient investment liquidity and anticipated revenues are available to meet the City's budgeted expenditure requirements for the next six months.

Date 11/1/2021


Approved by:
Ryan Smith
Finance Director/Treasurer


Prepared by:
Catherine Wong
Senior Accountant

City of Solana Beach

Period Ending September 30, 2021

CHANDLER ASSET MANAGEMENT, INC. | 800.317.4747 | www.chandlerasset.com



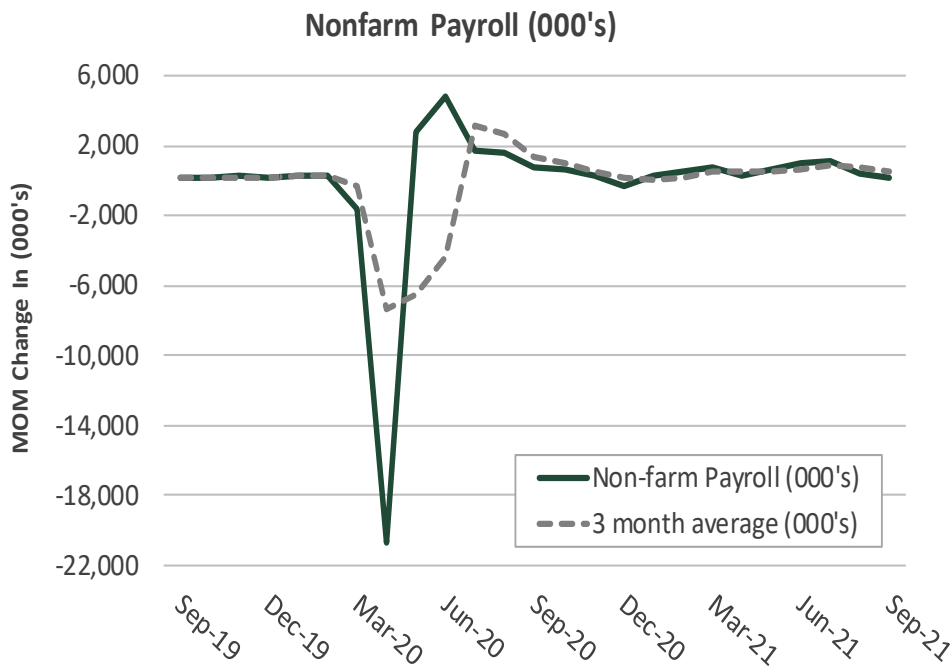
SECTION 1	Economic Update
SECTION 2	Account Profile
SECTION 3	Portfolio Holdings
SECTION 4	Transactions

Section 1 | Economic Update

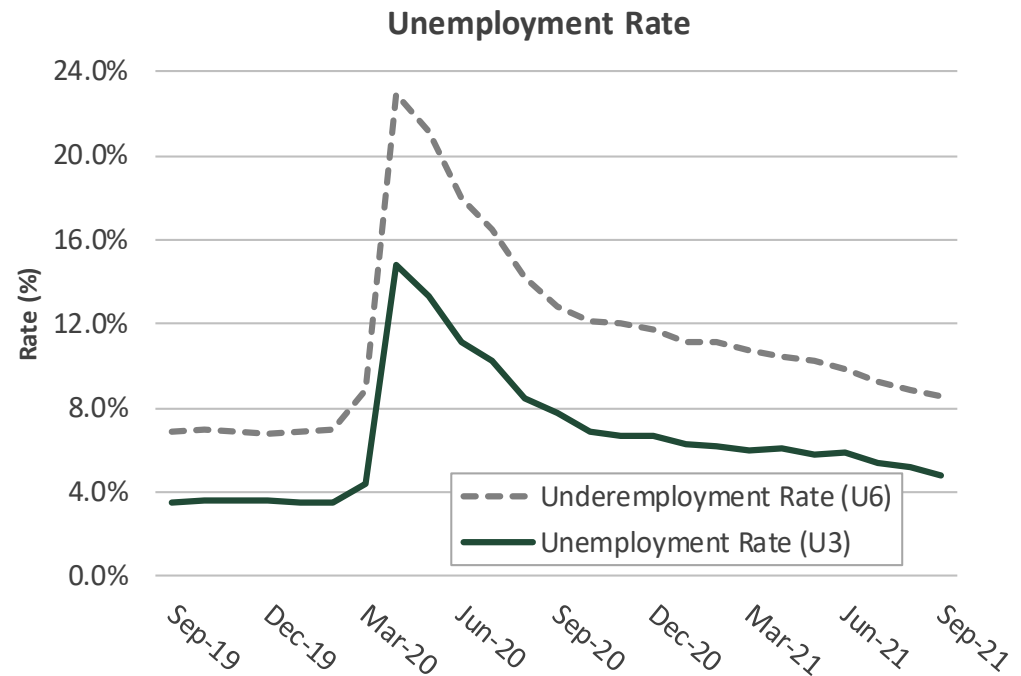
Economic Update

- While some pockets of the economy remain dislocated, US real gross domestic product (GDP) has recovered to pre-pandemic levels. The recovery has been fueled by robust fiscal spending, accommodative monetary policy, and vaccinations. These factors are beginning to moderate but should continue to provide tailwinds for the economy in the coming quarters. Covid infection rates have started to decline, but the health crisis continues to disrupt economic activity and has weighed on consumer sentiment. Supply chain and labor market disruptions are also likely to continue over the near- to intermediate-term, putting ongoing upward pressure on transportation, input, and labor costs. Some pandemic-related fiscal relief has started to phase out, but an infrastructure spending plan is on the horizon. Meanwhile, the Federal Reserve remains accommodative and continues to facilitate further improvement in the labor market. Overall, we believe the US economy continues to grow at a strong, above-trend, pace but we believe economic data will remain somewhat choppy over the near-term.
- The Federal Open Market Committee (FOMC) kept monetary policy unchanged at its September meeting but indicated that they are preparing to reduce the magnitude of their asset purchases. The fed funds target rate remains in the range of 0.0% to 0.25%. For now, the Fed continues to purchase \$80 billion of Treasuries per month, and \$40 billion of agency mortgage-backed securities per month. However, the Fed is now widely expected to make the official announcement about tapering asset purchases at the next FOMC meeting in early November. The tapering process would likely commence December 1st, and Fed Chair Powell signaled that asset purchases would likely end by mid-2022. The projected timeline for liftoff on rate hikes was also pulled forward in the Fed's updated summary of economic projections. The median estimate among Fed policymakers now calls for one 25 basis point rate hike in 2022, versus the previous outlook for no rate hikes next year. Monetary policy remains highly accommodative for now but the Fed is moving toward a path of policy normalization. We believe the Fed will be cautious as it moves toward a slow and steady withdrawal of monetary policy accommodation, amid a backdrop of an improving labor market and growing economy.
- The Treasury yield curve steepened in September. The 10-year Treasury yield rose nearly 18 basis points in September to 1.49%, while the 2-year Treasury yield rose about seven basis points to 0.28%. We believe some of the factors that put downward pressure on longer-term rates over the summer including concerns about the Delta COVID-19 variant, market technicals, and uneven global vaccination rates, have started to ease. We expect the front-end of the curve to remain anchored near zero over the near-term and believe the yield curve may be poised for further steepening. At the end of September, the 10-year Treasury yield was down about 25 basis points from its high this year in March.

Employment



Source: US Department of Labor

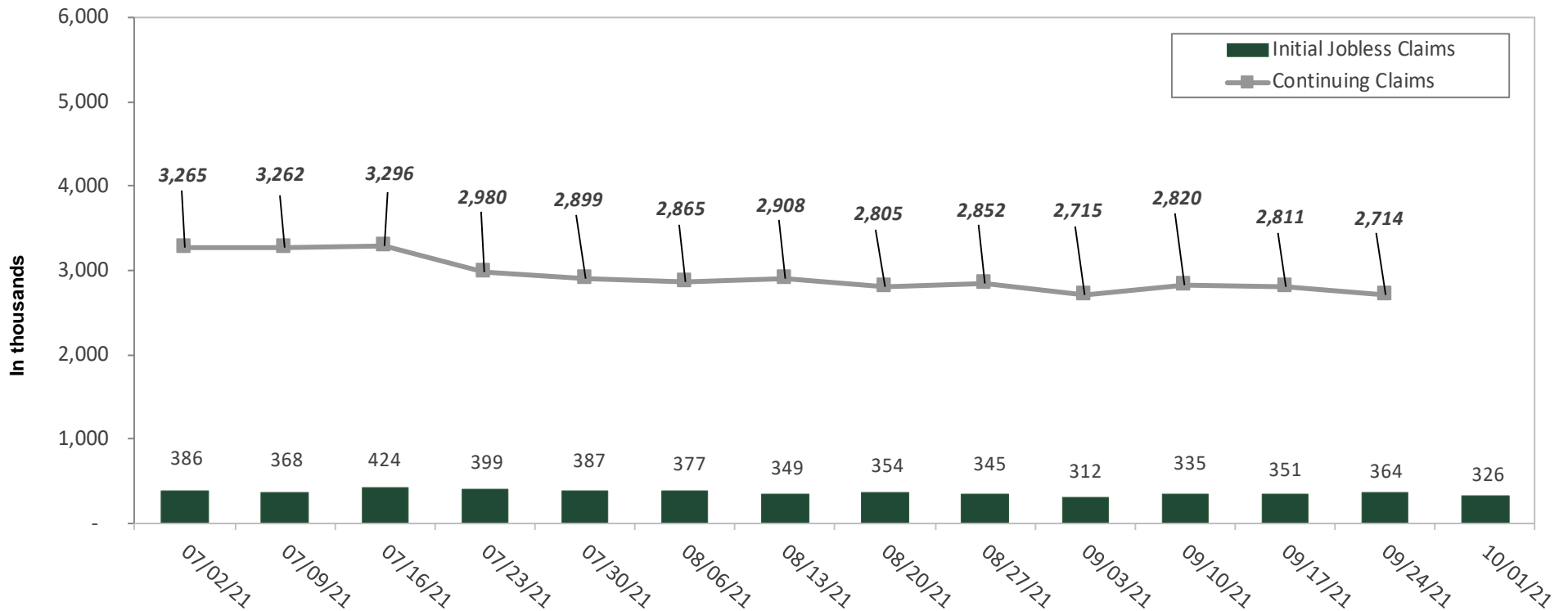


Source: US Department of Labor

Job growth was weaker than expected in September, but the unemployment rate fell below 5% for the first time since March 2020. U.S. nonfarm payrolls increased by 194,000 in September, versus the consensus forecast of 500,000. However, July and August payrolls were revised up a total of 169,000. On a trailing 3-month and 6-month basis, payrolls increased at a solid pace, up an average of 550,000 and 582,000 per month, respectively. The U-3 unemployment rate declined to 4.8% in September from 5.2% in August, a bigger decline than expected. The labor participation rate declined slightly to 61.6% in September but the employment-population ratio increased modestly to 58.7%. The U-6 underemployment rate, which includes those who are marginally attached to the labor force and employed part time for economic reasons, declined to 8.5% in September from 8.8% in August. Annualized average hourly earnings were up by 4.6% in September versus 4.0% in August, reflecting strong wage growth driven in part by the ongoing imbalance in the supply and demand for labor. Although labor force participation has been slow to recover and more than 7.6 million people remain unemployed, the labor market has made significant progress over the past year.

Initial Claims for Unemployment

Initial Claims For Unemployment July 02, 2021 - October 01, 2021

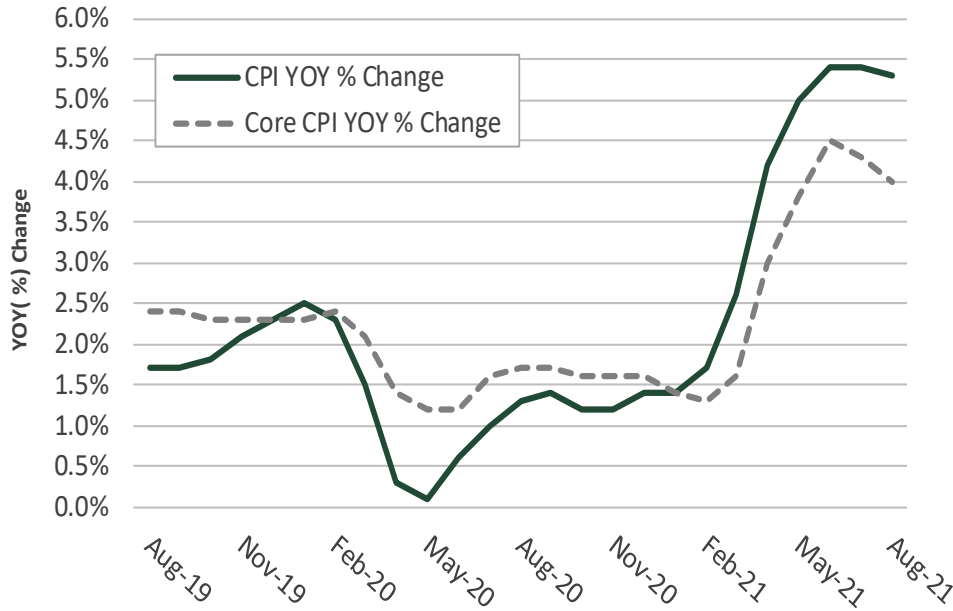


Source: US Department of Labor

In the most recent week, the number of initial jobless claims was 326,000 versus 364,000 in the prior week. The level of continuing unemployment claims (where the data is lagged by one week) declined to 2.714 million from 2.811 million in the prior week. Continuing jobless claims have declined significantly from the peak of nearly 25 million in May 2020, but they remained above the 2019 (pre-pandemic) average of 1.7 million.

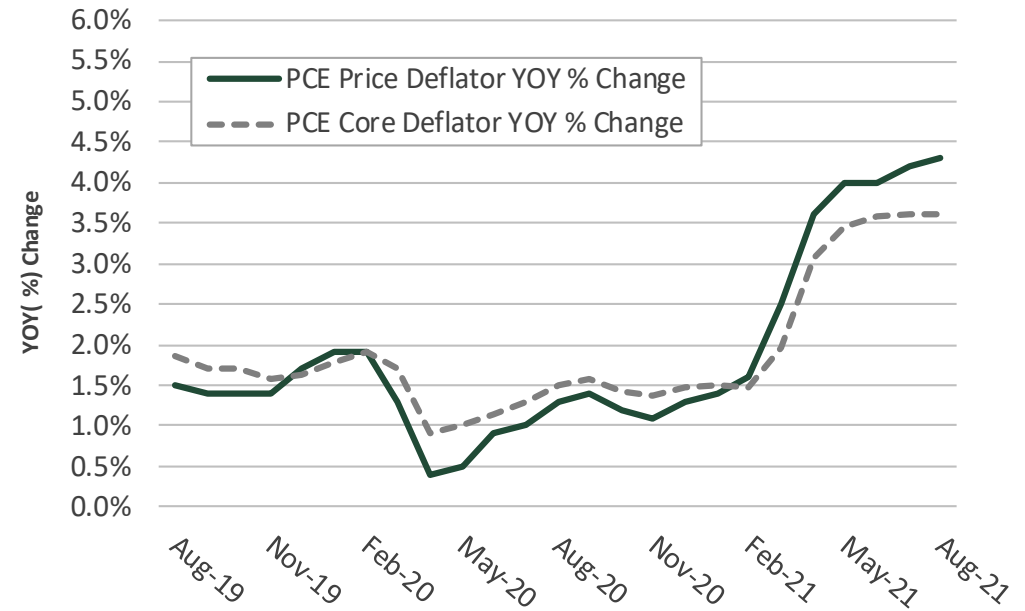
Inflation

Consumer Price Index (CPI)



Source: US Department of Labor

Personal Consumption Expenditures (PCE)

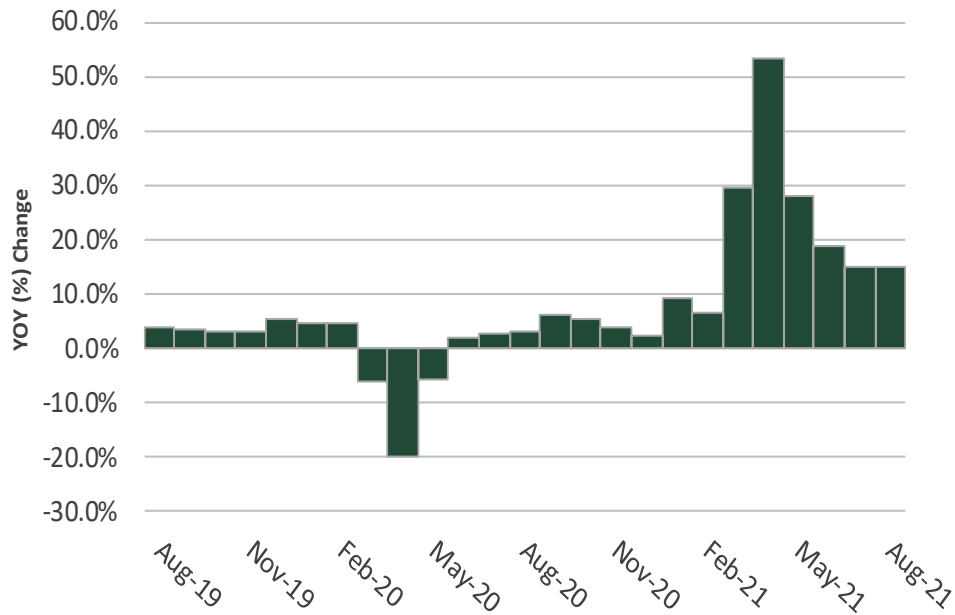


Source: US Department of Commerce

The Consumer Price Index (CPI) was up 5.3% year-over-year in August, versus up 5.4% year-over-year in July. Core CPI (CPI less food and energy) was up 4.0% year-over-year in August (below expectations), versus up 4.3% in July, suggesting that pricing pressures may be easing slightly. The Personal Consumption Expenditures (PCE) index was up 4.3% year-over-year in August, versus up 4.2% in July. Core PCE was up 3.6% year-over-year in August, unchanged from July. Current inflation readings are running well above the Fed's longer-run target of around 2.0%. While the Fed believes many of the factors fueling higher inflation will be temporary, the upward pressure on inflation from supply chain bottlenecks and pandemic-related disruptions is likely to remain elevated over the near-term.

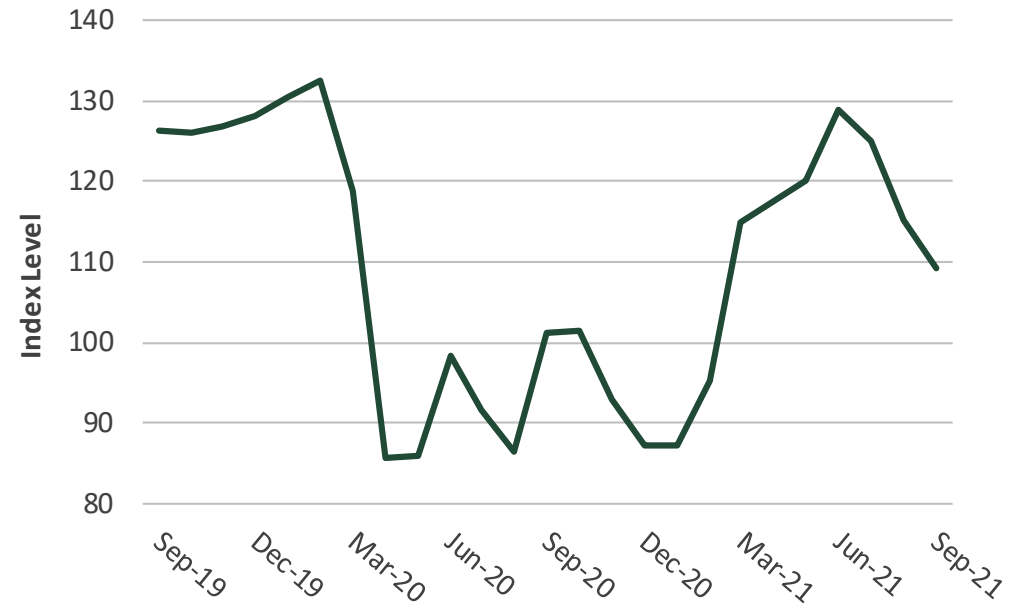
Consumer

Retail Sales YOY % Change



Source: US Department of Commerce

Consumer Confidence



Source: The Conference Board

On a year-over-year basis, retail sales were up 15.1% in August. On a month-over-month basis, retail sales were stronger than expected in August, up 0.7% versus expectations of a 0.7% decline. The month-over-month gain was driven largely by increases in online shopping, furniture and home furnishings, and general merchandise stores. These gains were partially offset by declines in vehicles, electronics and appliances, sporting goods, hobby, musical instrument, and bookstores, on a seasonally adjusted basis. Excluding vehicles and gas, retail sales were up 2.0% month-over-month, following a 1.4% decline in July. In our view, the August retail sales report indicates that consumers have the propensity to spend but their spending patterns continue to be influenced by the pandemic, with the delta virus outbreak driving more people back to online shopping in the month. Furthermore, we believe high prices fueled by supply chain constraints on bigger ticket items like vehicles and appliances may now be pressuring sales of those items. The Consumer Confidence index declined to 109.3 in September from 115.2 in August. Consumers remain concerned about the Delta variant and the economic impact of the virus.

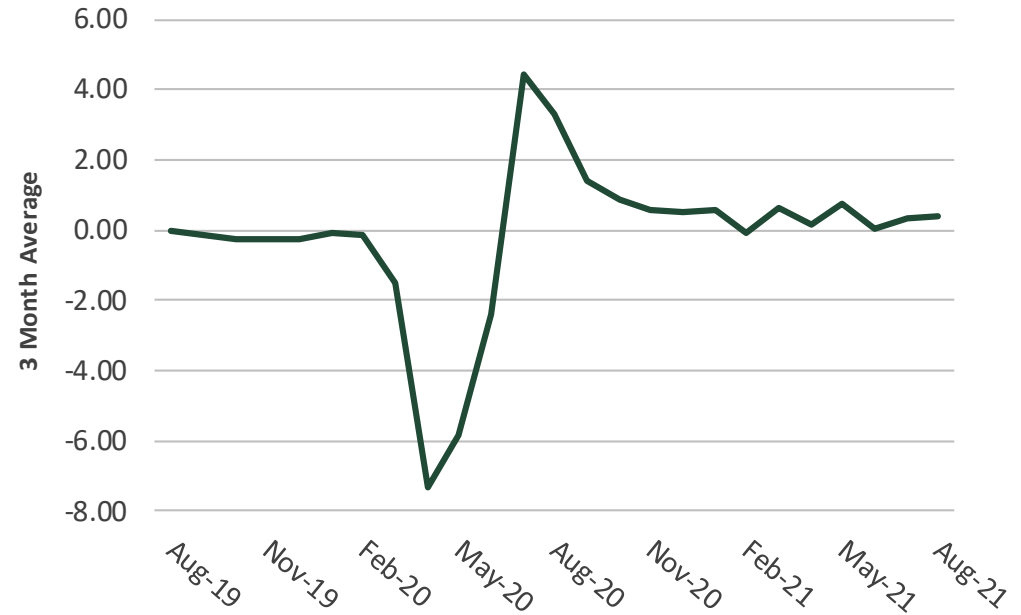
Economic Activity

Leading Economic Indicators (LEI)



Source: The Conference Board

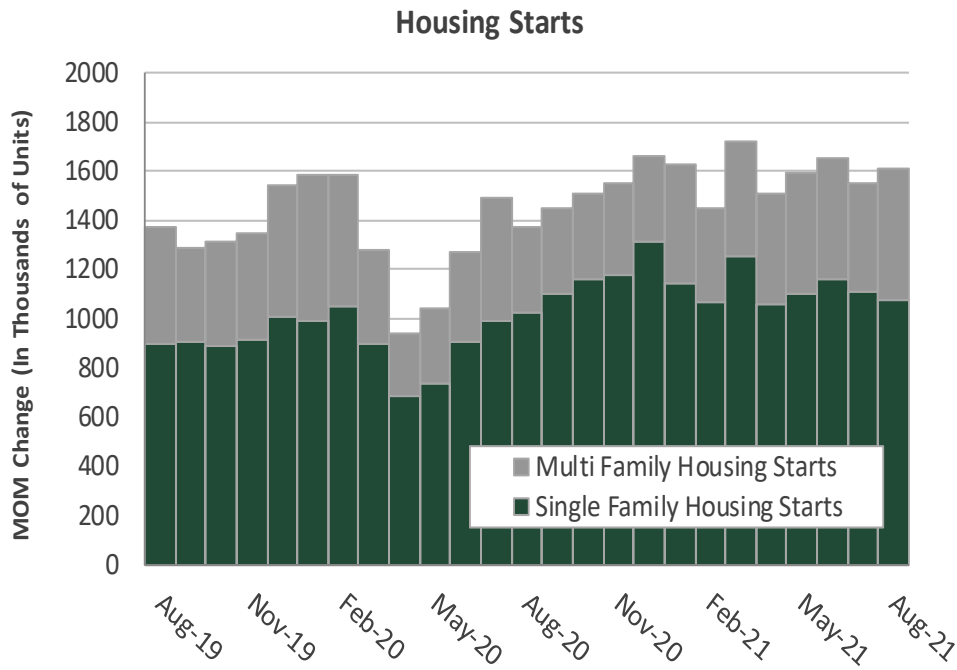
Chicago Fed National Activity Index (CFNAI)



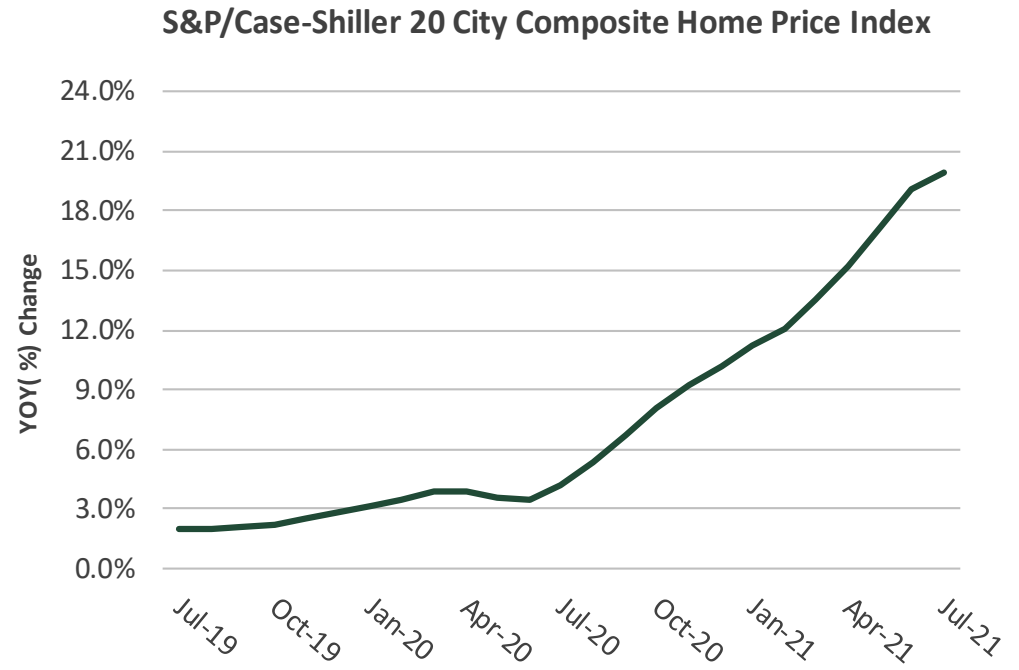
Source: Federal Reserve Bank of Chicago

The Conference Board’s Leading Economic Index (LEI) increased 0.9% month-over-month in August (slightly above expectations), following a 0.8% increase in July. On a year-over-year basis, the LEI was up 10.0% in August. According to the Conference Board, the LEI’s sharp increase in August suggests the economy is on a rapidly rising trajectory. The Conference Board is forecasting 6.0% GDP growth for 2021 and 4.0% GDP growth in 2022. Meanwhile, the Chicago Fed National Activity Index (CFNAI) declined to 0.29 in August from 0.75 in July, pulled down by production and employment. However, on a 3-month moving average basis, the CFNAI improved to 0.43 in August from 0.36 in July. A reading above zero signals above-trend economic growth.

Housing



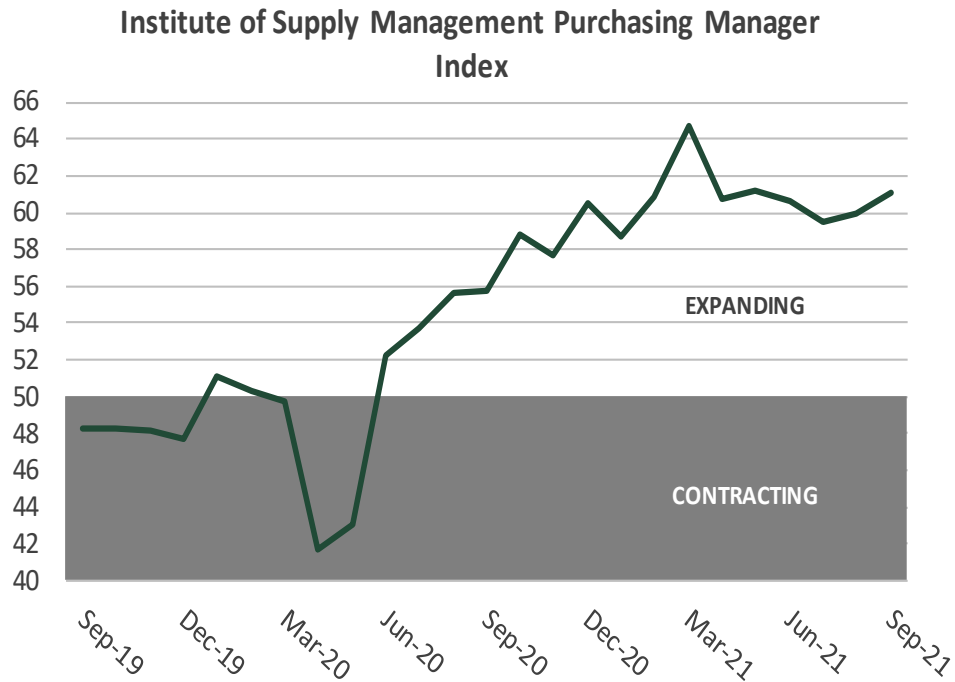
Source: US Department of Commerce



Source: S&P

Total housing starts increased 3.9% in August to an annual pace of 1,615,000, led by multi-family starts. Single-family starts declined 2.8% in August while multi-family starts rose 20.6%. On a year-over-year basis, housing starts were up 17.4% in August. According to the Case-Shiller 20 City home price index, home prices were up 20.0% year-over-year in July versus up 19.1% year-over-year in June. Low mortgage rates and tight supply continue to support prices.

Manufacturing



Source: Institute for Supply Management



Source: Federal Reserve

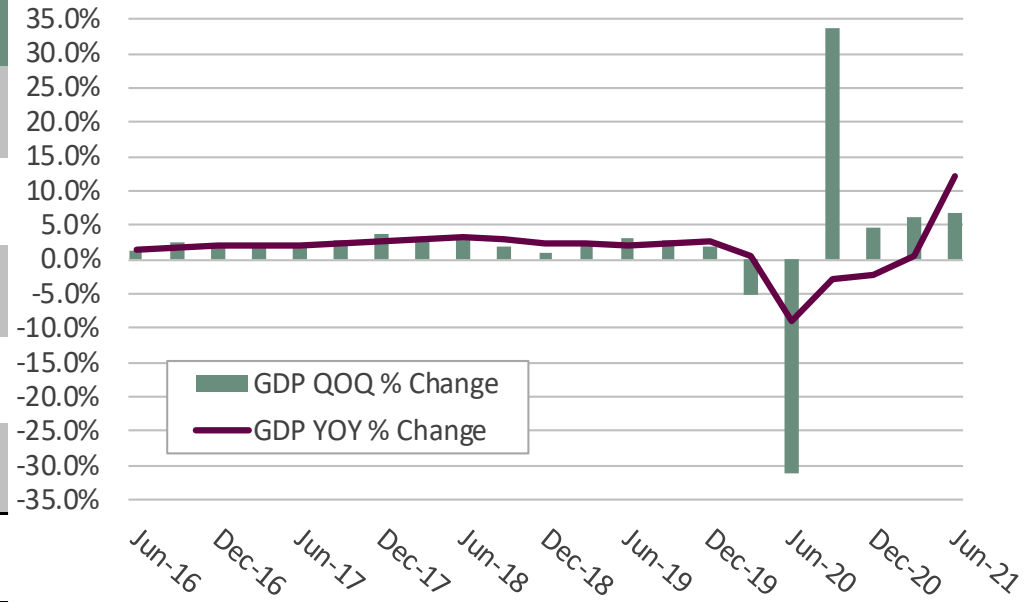
The Institute for Supply Management (ISM) manufacturing index increased to 61.1 in September from 59.9 in August. The index points to continued strength in manufacturing, as readings above 50.0 are indicative of expansion in the manufacturing sector. New orders were particularly strong, increasing to 66.7 in August from 64.9 in July, which The Industrial Production index was up 6.0% year-over-year in August, versus up 6.6% in July. On a month-over-month basis, the Industrial Production index increased 0.4% in August, following a 0.8% increase in July. Capacity Utilization increased to 76.4% in August from 76.2% in July but remains well below the long-run average of 79.8%. Chip shortages and other supply chain bottlenecks continue to weigh on activity in the manufacturing sector.

Gross Domestic Product (GDP)

Components of GDP	9/20	12/20	3/21	6/21
Personal Consumption Expenditures	25.5%	2.3%	7.4%	7.9%
Gross Private Domestic Investment	11.7%	4.0%	-0.4%	-0.7%
Net Exports and Imports	-3.3%	-1.7%	-1.6%	-0.2%
Federal Government Expenditures	-0.3%	-0.2%	0.8%	-0.4%
State and Local (Consumption and Gross Investment)	0.1%	0.1%	0.0%	0.0%
Total	33.8%	4.5%	6.3%	6.7%

Source: US Department of Commerce

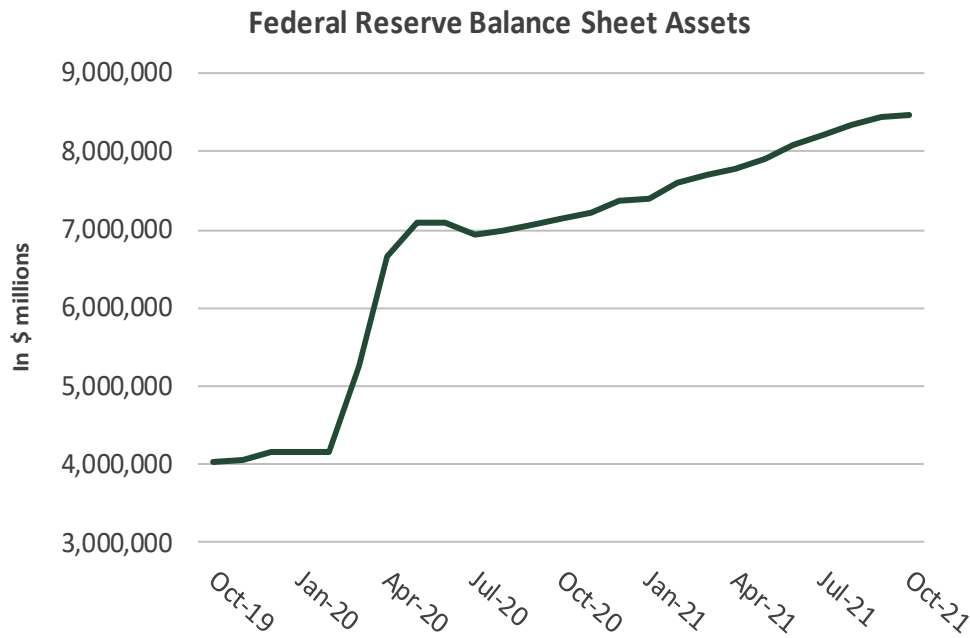
Gross Domestic Product (GDP)



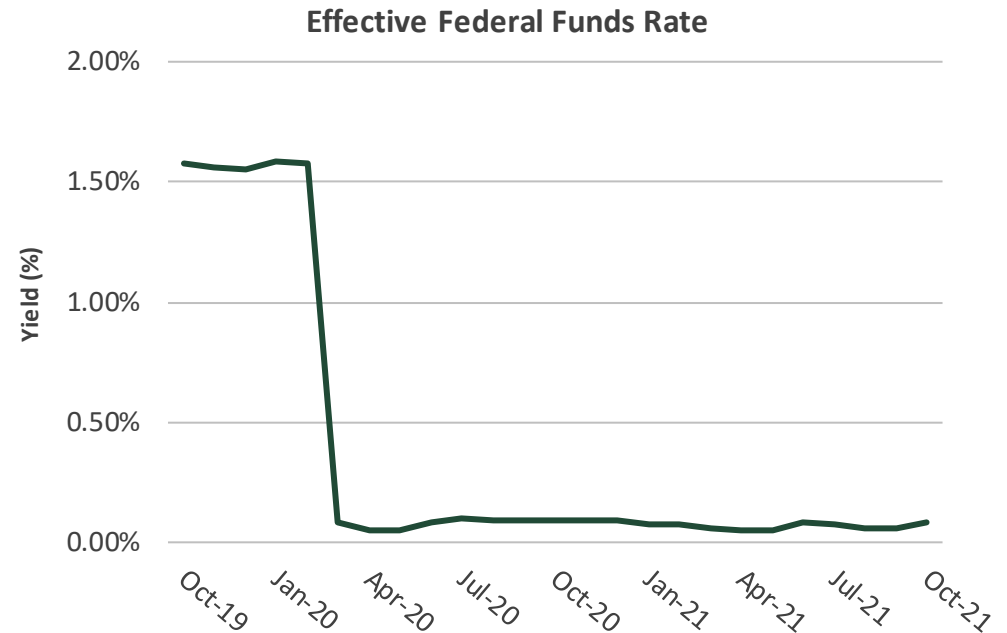
Source: US Department of Commerce

Real US gross domestic product (GDP) grew at an annualized rate of 6.7% in the second quarter, following 6.3% growth in the first quarter. As of the second quarter, real US GDP had exceeded its pre-pandemic level. The consensus forecast for full year 2021 US gross domestic product growth has moderated but remains well above the long-run trend growth rate of about 1.8%. The current Bloomberg consensus estimates for 2021 and 2022 US GDP growth are 5.9% and 4.1%, respectively, following a 3.4% decline in 2020.

Federal Reserve



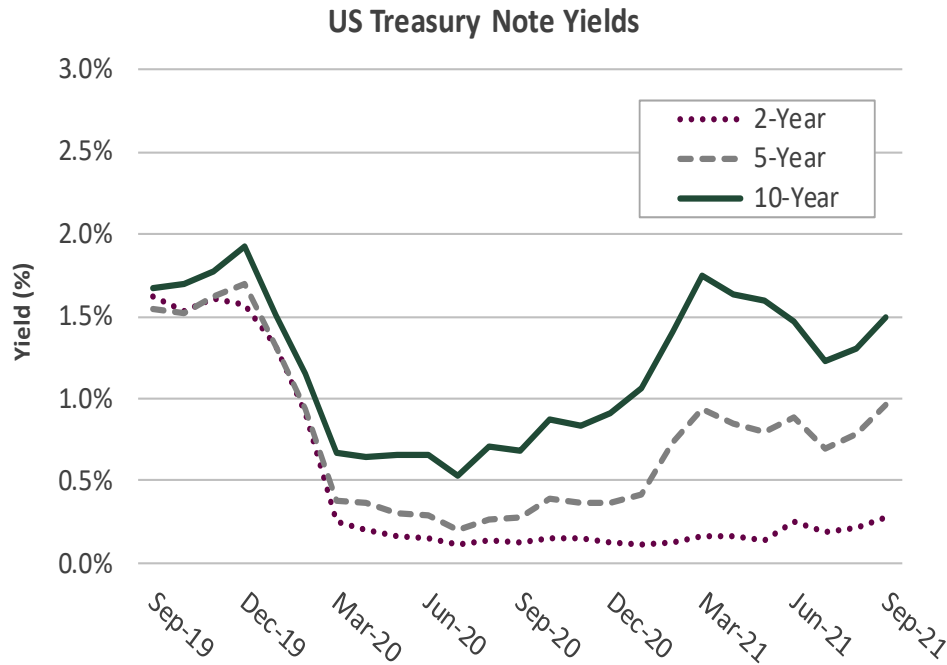
Source: Federal Reserve



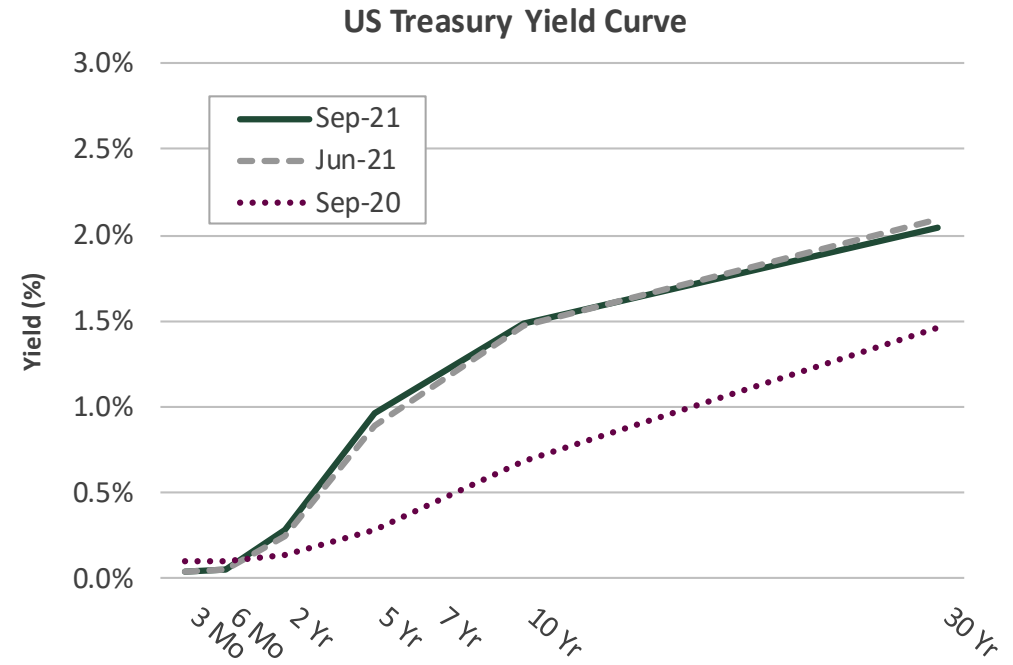
Source: Bloomberg

Last year, the Fed took a wide range of aggressive actions to help stabilize and provide liquidity to the financial markets. The Fed lowered the fed funds target rate to a range of 0.0%-0.25% and started purchasing Treasury and agency mortgage-backed securities (MBS) to support smooth market functioning. Last year, policymakers reinstated the Commercial Paper Funding Facility and Money Market Mutual Fund Liquidity Facility. The Fed also established the Primary Market Corporate Credit Facility, Secondary Market Corporate Credit Facility, Term Asset-Backed Securities Loan Facility, Paycheck Protection Program Liquidity Facility, Main Street Lending Facility, and Municipal Liquidity Facility. The Fed has also provided short-term funding through large-scale repo operations and lowered the reserve requirement for depository institutions. Notably, many of the Fed's lending facilities expired at the end of 2020, including the Fed's corporate credit, asset-backed securities, municipal lending, and Main Street Lending programs. In June 2021, the Fed announced plans to unwind its corporate credit facility. The Fed is now widely expected to start tapering their Treasury and agency MBS purchases before this year-end, and stop making asset purchases around the middle of next year.

Bond Yields



Source: Bloomberg



Source: Bloomberg

The treasury yield curve is steeper on a year-over-year basis. At the end of September, the 2-year Treasury yield was about 15 basis points higher and the 10-Year Treasury yield was about 80 basis points higher, year-over-year. However, the yield curve was less steep than the historical average. The spread between the 2-year Treasury yield and 10-year Treasury yield was 121 basis points at September month-end compared to the average historical spread (since 2002) of about 135 basis points. We believe the curve remains poised for further steepening, amid a growing economy and improving labor market, while the Fed is expected to slowly normalize monetary policy.



Section 2 | Account Profile

Investment Objectives

The investment objectives for the City of Solana Beach, in order of priority, are to provide safety to ensure the preservation of capital in the overall portfolio, provide sufficient liquidity for cash needs, and a market rate of return consistent with the investment program.

Chandler Asset Management Performance Objective

The performance objective for the portfolio is to earn a total rate of return through a market cycle that is equal to or above the return on the benchmark index.

Strategy

In order to achieve this objective, the portfolio invests in high-quality fixed income securities that comply with the investment policy and all regulations governing the funds.

City of Solana Beach

Assets managed by Chandler Asset Management are in full compliance with state law and the City's investment policy.

Category	Standard	Comment
U.S. Treasuries	No limitations; Full faith and credit of the U.S. are pledged for the payment of principal and interest	<i>Complies</i>
Federal Agencies	30% max per Agency/GSE issuer; 20% max callable agency securities; Federal agencies or U.S. government-sponsored enterprise obligations, participations, or other instruments, including those issued or fully guaranteed as to principal and interest by federal agencies or U.S. government sponsored enterprises.	<i>Complies</i>
Supranational Obligations	"AA" rating category or higher by a Nationally Recognized Statistical Rating Organization ("NRSRO"); 30% max; 10% max per issuer; USD denominated senior unsecured unsubordinated obligations; Issued or unconditionally guaranteed by International Bank for Reconstruction & Development (IBRD), International Finance Corporation (IFC), or Inter-American Development Bank (IADB)	<i>Complies</i>
Municipal Securities (CA, Local Agency)	"A" rating category or higher by a NRSRO; 30% max; 5% max per issuer; Include obligations of the City, State of California, and any local agency within the State of California	<i>Complies</i>
Municipal Securities (CA, Other States)	"A" rating category or higher by a NRSRO; 30% max; 5% max per issuer; Bonds of any of the other 49 states in addition to California, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state, or by a department, board, agency, or authority of any of the other 49 states, in addition to California.	<i>Complies</i>
Corporate Medium Term Notes	"A" rating category or higher by a NRSRO; 30% max; 5% max per issuer; Issuer is a corporation organized and operating within the U.S. or by depository institutions licensed by the U.S. or any state and operating within the U.S.	<i>Complies</i>
Asset-Backed, Mortgage-Backed, Mortgage Pass-Through Securities, and Collateralized Mortgage Obligations	"AA" rating category or higher by a NRSRO; 20% max (combined ABS/MBS/CMO); 5% max per Asset-Backed or Commercial Mortgage security issuer; There is no issuer limitation on any Mortgage security where the issuer is the U.S. Treasury or a Federal City/GSE; Asset-Backed, Mortgage-Backed, Mortgage Pass-Through Securities, and Collateralized Mortgage Obligations from issuers not defined in section 3 (US Treasuries) and 4 (Federal Agencies) of the Authorized Investments section of the policy	<i>Complies</i>
Negotiable Certificates of Deposit (NCD)	The amount of NCD insured up to the FDIC limit does not require any credit ratings; Any amount above FDIC insured limit must be issued by institutions with "A-1" short-term debt rating or higher by a NRSRO; or "A" long-term rating category or higher by a NRSRO; 30% max (combined with CDARS); 5% max per issuer; Issued by a nationally or state-chartered bank, or a federal or state association, a state or federal credit union, or by a federally-licensed or state-licensed branch of a foreign bank.	<i>Complies</i>
Certificate of Deposit Placement Service (CDARS)	30% max (combination of Certificates of Deposit, including CDARS)	<i>Complies</i>
FDIC Insured Time Deposits (Non-negotiable CD/TD)	Non-Negotiable Certificates of Deposit in state or federally chartered banks, savings and loans, or credit unions; The amount per institution is limited to maximum covered under FDIC; 20% max combined FDIC & Collateralized CD/TD	<i>Complies</i>
Collateralized Time Deposits (Non-negotiable CD/TD)	Non-Negotiable Certificates of Deposit in state or federally chartered banks, savings and loans, or credit unions in excess of insured amounts which are fully collateralized with securities in accordance with California law; 20% max combined FDIC & Collateralized CD/TD	<i>Complies</i>
Collateralized Bank Deposits	City's deposits with financial institutions will be collateralized with pledged securities per California Government Code	<i>Complies</i>
Banker's Acceptances	"A-1" short-term debt rated or higher by a NRSRO; or "A" long-term debt rating category or higher by a NRSRO; 40% max; 5% max per issuer; 180 days max maturity	<i>Complies</i>

City of Solana Beach

Assets managed by Chandler Asset Management are in full compliance with state law and the City's investment policy.

Category	Standard	Comment
Commercial Paper	25% max; 5% max per issuer; 270 days maturity; 10% max of the outstanding paper of any single issuer; Issued by an entity that meets all of the following conditions in either (a) or (b): a. Securities issued by corporations: (i) organized and operating within the U.S. with assets > \$500 million; (ii) "A-1" rated or better by a NRSRO; (iii) "A" rating or better by a NRSRO, if issuer has other debt obligations. b. Securities issued by other entities: (i) organized within the U.S. as a special purpose corporation, trust, or limited liability company; (ii) must have program-wide credit enhancements including, but not limited to, overcollateralization, letters of credit, or a surety bond; (iii) rated "A-1" or better by a NRSRO	Complies
Money Market Mutual Funds	Registered with SEC under Investment Company Act of 1940 and issued by diversified management companies and meet either of the following criteria: (i) Highest rating by two NRSROs; or (ii) Retained an investment adviser registered or exempt from SEC registration with > 5 years experience managing money market mutual funds with AUM >\$500 million; (iii) 20% max per Money Market Mutual Fund; 20% max combined Money Market Mutual Funds and Mutual Funds	Complies
Mutual Funds	Invest in securities as authorized under CGC, Section 53601 (a) to (k) and (m) to (q) inclusive and meet either of the following criteria: (i) Highest rating by two NRSROs; or (ii) Retained an investment adviser registered or exempt from SEC registration with > 5 years experience investing in securities authorized by CGC, Section 53601 and with AUM >\$500 million; (iii) 10% max per Mutual Fund; 20% max combined Money Market Mutual Funds and Mutual Funds	Complies
Local Agency Investment Fund (LAIF)	Maximum amount permitted by LAIF; Not used by investment adviser	Complies
Investment Trust of California (CalTRUST)	Joint powers authority (JPA) organized and managed by the Investment Trust of California JPA for the benefit of local agencies, pursuant to CGC; Not used by investment adviser	Complies
Repurchase Agreements	102% Collateralized; 1 year max maturity; Not used by investment adviser	Complies
Prohibited	Investments not specifically described in the policy; Futures and Options; Inverse floaters; Ranges notes, Mortgage-derived or Interest-only strips; Zero interest accrual securities, if held to maturity; Under a provision sunseting January 1, 2026, securities backed by U.S. Government that could result in a zero- or negative-interest accrual if held to maturity are permitted; Trading securities for the sole purpose of speculating on the future direction of interest rates; Purchasing or selling securities on margin; Reverse repurchase agreements; Securities lending or any other form of borrowing or leverage; Foreign currency denominated securities; Purchases of securities issued by fossil fuel companies that directly source the majority (more than 50%) of their revenue from oil, gas, and or coal production.	Complies
Credit Risk/ Downgrade	If securities owned by the City are downgraded to a level below the requirements of the policy, making the security ineligible for additional purchases, the following steps will be taken: -Any actions taken related to the downgrade by the investment manager will be promptly communicated to the Treasurer; -If a decision is made to retain the security, the credit situation will be monitored and reported to the City Council.	Complies
Duration	typically plus or minus 20% of Benchmark Index	Complies
Max Per Issuer	5% max per issuer, except U.S. Government, its Agencies and GSEs, Supranationals, Money Market Mutual Funds, LAIF, other LGIP, or where otherwise specified in the investment policy	Complies
Maximum Maturity	5 years, except as otherwise stated in the policy	Complies

Portfolio Characteristics

As of September 30, 2021

City of Solana Beach

	9/30/2021		6/30/2021
	Benchmark*	Portfolio	Portfolio
Average Maturity (yrs)	1.86	1.97	2.01
Average Modified Duration	1.83	1.78	1.85
Average Purchase Yield	n/a	1.18%	1.35%
Average Market Yield	0.27%	0.33%	0.31%
Average Quality**	AAA	AA+/Aa1	AA/Aa1
Total Market Value		27,894,029	27,880,454

*ICE BofA 1-3 Yr US Treasury & Agency Index

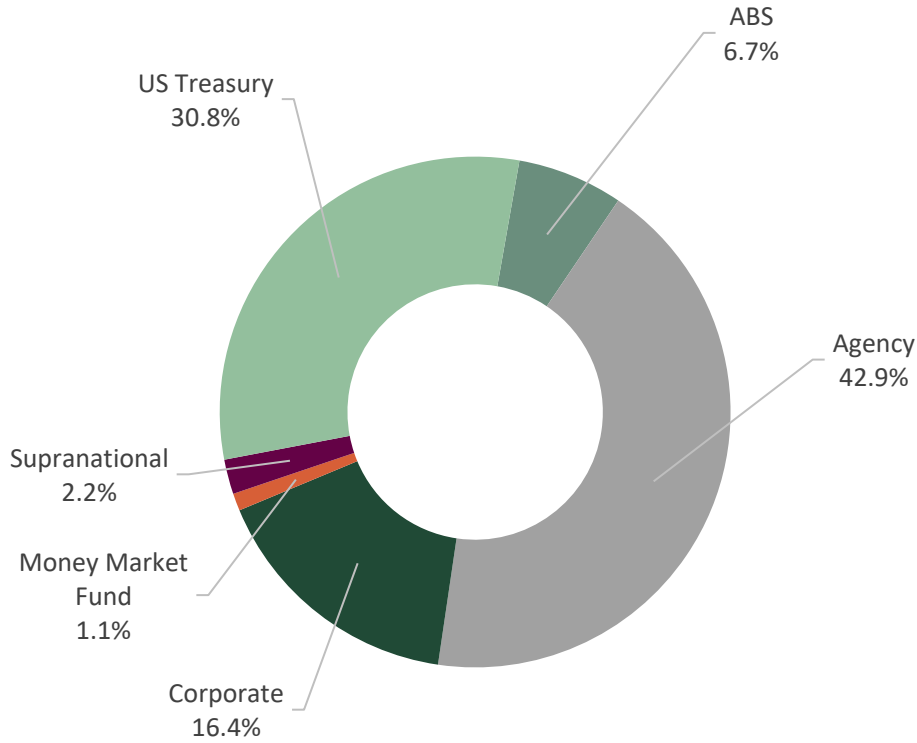
**Benchmark is a blended rating of S&P, Moody's, and Fitch. Portfolio is S&P and Moody's respectively.

Sector Distribution

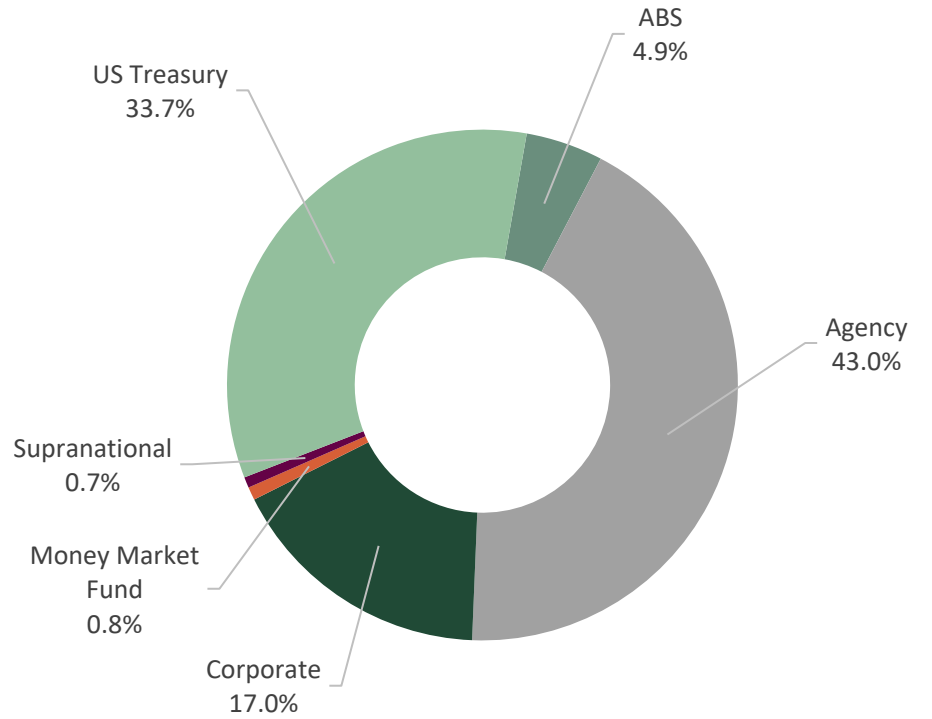
As of September 30, 2021

City of Solana Beach

September 30, 2021



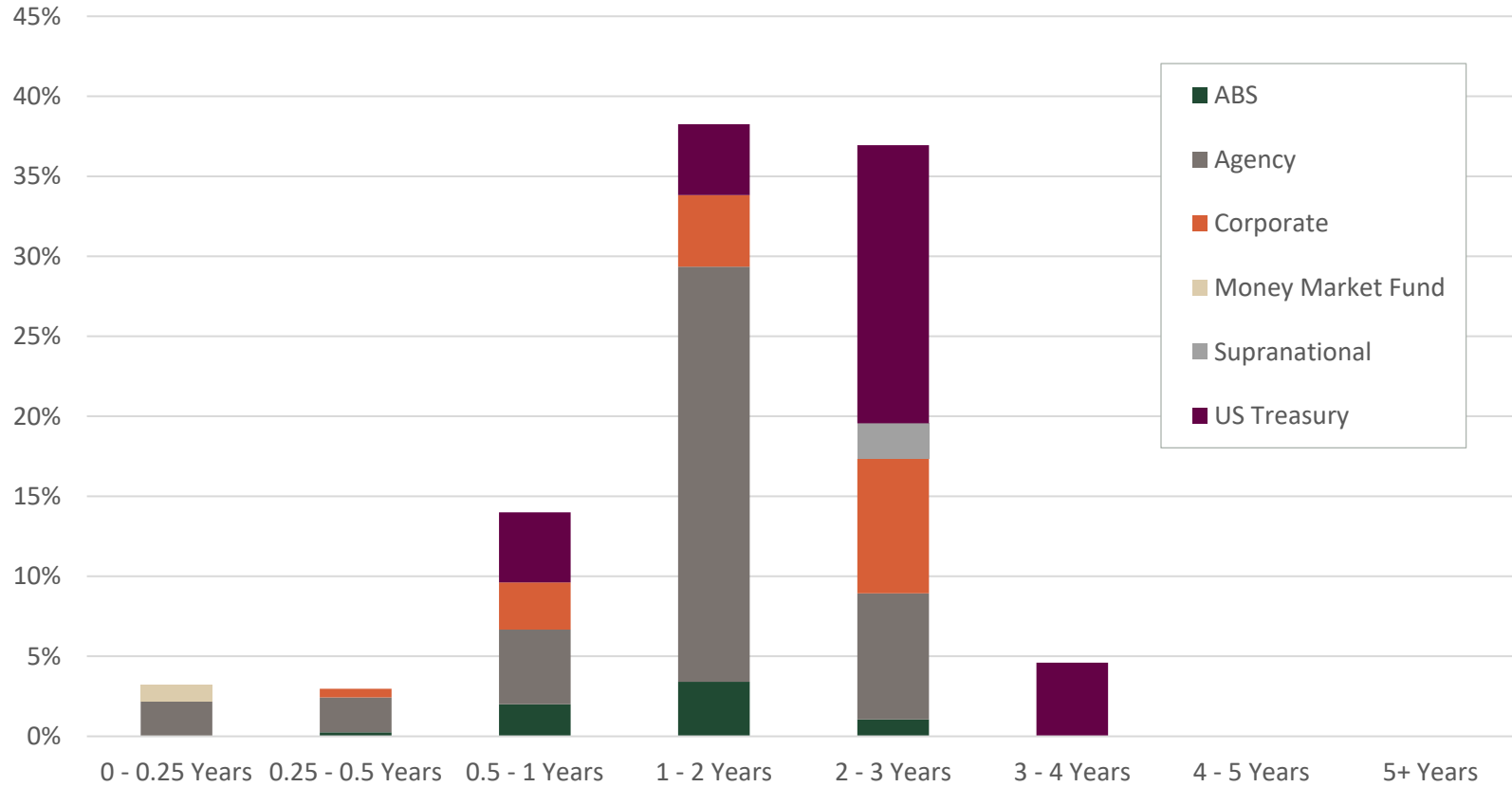
June 30, 2021



Duration Allocation

As of September 30, 2021

City of Solana Beach



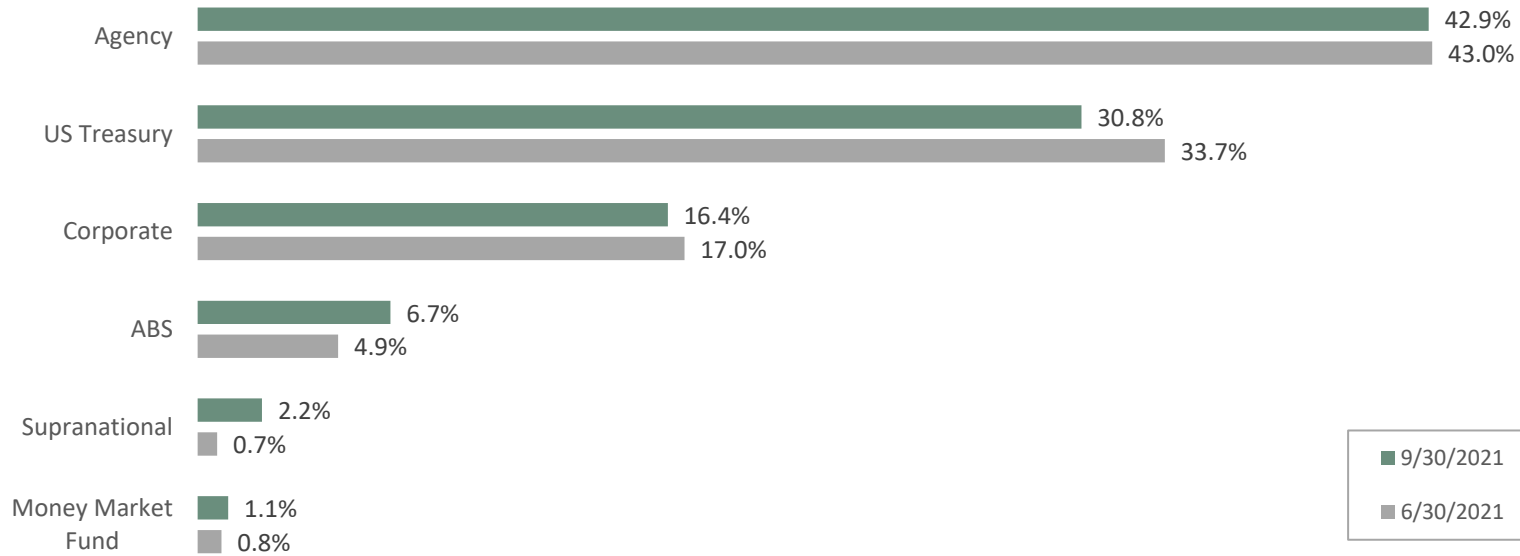
	0 - 0.25	0.25 - 0.50	0.50 - 1	1 - 2	2 - 3	3 - 4	4 - 5	5+
09/30/21	3.2%	3.0%	14.0%	38.2%	36.9%	4.6%	0.0%	0.0%

Portfolio Allocation & Duration Changes

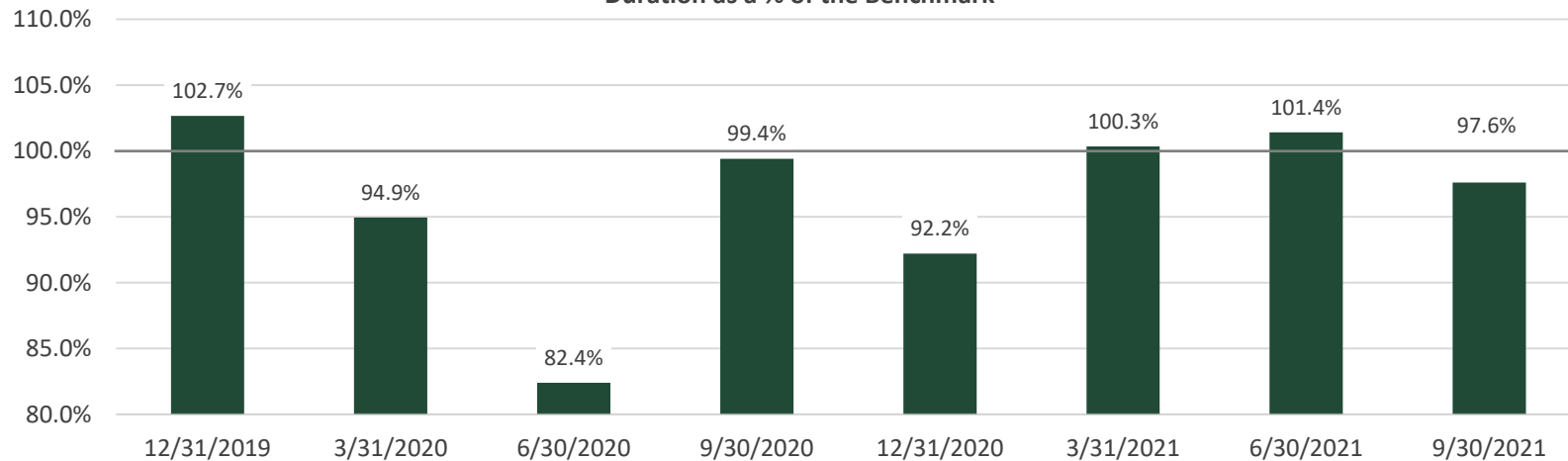
As of September 30, 2021

City of Solana Beach

Portfolio Allocation



Duration as a % of the Benchmark

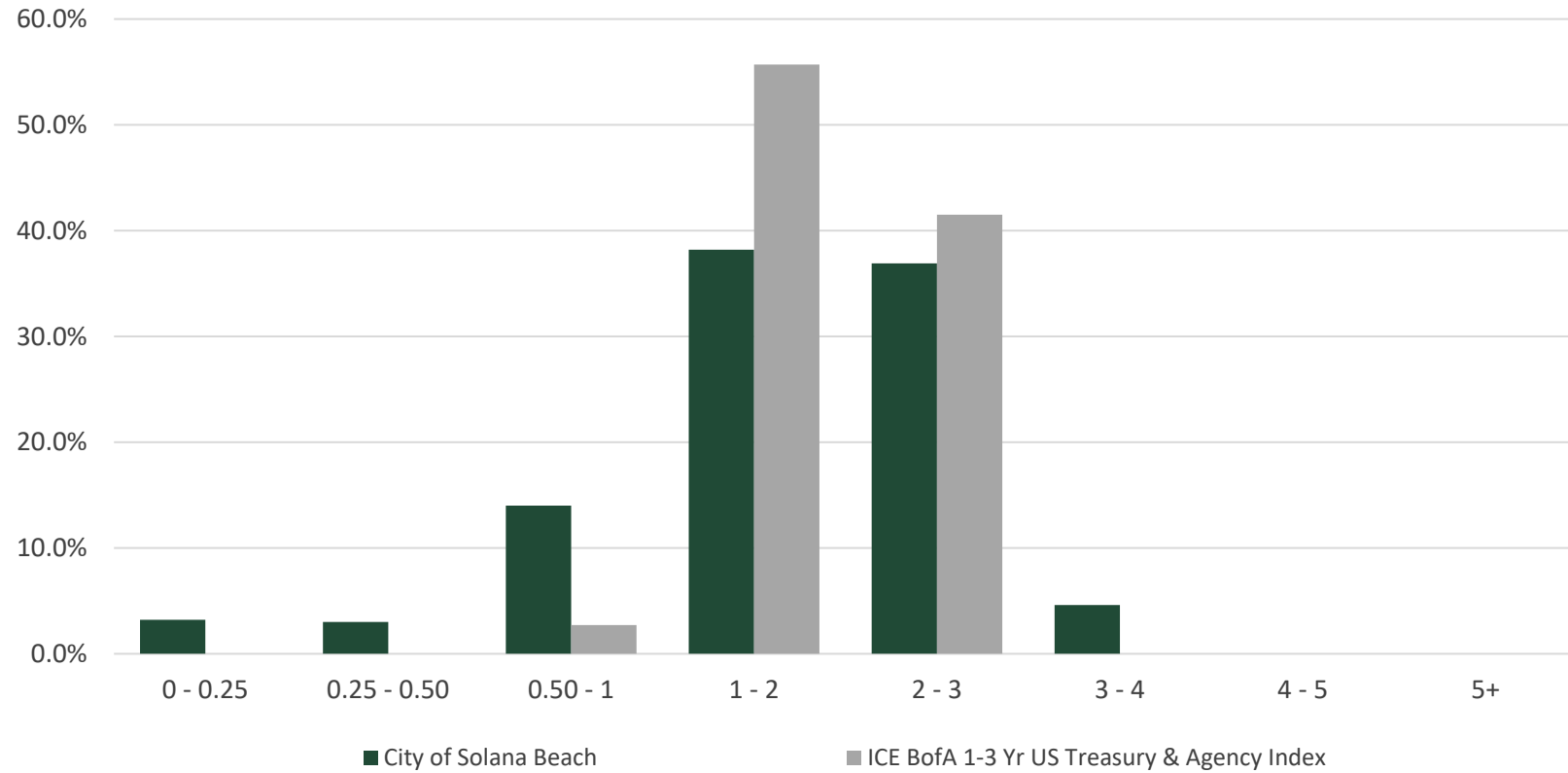


Benchmark: ICE BofA 1-3 Yr US Treasury & Agency Index

Duration Distribution

As of September 30, 2021

City of Solana Beach
Portfolio Compared to the Benchmark as of September 30, 2021



	0 - 0.25	0.25 - 0.50	0.50 - 1	1 - 2	2 - 3	3 - 4	4 - 5	5+
Portfolio	3.2%	3.0%	14.0%	38.2%	36.9%	4.6%	0.0%	0.0%
Benchmark*	0.0%	0.0%	2.7%	55.7%	41.5%	0.0%	0.0%	0.0%

*ICE BofA 1-3 Yr US Treasury & Agency Index

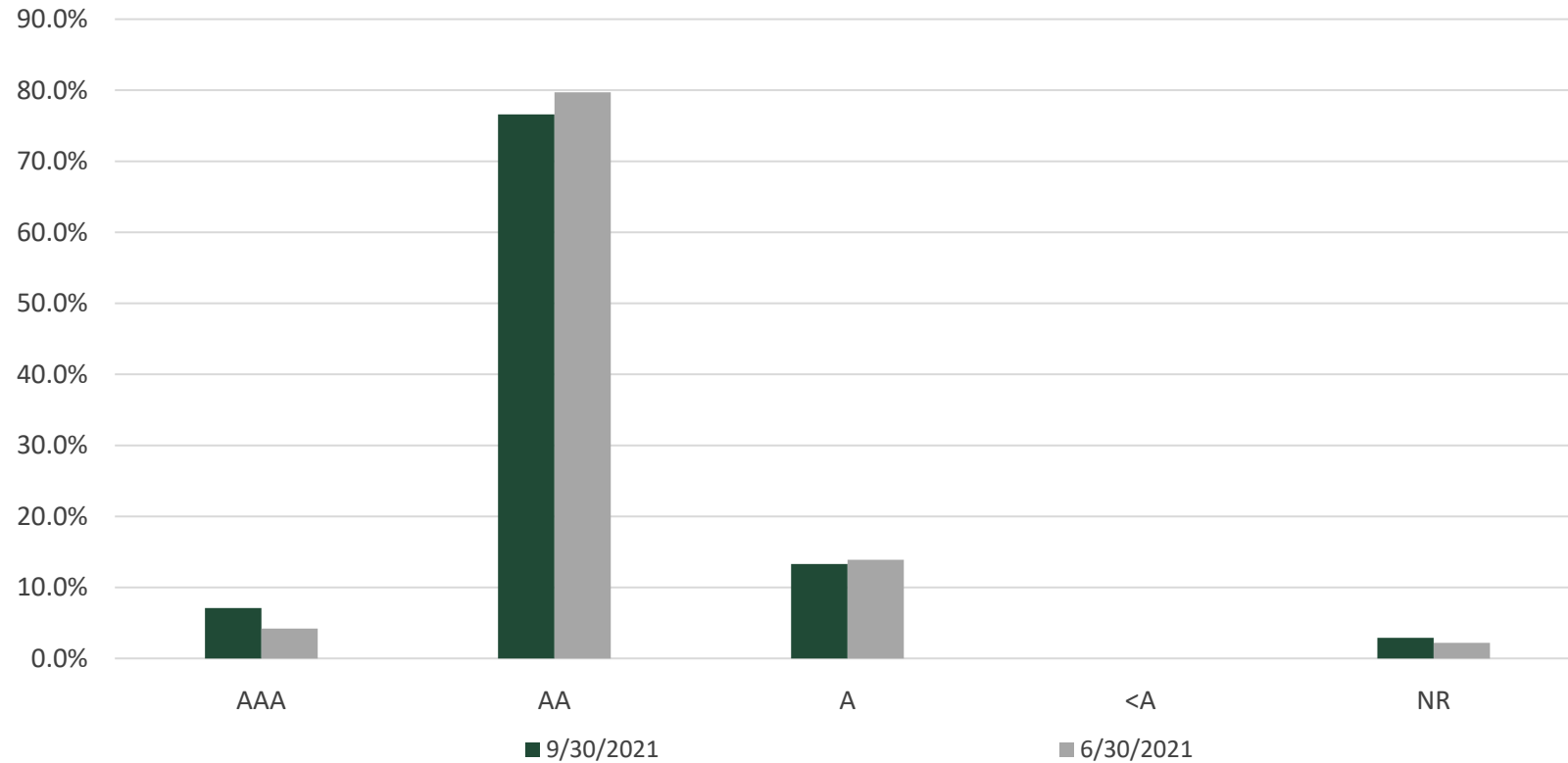
City of Solana Beach – Account #10471

Issue Name	Investment Type	% Portfolio
Government of United States	US Treasury	30.77%
Federal Farm Credit Bank	Agency	15.78%
Federal Home Loan Bank	Agency	9.65%
Federal National Mortgage Association	Agency	9.28%
Federal Home Loan Mortgage Corp	Agency	8.15%
JP Morgan Chase & Co	Corporate	1.67%
Honda ABS	ABS	1.66%
John Deere ABS	ABS	1.56%
Inter-American Dev Bank	Supranational	1.56%
United Parcel Service	Corporate	1.46%
Toyota ABS	ABS	1.38%
Deere & Company	Corporate	1.30%
Bank of New York	Corporate	1.30%
Berkshire Hathaway	Corporate	1.29%
Caterpillar Inc	Corporate	1.22%
Charles Schwab Corp/The	Corporate	1.08%
Bank of Montreal Chicago	Corporate	1.07%
First American Govt Oblig Fund	Money Market Fund	1.06%
Apple Inc	Corporate	0.96%
Royal Bank of Canada	Corporate	0.94%
Bank of America Corp	Corporate	0.91%
Toronto Dominion Holdings	Corporate	0.89%
Amazon.com Inc	Corporate	0.77%
Paccar Financial	Corporate	0.75%
GM Financial Automobile Leasing Trust	ABS	0.68%
Intl Bank Recon and Development	Supranational	0.68%
Nissan ABS	ABS	0.66%
Toyota Motor Corp	Corporate	0.54%
Mercedes-Benz Auto Lease Trust	ABS	0.47%
BMW Vehicle Lease Trust	ABS	0.30%
Salesforce.com Inc	Corporate	0.20%
TOTAL		100.00%

Quality Distribution

As of September 30, 2021

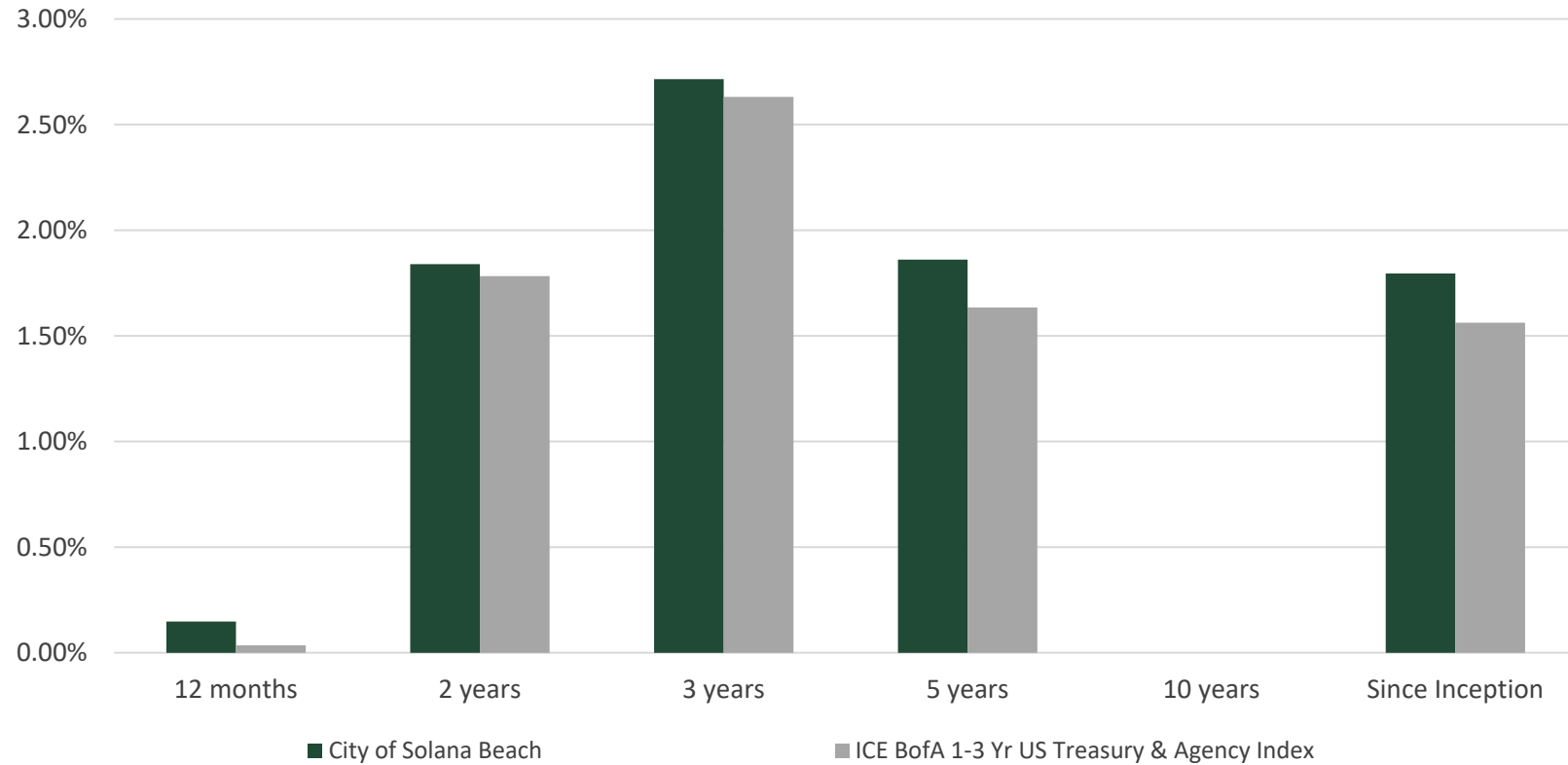
City of Solana Beach
September 30, 2021 vs. June 30, 2021



	AAA	AA	A	<A	NR
09/30/21	7.1%	76.6%	13.3%	0.0%	2.9%
06/30/21	4.2%	13.9%	13.9%	0.0%	2.2%

Source: S&P Ratings

City of Solana Beach Total Rate of Return Annualized Since Inception 03/31/2016



Annualized

TOTAL RATE OF RETURN	3 months	12 months	2 years	3 years	5 years	10 years	Since Inception
City of Solana Beach	0.07%	0.15%	1.84%	2.71%	1.86%	N/A	1.80%
ICE BofA 1-3 Yr US Treasury & Agency Index	0.06%	0.04%	1.78%	2.63%	1.63%	N/A	1.56%

Total rate of return: A measure of a portfolio’s performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending value; it includes interest earnings, realized and unrealized gains and losses in the portfolio.

Investment Comparison

As of September 30, 2021

City of Solana Beach

	LAIF EARNINGS ESTIMATE*	GROSS INCOME EARNED CHANDLER-MANAGED PORTFOLIO	INCOME EARNED CHANDLER-MANAGED PORTFOLIO**
Apr 2016 - Dec 2016	\$113,770	\$185,849	\$169,455
2017	\$327,563	\$439,162	\$410,891
2018	\$628,152	\$553,633	\$524,542
2019	\$716,012	\$600,606	\$573,809
2020	\$339,385	\$513,751	\$488,476
Jan 2021	\$10,665	\$36,364	\$34,336
Feb 2021	\$8,559	\$34,489	\$32,461
Mar 2021	\$8,305	\$34,032	\$32,005
Apr 2021	\$7,597	\$32,984	\$30,957
May 2021	\$7,333	\$31,866	\$29,838
Jun 2021	\$5,918	\$30,107	\$28,050
Jul 2021	\$5,286	\$30,637	\$28,551
Aug 2021	\$5,311	\$29,064	\$26,977
Sep 2021	\$4,845	\$27,347	\$25,261
Total:	\$2,188,701	\$2,579,891	\$2,435,609

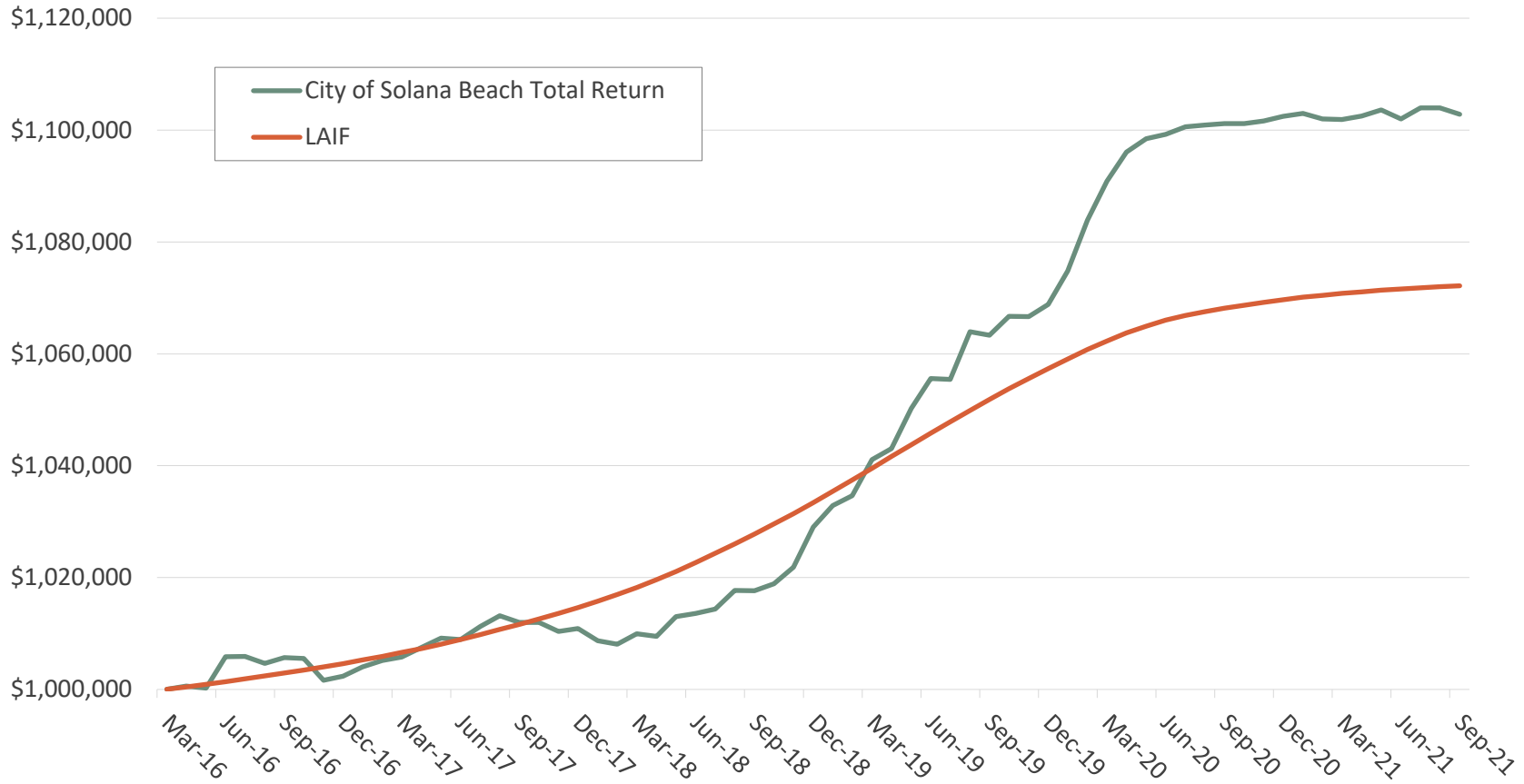
*LAIF earnings estimate calculated using daily yield

**Income earned net of Chandler fees

Growth of a Dollar

As of September 30, 2021

City of Solana Beach



Historical Return of \$1 Million Invested on March 31, 2016

As of 09/30/2021	Dollar Value	Return
City of Solana Beach Total Return	\$1,102,817	1.80%
LAIF	\$1,072,174	1.28%



Section 3 | Portfolio Holdings

Holdings Report

As of September 30, 2021

City of Solana Beach - Account #10471

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
ABS									
477870AC3	John Deere Owner Trust 2019-B A3 2.210% Due 12/15/2023	68,507.08	07/16/2019 2.23%	68,492.52 68,492.52	100.95 0.27%	69,159.88 67.29	0.25% 667.36	Aaa / NR AAA	2.21 0.49
43813RAC1	Honda Auto Receivables 2020-1 A3 1.610% Due 04/22/2024	215,000.00	02/19/2020 1.62%	214,957.86 214,957.86	101.05 0.23%	217,267.39 96.15	0.78% 2,309.53	Aaa / NR AAA	2.56 0.76
65479JAD5	Nissan Auto Receivables Owner 2019-C A3 1.930% Due 07/15/2024	182,673.12	10/16/2019 1.94%	182,663.47 182,663.47	101.00 0.22%	184,498.02 156.69	0.66% 1,834.55	Aaa / AAA NR	2.79 0.58
47789KAC7	John Deere Owner Trust 2020-A A3 1.100% Due 08/15/2024	155,000.00	03/04/2020 1.11%	154,990.53 154,990.53	100.69 0.22%	156,072.14 75.78	0.56% 1,081.61	Aaa / NR AAA	2.88 0.78
36262XAC8	GM Financial Auto Lease Trust 2021-3 A2 0.390% Due 10/21/2024	190,000.00	08/10/2021 0.39%	189,997.42 189,997.42	99.93 0.43%	189,873.84 22.64	0.68% (123.58)	NR / AAA AAA	3.06 1.88
58769KAD6	Mercedes-Benz Auto Lease Trust 2021-B A3 0.400% Due 11/15/2024	130,000.00	06/22/2021 0.40%	129,990.19 129,990.19	99.98 0.41%	129,969.45 23.11	0.47% (20.74)	NR / AAA AAA	3.13 1.80
09690AAC7	BMW Vehicle Lease Trust 2021-2 A3 0.330% Due 12/26/2024	85,000.00	09/08/2021 0.34%	84,991.23 84,991.23	99.91 0.38%	84,921.38 12.47	0.30% (69.85)	Aaa / NR AAA	3.24 1.77
43813GAC5	Honda Auto Receivables Trust 2021-1 A3 0.270% Due 04/21/2025	65,000.00	02/17/2021 0.27%	64,998.81 64,998.81	99.95 0.31%	64,968.93 4.88	0.23% (29.88)	Aaa / NR AAA	3.56 1.32
47788UAC6	John Deere Owner Trust 2021-A A3 0.360% Due 09/15/2025	95,000.00	03/02/2021 0.37%	94,981.74 94,981.74	99.91 0.41%	94,918.87 15.20	0.34% (62.87)	Aaa / NR AAA	3.96 1.78
89190GAC1	Toyota Auto Receivables Trust 2021-B A3 0.260% Due 11/17/2025	385,000.00	06/08/2021 0.26%	384,958.54 384,958.54	99.72 0.47%	383,917.77 44.49	1.38% (1,040.77)	NR / AAA AAA	4.13 1.32
43815EAC8	Honda Auto Receivables 2021-3 A3 0.410% Due 11/18/2025	180,000.00	08/17/2021 0.41%	179,997.37 179,997.37	99.89 0.47%	179,802.00 26.65	0.64% (195.37)	NR / AAA AAA	4.14 2.01
47789QAC4	John Deere Owner Trust 2021-B A3 0.520% Due 03/16/2026	115,000.00	07/13/2021 0.52%	114,989.74 114,989.74	99.93 0.55%	114,922.84 26.58	0.41% (66.90)	Aaa / NR AAA	4.46 2.41
TOTAL ABS		1,866,180.20	0.79%	1,866,009.42	0.37%	1,870,292.51 571.93	6.71% 4,283.09	Aaa / AAA Aaa	3.41 1.37
Agency									
3133EJT74	FFCB Note 3.050% Due 11/15/2021	600,000.00	12/11/2018 2.87%	602,994.00 602,994.00	100.36 0.15%	602,175.00 6,913.33	2.18% (819.00)	Aaa / AA+ AAA	0.13 0.12
3133EKBV7	FFCB Note 2.550% Due 03/01/2022	600,000.00	02/28/2019 2.57%	599,718.00 599,718.00	101.04 0.07%	606,248.40 1,275.00	2.18% 6,530.40	Aaa / AA+ AAA	0.42 0.42
313379Q69	FHLB Note 2.125% Due 06/10/2022	700,000.00	06/06/2018 2.81%	681,828.70 681,828.70	101.42 0.08%	709,940.00 4,586.46	2.56% 28,111.30	Aaa / AA+ AAA	0.69 0.69

Holdings Report

As of September 30, 2021

City of Solana Beach - Account #10471

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
3135G0W33	FNMA Note 1.375% Due 09/06/2022	580,000.00	09/05/2019 1.49%	577,981.60 577,981.60	101.17 0.12%	586,773.82 553.82	2.11% 8,792.22	Aaa / AA+ AAA	0.93 0.93
3133EKY91	FFCB Note 1.375% Due 10/11/2022	500,000.00	10/08/2019 1.46%	498,715.00 498,715.00	101.31 0.10%	506,548.50 3,246.53	1.83% 7,833.50	Aaa / AA+ AAA	1.03 1.02
3130AFE78	FHLB Note 3.000% Due 12/09/2022	600,000.00	12/20/2018 2.77%	605,208.00 605,208.00	103.43 0.12%	620,560.20 5,600.00	2.24% 15,352.20	Aaa / AA+ AAA	1.19 1.17
3135G0T94	FNMA Note 2.375% Due 01/19/2023	500,000.00	10/04/2018 3.10%	485,610.00 485,610.00	102.83 0.20%	514,133.00 2,375.00	1.85% 28,523.00	Aaa / AA+ AAA	1.30 1.28
3133EKUA2	FFCB Note 1.850% Due 02/01/2023	600,000.00	07/23/2019 1.86%	599,850.00 599,850.00	102.23 0.18%	613,384.80 1,850.00	2.21% 13,534.80	Aaa / AA+ AAA	1.34 1.32
3133ELNW0	FFCB Note 1.450% Due 02/21/2023	600,000.00	02/14/2020 1.45%	599,988.00 599,988.00	101.75 0.19%	610,507.20 966.67	2.19% 10,519.20	Aaa / AA+ AAA	1.39 1.38
3130ADR9	FHLB Note 2.750% Due 03/10/2023	600,000.00	01/18/2019 2.75%	600,072.00 600,072.00	103.69 0.19%	622,150.80 962.50	2.23% 22,078.80	Aaa / AA+ NR	1.44 1.42
3135G04Q3	FNMA Note 0.250% Due 05/22/2023	500,000.00	08/11/2020 0.25%	499,990.00 499,990.00	100.04 0.23%	500,178.50 447.92	1.79% 188.50	Aaa / AA+ AAA	1.64 1.64
3133834G3	FHLB Note 2.125% Due 06/09/2023	700,000.00	06/10/2019 2.00%	703,318.00 703,318.00	103.16 0.25%	722,092.70 4,627.78	2.61% 18,774.70	Aaa / AA+ NR	1.69 1.66
3133EKS7	FFCB Note 1.770% Due 06/26/2023	500,000.00	06/21/2019 1.89%	497,675.00 497,675.00	102.60 0.27%	513,013.50 2,335.42	1.85% 15,338.50	Aaa / AA+ AAA	1.74 1.71
3135G05G4	FNMA Note 0.250% Due 07/10/2023	520,000.00	07/08/2020 0.32%	518,882.00 518,882.00	99.97 0.26%	519,868.44 292.50	1.86% 986.44	Aaa / AA+ AAA	1.78 1.77
3133EL3V4	FFCB Note 0.200% Due 08/14/2023	500,000.00	08/12/2020 0.27%	498,955.00 498,955.00	99.82 0.30%	499,090.50 130.56	1.79% 135.50	Aaa / AA+ AAA	1.87 1.87
3137EAEV7	FHLMC Note 0.250% Due 08/24/2023	475,000.00	08/19/2020 0.28%	474,515.50 474,515.50	99.96 0.27%	474,792.43 122.05	1.70% 276.93	Aaa / AA+ AAA	1.90 1.89
3137EAEW5	FHLMC Note 0.250% Due 09/08/2023	500,000.00	09/29/2020 0.23%	500,310.00 500,310.00	99.92 0.29%	499,611.00 79.86	1.79% (699.00)	Aaa / AA+ AAA	1.94 1.93
3137EAEY1	FHLMC Note 0.125% Due 10/16/2023	400,000.00	10/29/2020 0.24%	398,596.00 398,596.00	99.62 0.31%	398,460.80 229.17	1.43% (135.20)	Aaa / AA+ AAA	2.04 2.04
3137EAEZ8	FHLMC Note 0.250% Due 11/06/2023	525,000.00	11/03/2020 0.28%	524,527.50 524,527.50	99.94 0.28%	524,709.15 528.65	1.88% 181.65	Aaa / AA+ AAA	2.10 2.09
3135G06H1	FNMA Note 0.250% Due 11/27/2023	465,000.00	11/23/2020 0.29%	464,469.90 464,469.90	99.88 0.31%	464,426.66 400.42	1.67% (43.24)	Aaa / AA+ AAA	2.16 2.15
3137EAF2	FHLMC Note 0.250% Due 12/04/2023	375,000.00	12/02/2020 0.28%	374,628.75 374,628.75	99.78 0.35%	374,174.63 304.69	1.34% (454.12)	Aaa / AA+ AAA	2.18 2.17

Holdings Report

As of September 30, 2021

City of Solana Beach - Account #10471

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
3133EMRZ7	FFCB Note 0.250% Due 02/26/2024	435,000.00	02/22/2021 0.26%	434,843.40 434,843.40	99.74 0.36%	433,857.69 105.73	1.56% (985.71)	Aaa / AA+ AAA	2.41 2.39
TOTAL Agency		11,775,000.00	1.47%	11,742,676.35	0.21%	11,916,697.72 37,934.06	42.86% 174,021.37	Aaa / AA+ Aaa	1.45 1.44

Corporate

89236TDP7	Toyota Motor Credit Corp Note 2.600% Due 01/11/2022	150,000.00	04/18/2018 3.10%	147,382.50 147,382.50	100.65 0.29%	150,970.50 866.67	0.54% 3,588.00	A1 / A+ A+	0.28 0.28
084664BT7	Berkshire Hathaway Note 3.000% Due 05/15/2022	350,000.00	12/11/2018 3.31%	346,510.50 346,510.50	101.72 0.25%	356,008.10 3,966.67	1.29% 9,497.60	Aa2 / AA A+	0.62 0.62
911312BC9	UPS Callable Note Cont 4/16/2022 2.350% Due 05/16/2022	400,000.00	04/10/2018 2.99%	390,204.00 390,204.00	101.15 0.24%	404,598.80 3,525.00	1.46% 14,394.80	A2 / A- NR	0.62 0.54
24422EUA5	John Deere Capital Corp Note 2.700% Due 01/06/2023	350,000.00	10/29/2019 1.96%	357,889.00 357,889.00	103.09 0.25%	360,819.90 2,231.25	1.30% 2,930.90	A2 / A A	1.27 1.25
037833AK6	Apple Inc Note 2.400% Due 05/03/2023	256,000.00	05/02/2019 2.75%	252,605.44 252,605.44	103.23 0.36%	264,271.62 2,525.87	0.96% 11,666.18	Aa1 / AA+ NR	1.59 1.55
06406FAD5	Bank of NY Mellon Corp Callable Note Cont 6/16/2023 2.200% Due 08/16/2023	350,000.00	09/12/2019 2.15%	350,616.00 350,616.00	103.24 0.30%	361,327.75 962.50	1.30% 10,711.75	A1 / A AA-	1.88 1.68
69371RR24	Paccar Financial Corp Note 0.350% Due 02/02/2024	210,000.00	01/28/2021 0.39%	209,756.40 209,756.40	99.53 0.55%	209,002.50 120.46	0.75% (753.90)	A1 / A+ NR	2.34 2.32
89114QCQ9	Toronto Dominion Bank Note 0.550% Due 03/04/2024	250,000.00	05/12/2021 0.53%	250,125.00 250,125.00	99.71 0.67%	249,281.50 103.13	0.89% (843.50)	A1 / A AA-	2.43 2.41
808513BN4	Charles Schwab Corp Callable Note Cont 2/18/2024 0.750% Due 03/18/2024	300,000.00	Various 0.70%	300,409.70 300,409.70	100.47 0.55%	301,417.20 81.25	1.08% 1,007.50	A2 / A A	2.47 2.36
023135BW5	Amazon.com Inc Note 0.450% Due 05/12/2024	215,000.00	05/10/2021 0.50%	214,686.10 214,686.10	99.77 0.54%	214,506.79 373.56	0.77% (179.31)	A1 / AA AA-	2.62 2.59
14913R2L0	Caterpillar Financial Service Note 0.450% Due 05/17/2024	340,000.00	05/10/2021 0.50%	339,544.40 339,544.40	99.81 0.52%	339,344.14 569.50	1.22% (200.26)	A2 / A A	2.63 2.61
06051GIY6	Bank of America Corp Callable Note Cont 6/14/2023 0.523% Due 06/14/2024	255,000.00	06/07/2021 0.50%	255,016.80 255,016.80	99.86 0.61%	254,638.92 396.39	0.91% (377.88)	A2 / A- AA-	2.71 1.69
06367TQW3	Bank of Montreal Note 0.625% Due 07/09/2024	300,000.00	09/10/2021 0.65%	299,757.00 299,757.00	99.78 0.71%	299,327.10 427.08	1.07% (429.90)	A2 / A- AA-	2.78 2.74

Holdings Report

As of September 30, 2021

City of Solana Beach - Account #10471

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
79466LAG9	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 07/15/2024	55,000.00	06/29/2021 0.64%	54,971.95 54,971.95	100.19 0.39%	55,102.14 75.43	0.20% 130.19	A2 / A+ NR	2.79 0.79
78015K7C2	Royal Bank of Canada Note 2.250% Due 11/01/2024	250,000.00	05/19/2021 0.73%	262,875.00 262,875.00	104.36 0.82%	260,908.50 2,343.75	0.94% (1,966.50)	A2 / A AA-	3.09 2.96
46647PBY1	JP Morgan Chase & Co Callable Note Cont 2/16/2024 0.563% Due 02/16/2025	185,000.00	02/09/2021 0.54%	185,000.00 185,000.00	99.57 0.74%	184,208.76 130.19	0.66% (791.24)	A2 / A- AA-	3.38 2.35
46647PCH7	JP Morgan Chase & Co Callable Note Cont 6/1/2024 0.824% Due 06/01/2025	280,000.00	05/24/2021 0.74%	280,364.50 280,364.50	99.97 0.84%	279,910.69 769.07	1.01% (453.81)	A2 / A- AA-	3.67 2.63
TOTAL Corporate		4,496,000.00	1.44%	4,497,714.29	0.49%	4,545,644.91 19,467.77	16.37% 47,930.62	A1 / A A+	2.09 1.85
Money Market Fund									
31846V203	First American Govt Obligation Fund Class Y	295,841.75	Various 0.01%	295,841.75 295,841.75	1.00 0.01%	295,841.75 0.00	1.06% 0.00	Aaa / AAA AAA	0.00 0.00
TOTAL Money Market Fund		295,841.75	0.01%	295,841.75	0.01%	295,841.75 0.00	1.06% 0.00	Aaa / AAA Aaa	0.00 0.00
Supranational									
459058JM6	Intl. Bank Recon & Development Note 0.250% Due 11/24/2023	190,000.00	11/17/2020 0.32%	189,591.50 189,591.50	99.77 0.36%	189,558.82 167.57	0.68% (32.68)	Aaa / AAA AAA	2.15 2.14
4581X0DZ8	Inter-American Dev Bank Note 0.500% Due 09/23/2024	435,000.00	09/15/2021 0.52%	434,678.10 434,678.10	99.70 0.60%	433,711.97 48.33	1.56% (966.13)	Aaa / AAA NR	2.98 2.95
TOTAL Supranational		625,000.00	0.46%	624,269.60	0.53%	623,270.79 215.90	2.24% (998.81)	Aaa / AAA Aaa	2.73 2.71
US Treasury									
9128282P4	US Treasury Note 1.875% Due 07/31/2022	600,000.00	12/16/2019 1.67%	603,187.50 603,187.50	101.48 0.09%	608,906.40 1,895.38	2.19% 5,718.90	Aaa / AA+ AAA	0.83 0.83
912828L24	US Treasury Note 1.875% Due 08/31/2022	600,000.00	04/08/2019 2.30%	591,632.81 591,632.81	101.63 0.09%	609,796.80 963.40	2.19% 18,163.99	Aaa / AA+ AAA	0.92 0.91
912828M80	US Treasury Note 2.000% Due 11/30/2022	600,000.00	11/27/2019 1.61%	606,843.75 606,843.75	102.18 0.13%	613,078.20 4,032.79	2.21% 6,234.45	Aaa / AA+ AAA	1.17 1.15
912828R69	US Treasury Note 1.625% Due 05/31/2023	600,000.00	04/11/2019 2.30%	584,062.50 584,062.50	102.32 0.23%	613,945.20 3,276.64	2.21% 29,882.70	Aaa / AA+ AAA	1.67 1.64

Holdings Report

As of September 30, 2021

City of Solana Beach - Account #10471

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
91282CBA8	US Treasury Note 0.125% Due 12/15/2023	550,000.00	01/08/2021 0.22%	548,474.61 548,474.61	99.52 0.34%	547,378.70 202.87	1.96% (1,095.91)	Aaa / AA+ AAA	2.21 2.20
91282CBE0	US Treasury Note 0.125% Due 01/15/2024	500,000.00	01/12/2021 0.24%	498,222.66 498,222.66	99.46 0.36%	497,285.00 132.47	1.78% (937.66)	Aaa / AA+ AAA	2.29 2.28
91282CBR1	US Treasury Note 0.250% Due 03/15/2024	400,000.00	03/30/2021 0.33%	399,109.38 399,109.38	99.64 0.40%	398,578.00 44.20	1.43% (531.38)	Aaa / AA+ AAA	2.46 2.45
91282CBV2	US Treasury Note 0.375% Due 04/15/2024	475,000.00	04/23/2021 0.32%	475,797.85 475,797.85	99.88 0.42%	474,406.25 822.49	1.70% (1,391.60)	Aaa / AA+ AAA	2.54 2.52
91282CCC3	US Treasury Note 0.250% Due 05/15/2024	500,000.00	05/19/2021 0.35%	498,574.22 498,574.22	99.50 0.44%	497,519.50 472.15	1.79% (1,054.72)	Aaa / AA+ AAA	2.62 2.61
91282CCG4	US Treasury Note 0.250% Due 06/15/2024	500,000.00	06/28/2021 0.46%	496,914.06 496,914.06	99.43 0.46%	497,148.50 368.85	1.78% 234.44	Aaa / AA+ AAA	2.71 2.69
91282CCL3	US Treasury Note 0.375% Due 07/15/2024	600,000.00	08/05/2021 0.37%	600,164.06 600,164.06	99.71 0.48%	598,265.40 476.90	2.15% (1,898.66)	Aaa / AA+ AAA	2.79 2.77
91282CCT6	US Treasury Note 0.375% Due 08/15/2024	275,000.00	08/26/2021 0.46%	274,344.73 274,344.73	99.63 0.51%	273,968.75 131.71	0.98% (375.98)	Aaa / AA+ AAA	2.88 2.85
912828YE4	US Treasury Note 1.250% Due 08/31/2024	500,000.00	06/29/2021 0.50%	511,796.88 511,796.88	102.14 0.51%	510,703.00 535.22	1.83% (1,093.88)	Aaa / AA+ AAA	2.92 2.86
91282CCX7	US Treasury Note 0.375% Due 09/15/2024	550,000.00	09/10/2021 0.44%	548,925.78 548,925.78	99.55 0.53%	547,550.85 91.16	1.96% (1,374.93)	Aaa / AA+ AAA	2.96 2.94
912828Z52	US Treasury Note 1.375% Due 01/31/2025	475,000.00	02/16/2021 0.37%	493,628.91 493,628.91	102.50 0.62%	486,856.48 1,100.37	1.75% (6,772.43)	Aaa / AA+ AAA	3.34 3.25
912828ZF0	US Treasury Note 0.500% Due 03/31/2025	500,000.00	03/03/2021 0.54%	499,257.81 499,257.81	99.42 0.67%	497,090.00 6.87	1.78% (2,167.81)	Aaa / AA+ AAA	3.50 3.46
912828ZL7	US Treasury Note 0.375% Due 04/30/2025	300,000.00	01/13/2021 0.39%	299,765.63 299,765.63	98.86 0.70%	296,589.90 470.79	1.06% (3,175.73)	Aaa / AA+ AAA	3.58 3.55
TOTAL US Treasury		8,525,000.00	0.82%	8,530,703.14	0.39%	8,569,066.93	30.77%	Aaa / AA+	2.33
				27,557,214.55		27,820,814.61	100.00%	Aa1 / AA+	1.97
TOTAL PORTFOLIO		27,583,021.95	1.18%	27,557,214.55	0.33%	73,213.92	263,600.06	Aaa	1.78
TOTAL MARKET VALUE PLUS ACCRUALS						27,894,028.53			



Section 4 | Transactions

Transaction Ledger

As of September 30, 2021

City of Solana Beach - Account #10471

June 30, 2021 through September 30, 2021

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	07/12/2021	79466LAG9	55,000.00	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due: 07/15/2024	99.949	0.64%	54,971.95	0.00	54,971.95	0.00
Purchase	07/21/2021	47789QAC4	115,000.00	John Deere Owner Trust 2021-B A3 0.52% Due: 03/16/2026	99.991	0.52%	114,989.74	0.00	114,989.74	0.00
Purchase	08/06/2021	91282CCL3	600,000.00	US Treasury Note 0.375% Due: 07/15/2024	100.027	0.37%	600,164.06	134.51	600,298.57	0.00
Purchase	08/18/2021	36262XAC8	190,000.00	GM Financial Auto Lease Trust 2021-3 A2 0.39% Due: 10/21/2024	99.999	0.39%	189,997.42	0.00	189,997.42	0.00
Purchase	08/25/2021	43815EAC8	180,000.00	Honda Auto Receivables 2021-3 A3 0.41% Due: 11/18/2025	99.999	0.41%	179,997.37	0.00	179,997.37	0.00
Purchase	08/27/2021	91282CCT6	275,000.00	US Treasury Note 0.375% Due: 08/15/2024	99.762	0.46%	274,344.73	33.63	274,378.36	0.00
Purchase	09/14/2021	06367TQW3	300,000.00	Bank of Montreal Note 0.625% Due: 07/09/2024	99.919	0.65%	299,757.00	338.54	300,095.54	0.00
Purchase	09/15/2021	09690AAC7	85,000.00	BMW Vehicle Lease Trust 2021-2 A3 0.33% Due: 12/26/2024	99.990	0.34%	84,991.23	0.00	84,991.23	0.00
Purchase	09/15/2021	91282CCX7	550,000.00	US Treasury Note 0.375% Due: 09/15/2024	99.805	0.44%	548,925.78	0.00	548,925.78	0.00
Purchase	09/23/2021	4581X0DZ8	435,000.00	Inter-American Dev Bank Note 0.5% Due: 09/23/2024	99.926	0.52%	434,678.10	0.00	434,678.10	0.00
Subtotal			2,785,000.00				2,782,817.38	506.68	2,783,324.06	0.00
TOTAL ACQUISITIONS			2,785,000.00				2,782,817.38	506.68	2,783,324.06	0.00
DISPOSITIONS										
Sale	08/06/2021	912828W55	600,000.00	US Treasury Note 1.875% Due: 02/28/2022	101.039	0.04%	606,234.38	4,860.73	611,095.11	10,017.86

Transaction Ledger

As of September 30, 2021

City of Solana Beach - Account #10471

June 30, 2021 through September 30, 2021

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Sale	09/13/2021	9128284D9	500,000.00	US Treasury Note 2.5% Due: 03/31/2023	103.621	0.15%	518,105.47	5,669.40	523,774.87	18,398.44
Sale	09/13/2021	912828YA2	600,000.00	US Treasury Note 1.5% Due: 08/15/2022	101.309	0.08%	607,851.56	709.24	608,560.80	9,257.81
Sale	09/16/2021	912828R28	450,000.00	US Treasury Note 1.625% Due: 04/30/2023	102.383	0.15%	460,722.66	2,762.06	463,484.72	10,318.36
Subtotal			2,150,000.00				2,192,914.07	14,001.43	2,206,915.50	47,992.47
Maturity	08/09/2021	69371RP42	500,000.00	Paccar Financial Corp Note 3.15% Due: 08/09/2021	100.000		500,000.00	0.00	500,000.00	155.00
Subtotal			500,000.00				500,000.00	0.00	500,000.00	155.00
TOTAL DISPOSITIONS			2,650,000.00				2,692,914.07	14,001.43	2,706,915.50	48,147.47

Important Disclosures

As of September 30, 2021

2021 Chandler Asset Management, Inc, An Independent Registered Investment Adviser.

Information contained herein is confidential. Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

Source ice Data Indices, LLC ("ICE"), used with permission. ICE permits use of the ICE indices and related data on an "as is" basis; ICE, its affiliates and their respective third party suppliers disclaim any and all warranties and representations, express and/or implied, including any warranties of merchantability or fitness for a particular purpose or use, including the indices, index data and any data included in, related to, or derived therefrom. Neither ICE data, its affiliates or their respective third party providers guarantee the quality, adequacy, accuracy, timeliness or completeness of the indices or the index data or any component thereof, and the indices and index data and all components thereof are provided on an "as is" basis and licensee's use it at licensee's own risk. ICE data, its affiliates and their respective third party do not sponsor, endorse, or recommend chandler asset management, or any of its products or services.

This report is provided for informational purposes only and should not be construed as a specific investment or legal advice. The information contained herein was obtained from sources believed to be reliable as of the date of publication, but may become outdated or superseded at any time without notice. Any opinions or views expressed are based on current market conditions and are subject to change. This report may contain forecasts and forward-looking statements which are inherently limited and should not be relied upon as indicator of future results. Past performance is not indicative of future results. This report is not intended to constitute an offer, solicitation, recommendation or advice regarding any securities or investment strategy and should not be regarded by recipients as a substitute for the exercise of their own judgment.

Fixed income investments are subject to interest, credit and market risk. Interest rate risk: the value of fixed income investments will decline as interest rates rise. Credit risk: the possibility that the borrower may not be able to repay interest and principal. Low rated bonds generally have to pay higher interest rates to attract investors willing to take on greater risk. Market risk: the bond market in general could decline due to economic conditions, especially during periods of rising interest rates.

Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a AA+/Aaa/AAA by S&P, Moody's and Fitch respectively.

ICE BofA 1-3 Yr US Treasury & Agency Index

The ICE BofA 1-3 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than three years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of \$1 billion for sovereigns and \$250 million for agencies.

CITY OF SOLANA BEACH
PARS Post-Employment Benefits Trust

Account Report for the Period
9/1/2021 to 9/30/2021

Gregory Wade
City Manager
City of Solana Beach
635 South Highway 101
Solana Beach, CA 92075

Account Summary

Source	Balance as of 9/1/2021	Contributions	Earnings	Expenses	Distributions	Transfers	Balance as of 9/30/2021
OPEB	\$1,279,223.44	\$0.00	-\$34,681.52	\$635.91	\$0.00	\$0.00	\$1,243,906.01
PENSION	\$3,306,640.56	\$0.00	-\$89,647.59	\$1,643.75	\$0.00	\$0.00	\$3,215,349.22
Totals	\$4,585,864.00	\$0.00	-\$124,329.11	\$2,279.66	\$0.00	\$0.00	\$4,459,255.23

Investment Selection

Source	
OPEB	City of Solana Beach
PENSION	City of Solana Beach

Investment Objective

Source	
OPEB	Individual account based on Moderate HighMark PLUS. The dual goals of the Moderate Strategy are growth of principal and income. It is expected that dividend and interest income will comprise a significant portion of total return, although growth through capital appreciation is equally important. The portfolio will be allocated between equity and fixed income investments.
PENSION	Individual account based on Moderate HighMark PLUS. The dual goals of the Moderate Strategy are growth of principal and income. It is expected that dividend and interest income will comprise a significant portion of total return, although growth through capital appreciation is equally important. The portfolio will be allocated between equity and fixed income investments.

Investment Return

Source	1-Month	3-Months	1-Year	Annualized Return			Plan's Inception Date
				3-Years	5-Years	10-Years	
OPEB	-2.71%	-1.04%	14.76%	8.84%	8.31%	-	3/1/2016
PENSION	-2.71%	-1.04%	14.75%	8.86%	8.35%	-	3/1/2016

Information as provided by US Bank, Trustee for PARS; Not FDIC Insured; No Bank Guarantee; May Lose Value

Past performance does not guarantee future results. Performance returns may not reflect the deduction of applicable fees, which could reduce returns. Information is deemed reliable but may be subject to change.
Investment Return: Annualized rate of return is the return on an investment over a period other than one year multiplied or divided to give a comparable one-year return.
Account balances are inclusive of Trust Administration, Trustee and Investment Management fees



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: November 10, 2021
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a DRP and SDP to Demolish a Single-Family Residence, Construct a Replacement Two-Story, Single-Family Residence with an Attached Two-Car Garage, and Perform Associated Site Improvements at 211 Ocean St. (DRP21-004/SDP21-004; Applicants: Ford and Cassie Blakely; APN: 263-042-05; Resolution 2021-128)**

BACKGROUND:

The Applicants, Ford and Cassie Blakely, are requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish a single-family residence, construct a replacement two-story, single-family residence with an attached two-car garage, and perform associated site improvements at 211 Ocean Street. The 8,360 square-foot lot is located within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ).

The project proposes grading in the amounts of 30 cubic yards of cut for footings, 80 cubic yards of fill, 5 cubic yards of excavation for footings, 100 cubic yards of removal and recompaction, for an aggregate of 215 cubic yards of grading, and 50 cubic yards of import. The maximum building height is proposed at 25.00 feet above the existing grade with the highest point of the residence at 100.75 MSL. The project meets two thresholds for the requirement of a DRP, including: 1) construction in excess of 60 percent of the maximum allowable floor area and 2) construction of a second story that exceeds 35% of the floor area of the first floor. The project requires a SDP because the proposed development exceeds 16 feet in height above the existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2021-128 (Attachment 1).

DISCUSSION:

The subject property fronts the south side of Ocean Street and is located one property to

<p>CITY COUNCIL ACTION:</p> <hr/> <hr/>
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the west of the southwest corner of the North Acacia Avenue and Ocean Street intersection. Ocean Street inclines steeply from the North Acacia Avenue intersection westward to Pacific Avenue at the top of the coastal bluff. The properties along Ocean Street step with the grade. The topography of the subject property is relatively flat; however, there are existing retaining walls along the side property lines. The building pad of the subject property is approximately 10 feet higher than the property located immediately to the east and approximately two feet lower than the lower building pad of the recently developed split-level property located immediately to the west.

The subject lot is surrounded on all sides by residential properties that are located within the Medium Residential (MR) Zone and are developed with one- and two-story homes. The lot is currently developed with a single-story, single-family residence with an attached garage. The Applicants propose to demolish the existing residence to construct a 3,410 square-foot replacement two-story, single-family residence, and perform associated site improvements including grading, a pool and spa, hardscape, fencing, and landscaping. The project plans are provided in Attachment 2.

Table 1 (below) provides a comparison of the Solana Beach Municipal Code (SBMC) applicable zoning regulations with the Applicant’s proposed design.

Table 1			
LOT INFORMATION			
Property Address:	211 Ocean Street	Zoning Designation:	MR (5-7 du/ac)
Lot Size (Net):	8,360 sf.	# of Units Allowed:	1 SFR, 1 ADU, 1 JADU
Max. Allowable Floor Area:	3,413 sf.	# of Units Requested:	1 SFR, 1 ADU
Proposed Floor Area:	3,411 sf.		
Below Max. Floor Area by:	2 sf.	Setbacks:	Required Proposed
Max. Allowable Height:	25 ft.	Front (N)	20 ft. 22 ft.
Max. Proposed Height:	25.00 ft.	Interior Side (W)	5 ft. 5 ft.
Highest Point/Ridge:	100.75 MSL	Interior Side (E)	5 ft. 5 ft.
Overlay Zone(s):	SROZ	Rear (S)	25 ft. 58 ft.
PROPOSED PROJECT INFORMATION			
Floor Area Breakdown:		Required Permits:	
Proposed First Floor	1,713 sf.	DRP: A DRP is required for a structure that exceeds 60% of the maximum allowable floor area and a second story that exceeds 40% of the first floor.	
Proposed Second Floor	1,613 sf.		
Proposed First Floor Garage	485 sf.	SDP: A SDP is required for a new structure that exceeds 16 feet in height from the existing grade.	
Subtotal:	3,811 sf.		
Required Parking Exemption:	- 400 sf.		
Total Floor Area:	3,411 sf.		
Proposed Grading: 30 CY of cut and 80 CY of fill, 5 CY of excavation for footings, 100 CY of removal and recompaction, an aggregate of 215 CY of grading, and 50 CY of import			
Proposed Parking: Attached 2-Car Garage		Existing Development:	
Proposed Fences and Walls: Yes		Single-story, single-family residence with an attached garage to be demolished	
Proposed Accessory Dwelling Unit: Yes; not subject to discretionary review			
Proposed Accessory Structure: No			

Development Review Permit Compliance (SBMC Section 17.68.40):

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2021-128. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made:

1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the development review criteria.
3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.
4. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicants obtaining the required permit or approval from the other agency.

If the above findings cannot be made, the Council shall deny the DRP.

In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

Relationship with Adjacent Land Uses:

The property is located within the MR Zone. The surrounding neighborhood is also located in the MR Zone and consists of a mix of properties that are one- and two-story, single-family residences. The project site is currently developed with a single-story, single-family residence with an attached garage.

The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020, which permits one single-family residence and one Accessory Dwelling Unit (ADU) per lot. The property is designated Medium Density Residential in the General Plan and intended for single- and multi-family residential development with a maximum density of five to seven dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated, and could be found to be in conformance with, the regulations of the SROZ. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits.

Building and Structure Placement:

The Applicants are proposing to construct a replacement two-story, single-family residence with an attached two-car garage. The location of the existing driveway would be maintained along the western side of the property with access from Ocean Street to the proposed 485 square-foot two-car garage. A screened trash enclosure would be located on the west side of the driveway. A gated walkway would provide pedestrian access from Ocean Street through the center of the property to the main entrance. The southern portion of the front yard would include an uncovered patio and a vegetated biofiltration area to support onsite drainage. Private walkways would be provided along both the western and eastern sides of the residence to access the rear yard.

The replacement residence would be located in the western portion of the buildable area with portions of the second floor stepped back from the eastern side of the property by varying dimensions. The 1,713 square-foot first floor living area would include an open-concept kitchen, living, and dining room, an office (bedroom) with a private bathroom, a pantry, a powder room, and a utility room with access to the garage. The first floor would open to both an uncovered courtyard, a covered patio, and the rear yard. The 1,613 square-foot second floor living area would include a main bedroom suite with a partially covered deck located on the north (front) side of the residence and two bedrooms with private bathrooms and decks on the south (rear) side of the residence. The deck located off of Bedroom #2 on the southeastern side of the residence would be covered and also have access from the internal hallway. The deck located off of Bedroom #1 on the southwestern side of the residence would be uncovered. All proposed exterior areas, including the courtyard, patio, and decks would be exempt from floor area.

Exterior improvements proposed on the south (rear) side of the residence include a barbeque counter and bar seating, a pool and spa, and landscape and hardscape areas. The Applicants are also proposing a detached single-story ADU of 450 square feet located in the southwest corner of the property and partially within the rear yard setback. It should be noted that the detached ADU is not subject to discretionary review, pursuant to SBMC Section 17.20.040(D), and has been shown voluntarily on the project plans. The surrounding yard improvements, however, would be accessible by the tenants of both the ADU and primary residence and, therefore, are subject to the discretionary review.

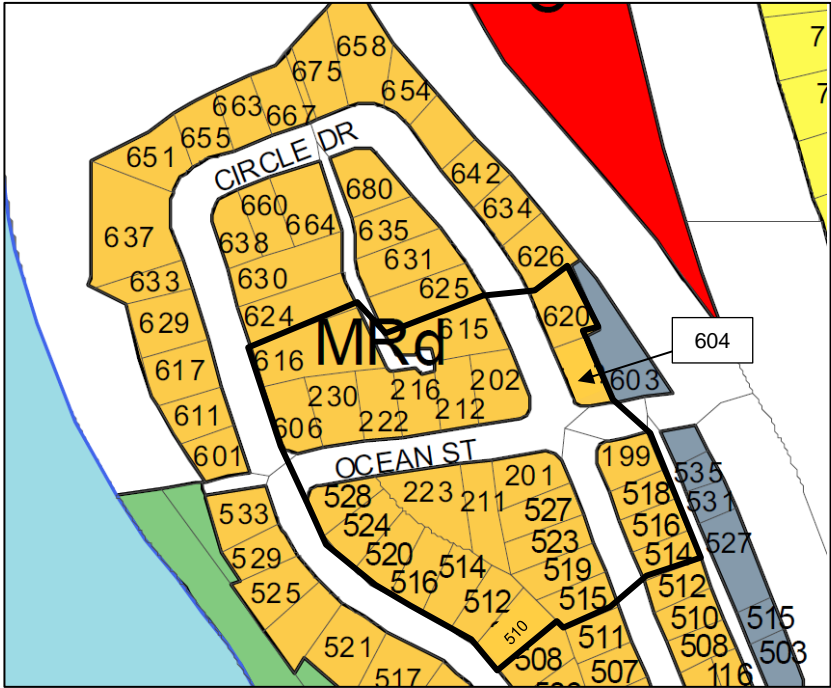
The total proposed floor area would be 3,411 square feet, which is 2 square feet below the maximum allowable floor area for the 8,360 square-foot lot. The maximum floor area calculation for this project is as follows:

0.500 for first 6,000 ft ²	3,000 SF
0.175 for 6,001 to 15,000 ft ²	413 SF
<u>Total Allowable Floor Area:</u>	<u>3,413 SF</u>

The proposed project, as designed, would meet the minimum required setbacks, provide the required off-street parking, and would be below the maximum allowable floor area for the property.

Neighborhood Comparison:

Staff compared the proposed project to 27 other properties within the surrounding area. This area includes properties along Pacific Avenue, Ocean Street and Circle Drive as shown on the following map:



The properties evaluated in this comparison are located in the MR Zone. The existing homes range in size from 561 square feet to 5,000 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered patio area, or accessory building area in the total square footage. However, the County Assessor does include finished basements, which the City does not. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the existing and proposed garages as follows:

Project Gross Building Area:	3,811 SF
Delete Garage:	- 485 SF
<u>Project Area for Comparison to Assessor's Data:</u>	<u>3,326 SF</u>

Table 2 (on the following page) is based upon the County Assessor's data and SanGIS data. It contains neighboring lot sizes, the square footage of existing development, and the maximum allowable square footage for potential development on each lot.

Table 2						
#	Property Address	Lot Size in ft ² (GIS)	Existing ft ² Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	620 E CIRCLE DR	8,000	1,602		3,350	MR
2	604 E CIRCLE DR	6,500	1,498		3,088	MR
3	616 W CIRCLE DR	14,900	2,409		4,558	MR
4	606 W CIRCLE DR	7,100	2,924		3,193	MR
5	230 OCEAN ST	7,100	3,161		3,193	MR
6	222 OCEAN ST	6,700	3,141		3,123	MR
7	216 OCEAN ST	5,800	4,089 ¹		2,900	MR
8	212 OCEAN ST	6,600	1,452		3,105	MR
9	202 OCEAN ST	10,900	2,016		3,858	MR
10	615 E CIRCLE DR	12,000	2,913		4,050	MR
11	528 PACIFIC AVE	5,963	2,647		2,982	MR
12	524 PACIFIC AVE	6,800	4,897 ²		3,140	MR
13	520 PACIFIC AVE	6,800	4,481 ²		3,140	MR
14	223 OCEAN ST	12,679	4,036		4,169	MR
15	211 OCEAN ST	8,300	1,259	3,326	3,403	MR
16	201 OCEAN ST	6,600	1,897	3,217	3,105	MR
17	527 N ACACIA AVE	6,700	884		3,123	MR
18	523 N ACACIA AVE	6,750	1,016		3,131	MR
19	519 N ACACIA AVE	6,400	2,145		3,070	MR
20	515 N ACACIA AVE	6,200	3,866		3,035	MR
21	510 PACIFIC AVE	6,600	2,447		3,105	MR
22	512 PACIFIC AVE	6,700	1,414		3,123	MR
23	514 PACIFIC AVE	6,600	1,542		3,105	MR
24	516 PACIFIC AVE	6,700	1,827		3,123	MR
25	199 OCEAN ST	6,700	2,733		3,123	MR
26	514 N ACACIA AVE	5,000	3,046 ²		2,500	MR
27	516 N ACACIA AVE	4,900	1,230		2,450	MR
28	518 N ACACIA AVE	4,900	2,730		2,450	MR

¹ This structure exceeds the maximum allowable floor area for the lot because the square footage provided by the Assessor includes a basement, which is exempted in the City's maximum floor area calculation.

² These structures exceed the maximum allowable floor area for the lot because they were constructed prior to the adoption of the SROZ, which reduced the maximum allowable floor area.

Fences, Walls and Retaining Walls:

Within the front yard setback area, SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional two feet of fence that is at least 80% open to light. However, one walkway feature up to a maximum height of 6 feet provided 50% of the area is open to light and air and one driveway architectural feature up to a maximum height of 10 feet provided at least 50% of the area is open to light and air are permitted for each lot. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to six feet in height with an additional 2 feet that is 50% open to light and air.

Existing perimeter retaining walls and fencing along the east and west property lines would be maintained with the project. New fencing and gates would be constructed to secure access to the rear yard. An existing perimeter wall adjacent to the sidewalk along the property frontage ranges in height from approximately 3 feet at the eastern property line to 3 inches at the western property line and is located within the public right-of-way. It will be removed and relocated to the front property line with construction of this project.

Currently, the plans show existing fences and walls to remain and proposed walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicants decide to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to be in compliance with the Municipal Code.

Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicants will be required to submit a detailed construction landscape plan that will be reviewed by the City's third-party landscape architect for substantial conformance with the conceptual plan and compliance with SBMC Chapter 17.56. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. ADU's are not required to provide an additional parking space if the site is located within one-half mile of a transit stop. The subject site is within one-half mile of multiple bus stops on Highway 101; therefore, an

additional parking space is not required. The Applicants are proposing to construct a 485 square-foot attached garage in the northwest corner of the proposed residence. The garage would be accessed by a driveway on the northwest corner of the property from Ocean Street. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two 9-foot by 19-foot parking spaces that are clear of obstruction. Therefore, 400 square feet of garage area is exempt from the project's total floor area calculation.

Grading:

The project proposes grading in the amounts of 30 cubic yards of cut for footings, 80 cubic yards of fill, 5 cubic yards of excavation for footings, 100 cubic yards of removal and recompaction, for an aggregate of 215 cubic yards of grading, and 50 cubic yards of import in order to create an increased building pad and consistent grade throughout the yard areas and construct drainage improvements including a bio retention basin located in the northeast portion of the front yard.

Lighting:

A condition of project approval is that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

Usable Open Space:

The project consists of a replacement single-family residence on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on June 18, 2021, showing a maximum building height of 25.00 feet (100.75 feet above MSL) above the proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by August 12, 2021. The City received one application for View Assessment (Attachment 3) from the property owner (Asli Carome c/o Julie Hamilton, Law Office of Julie Hamilton; "Claimant") of 201 Ocean Street, which is located immediately east of the subject property.

The project was presented to the View Assessment Commission (VAC) on October 19, 2021, and the VAC made a unanimous recommendation of approval with conditions. The notice of recommendation is provided in Attachment 4. The recommended conditions

included reduction in height of the proposed chimney by 9 feet (14 feet above grade) and reduction of the vertical height up from the sill of the east-facing window above the main bedroom bathtub to 2 feet, 4 inches.

The Applicants have included the VAC's recommended conditions of approval in the project plans provided in Attachment 2. An additional change provided by the Applicants since the VAC hearing is a 12-15 foot tall hedge (*Pittosporum* "Silver Sheen") located along the eastern side of the proposed second-floor covered deck in an effort to address privacy concerns raised by the Claimant. The story pole string lines between poles 16 and 17 were lowered after the VAC hearing to reflect the reduction in chimney height. The change was within the envelope of the originally noticed story poles, therefore, a second noticing period was not required.

Following the VAC hearing, the Claimant's representative indicated disagreement with the VAC's recommendation and requested that the City Council consider the View Claim.

The City Council should consider the recommendation from VAC, the information provided by the Applicants and Claimant, and the View Assessment Ordinance (SBMC 17.63) including the definition of a "Viewing Area" and the five required findings, which are provided below:

SBMC Section 17.63.020(I): "Viewing area" shall be that area of the structure (excluding bathrooms, hallways, garages or closets) or lot (excluding the building setback areas) where the view assessment committee, or the city council on appeal, determines the best and most important view exists. The finished floor elevation of any viewing area must be at or above existing grade adjacent to the exterior wall of the part of the building nearest to that viewing area. The determination shall be made by balancing the nature of the view to be protected and the importance of the area of the structure or lot from where the view is taken.

SBMC Section 17.63.040(F): Findings. In making a decision on a matter for which view assessment has been requested, the view assessment committee shall be required to make the following findings:

- 1. The applicant for the structure development permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve the view impairment issues.*
- 2. The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the city's general plan, local coastal program, or city designated viewing areas.*

3. *The structure is designed and situated in such a manner as to minimize impairment of views.*
4. *There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) Considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of structures similar to the proposed structure.*
5. *The proposed structure is compatible with the immediate neighborhood character.*

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicants submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 25.00 feet above the proposed grade or 100.75 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

The Draft Resolution of Approval (Attachment 1) reflects the Claimant's request that the City Council consider the findings of the SDP in addition to the DRP. The Draft Resolution of Approval includes the applicable SBMC sections in italicized text and the recommended conditions of approval from the Community Development, Engineering, and Fire Departments. An additional condition of approval requires that the Applicants obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

Property Frontage and Public Right-of-Way Improvements

The existing property frontage is improved with concrete curb, gutter and four-foot wide sidewalk. At the back of the sidewalk is a low concrete wall that decreases in height from approximately 3 feet in height at the eastern property line to approximately 3 inches in height at the western property line. If approved, the Applicants will be required to remove the existing wall and construct a 6-foot wide Decomposed Granite (DG) pathway graded at 2 percent slope. The driveway approach will also be reconstructed as a condition of approval to meet Americans with Disabilities Act (ADA) standards.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. The City Council should consider the findings to approve or deny the SDP and DRP.

PUBLIC HEARING NOTICE:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on October 28, 2021. As of the date of preparation of this Staff Report, Staff has not received any additional correspondence from neighbors or interested parties in support of, or in opposition to, the proposed project except for the referenced correspondence from the Claimant.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. Examples of this exemption include one single-family residence or second dwelling unit in a residential zone. In urbanized areas, up to three-single-family residences may be constructed or converted under this exemption.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve the project as recommended by the VAC and adopt the attached Resolution 2021-128.
- Approve the project subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a SDP and DRP, including a different determination regarding the VAC recommendation.
- Deny the project if all required findings for the DRP and SDP cannot be made.

DEPARTMENT RECOMMENDATION:

To clarify the intent of the VAC's recommended condition of approval to preserve privacy from the east-facing window, Staff would recommend that the City Council consider the following special condition language should the project be approved:

The east-facing windows located in the bathroom of the main bedroom shall have a minimum sill height of 4.5 feet.

The proposed project meets the minimum objective requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP and SDP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2021-128 conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement two-story, single-family residence with an attached two-car garage, and perform associated site improvements at 211 Ocean Street, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager

Attachments:

1. Resolution 2021-128
2. Project Plans Dated 10-26-2021
3. Carome Application for View Assessment
4. NOR from October 19, 2021 VAC Meeting

RESOLUTION 2021-128

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO DEMOLISH A SINGLE-FAMILY RESIDENCE, CONSTRUCT A REPLACEMENT TWO-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 211 OCEAN STREET, SOLANA BEACH

**APPLICANTS: FORD AND CASSIE BLAKELY
APPLICATION: DRP21-004/SDP21-004**

WHEREAS, Ford and Cassie Blakely (hereinafter referred to as “Applicants”), have submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of Solana Beach Municipal Code Section 17.72.030; and

WHEREAS, at the Public Hearing on November 10, 2021, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council of the City of Solana Beach found the application request exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and

WHEREAS, this decision is based upon the evidence presented at the hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the hearing.

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to demolish a single-family residence, construct a replacement two-story, single-family residence with an attached two-car garage, and perform associated site improvements at 211 Ocean Street, Solana Beach, is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

- A. The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to

complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on June 18, 2021 showing a maximum building height of 25.00 feet (100.75 MSL) above the existing grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by August 12, 2021. The City received one application for View Assessment from the property owner (Asli Carome c/o Julie Hamilton, Law Office of Julie Hamilton; "Claimant") of 201 Ocean Street, which is located immediately east of the subject property.

The project was presented to the View Assessment Commission (VAC) on October 19, 2021, and the VAC made a unanimous recommendation of approval with conditions. The recommended conditions included reduction in height of the proposed chimney by 9 feet (14 feet above grade) and reduction of the vertical height up from the sill of the east-facing window above the main bedroom bathtub to 2 feet, 4 inches.

The Applicants reflected the recommended conditions of approval in the project plans presented to the City Council on November 10, 2021. An additional change provided by the Applicants since the VAC hearing was a 12-15 foot tall hedge (*Pittosporum* "Silver Sheen") located along the eastern side of the proposed second-floor covered deck in an effort to address privacy concerns raised by the Claimant. The story pole string lines between poles 16 and 17 were lowered after the VAC hearing to reflect the reduction in chimney height. The change was within the envelope of the originally noticed story poles, therefore, a second noticing period was not required.

Following the VAC hearing, the Claimant's representative indicated disagreement with the VAC's recommendation and requested that the City Council consider the View Claim.

As a condition of approval, a height certification prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 25.00 feet above the proposed grade or 100.75 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

In accordance with Chapter 17.63 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:

- 1. The Applicant for the Structure Development Permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve the view impairment issues.*

Written accounts and oral testimony at the public meeting showed that there had been communication between the Applicants and the Claimant.

- II. *The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the city's general plan, local coastal program, or city designated viewing areas.*

The subject property is not located within designated public viewing areas; therefore, the proposed structure does not significantly impair views from public property.

- III. *The structure is designed and situated in such a manner as to minimize impairment of views.*

The Claimant's primary view is toward the northeast. The proposed structure is designed and situated in such a manner as to minimize impairment of views.

- IV. *There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) Considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of structures similar to the proposed structure.*

The VAC members found that there would not be significant cumulative view impairment caused by granting the application if adjacent lots were allowed to construct a development of a similar size and height.

- V. *The proposed structure is compatible with the immediate neighborhood character.*

The proposed development is compatible with the immediate neighborhood character, including design, bulk, scale, height, and size.

- B. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

- I. *The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.*

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Medium Density Residential, which allows for a maximum of five to seven dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Zoning Ordinance Consistency: The project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) (SBMC 17.20.030 and 17.48.040), which delineates maximum allowable Floor Area Ratio (FAR), Permitted Uses and Structures (SBMC Section 17.20.020) which provides for uses of the property for a single-family residence. Further, the project adheres to all property development regulations established for the Medium Residential (MR) Zone and cited by SBMC Section 17.020.030.

The project is consistent with the provisions for minimum yard dimensions (i.e., setbacks) and the maximum allowable Floor area (FAR), maximum building height, and parking requirements.

II. *The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:*

- a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and where feasible, complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.*

The property is located within the MR Zone. The surrounding neighborhood is also located in the MR Zone and consists of a mix of properties that are one- and two-story, single-family residences. The project site is currently developed with a single-story, single-family residence with an attached garage.

The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020, which permits one single-family residence and one Accessory Dwelling Unit (ADU) per lot. The property is designated Medium Density Residential in the General Plan and intended for single- and multi-family residential development with a maximum density of five to seven dwelling units per acre. The proposed development is found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated, and found to be in conformance with, the regulations of the

SROZ. As a condition of project approval, the Applicants shall obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits.

- b. Building and Structure Placement: Buildings and structures shall be sited and designed in a manner which visually and functionally enhances their intended use.*

The Applicants are proposing to construct a replacement two-story, single-family residence with an attached two-car garage. The location of the existing driveway will be maintained along the western side of the property with access from Ocean Street to the proposed 485 square-foot two-car garage. A screened trash enclosure will be located on the west side of the driveway. A gated walkway will provide pedestrian access from Ocean Street through the center of the property to the main entrance. The southern portion of the front yard will include an uncovered patio and a vegetated biofiltration area to support onsite drainage. Private walkways will be provided along both the western and eastern sides of the residence to access the rear yard.

The replacement residence will be located in the western portion of the buildable area with portions of the second floor stepped back from the eastern side of the property by varying dimensions. The 1,713 square-foot first floor living area will include an open-concept kitchen, living, and dining room, an office (bedroom) with a private bathroom, a pantry, a powder room, and a utility room with access to the garage. The first floor will open to both an uncovered courtyard, a covered patio, and the rear yard. The 1,613 square-foot second floor living area will include a main bedroom suite with a partially covered deck located on the north (front) side of the residence and two bedrooms with private bathrooms and decks on the south (rear) side of the residence. The deck located off of Bedroom #2 on the southeastern side of the residence will be covered and also have access from the internal hallway. The deck located off of Bedroom #1 on the southwestern side of the residence will be uncovered. All designed exterior areas, including the courtyard, patio, and decks are exempt from floor area.

Exterior improvements proposed on the south (rear) side of the residence include a barbeque counter and bar seating, a pool and spa, and landscape and hardscape areas. The Applicants are also proposing a detached single-story ADU of 450 square feet located in the southwest corner of the property and partially within the rear yard setback. It should be noted that the detached

ADU is not subject to discretionary review, pursuant to SBMC Section 17.20.040(D), and has been shown voluntarily on the project plans. The surrounding yard improvements, however, will be accessible by the tenants of both the ADU and primary residence and, therefore, are subject to the discretionary review.

The total proposed floor area is 3,411 square feet, which is 2 square feet below the maximum allowable floor area for the 8,360 square-foot lot. The maximum floor area calculation for this project is as follows:

0.500 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	413 ft ²
<hr/> Total Allowable Floor Area:	<hr/> 3,411 ft ²

The proposed project, as designed, would meet the minimum required setbacks, provide the required off-street parking, and would be below the maximum allowable floor area for the property.

- c. *Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. Trees and other large plantings shall not obstruct significant views when installed or at maturity.*

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicants will be required to submit a detailed construction landscape plan that will be reviewed by the City's third-party landscape architect for substantial conformance with the conceptual plan and compliance with SBMC Chapter 17.56. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

- d. *Roads, Pedestrian Walkways, Parking and Storage Areas: Any development involving more than one building or structure shall provide common access roads and pedestrian walkways.*

Parking and outside storage areas, where permitted, shall be screened from view, to the extent feasible, by existing topography, by the placement of buildings and structures, or by landscaping and plantings.

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. ADU's are not required to provide an additional parking space if the site is located within one-half mile of a transit stop. The subject site is within one-half mile of multiple bus stops on Highway 101; therefore, an additional parking space is not required. The Applicants are proposing to construct a 485 square-foot attached garage in the northwest corner of the proposed residence. The garage will be accessed by a driveway on the northwest corner of the property from Ocean Street. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two 9-foot by 19-foot parking spaces that are clear of obstruction. Therefore, 400 square feet of garage area is exempt from the project's total floor area calculation.

- e. *Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.*

The project proposes grading in the amounts of 30 cubic yards of cut for footings, 80 cubic yards of fill, 5 cubic yards of excavation for footings, 100 cubic yards of removal and recompaction, for an aggregate of 215 cubic yards of grading, and 50 cubic yards of import in order to create an increased building pad and consistent grade throughout the yard areas and construct drainage improvements including a bio retention basin located in the northeast portion of the front yard.

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).*

A condition of project approval includes that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

- g. Usable Open Space: Recreational facilities proposed within required usable open space shall be located and designed to maintain essential open space values.*

The project consists of a replacement single-family residence on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

- III. All required permits and approvals including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.*

All required permits, including a Structure Development Permit, are being processed concurrently with the Development Review Permit.

- IV. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicant obtaining the required permit or approval from the other agency.*

The Applicants are required to obtain approval from the California Coastal Commission prior to issuance of Building and Grading Permits.

IV. CONDITIONS

Prior to use or development of the property in reliance on this permit, the Applicants shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicants shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on November 10, 2021, and located in the project file with a submittal date of October 26, 2021.

- III. Prior to requesting a framing inspection, the Applicants shall submit a height certificate prepared by a licensed land surveyor prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 25.00 feet above the proposed grade or 100.75 feet above the Mean Sea Level (MSL) in conformance with the plans as approved by the City Council on November 10, 2021.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. The Applicants shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the conceptual landscape plan included in the project plans presented to the City Council on November 10, 2021 prior to Building Permit issuance, which will be reviewed and inspected by the City's third party landscape professional.
- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VIII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- XI. The east-facing windows located in the bathroom of the main bedroom

shall have a minimum sill height of 4.5 feet.

B. Fire Department Conditions:

- I. ACCESS ROAD MINIMUM DIMENSIONS: Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
- II. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- III. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
- IV. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation. Sprinklers shall be installed in the new residence and ADU.
- V. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

- I. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the frontage improvements being done in the public right-of-way. The frontage improvements

shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:

- a. Construction of any damaged sidewalk panels or curb/gutter as directed by the City Inspector.
 - b. Construction of the sidewalk underdrain.
 - c. Widening of the existing four feet wide sidewalk to six feet wide sidewalk with appropriate transitional sections to match the proposed driveway to the west and the existing sidewalk to the east.
 - d. Construction of the SDRSD driveway approach with 2:1 transitions to the existing concrete sidewalk.
 - e. Construction of the concrete walkway from the proposed sidewalk to the front pedestrian gate.
 - f. Removal of the existing retaining walls.
- II. The Applicants shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit. The EMRA shall be recorded against this property for all private improvements in the public right-of-way including, but not limited to:
- a. Walkway steps.
 - b. Sidewalk underdrain pipe.
- III. The Applicants shall pay in full the one-time Sewer Capacity Fee of \$4,500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed residential unit would increase the property's EDU assignment by 0.8 EDU. The cost the Applicants are responsible for is \$3,600.00 prior to Building Permit Issuance (0.8 EDU multiplied by \$4,500.00).
- IV. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- V. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

Grading:

- VI. The Applicants shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
- a. The Applicants shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicants shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. The Applicants shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to Final Inspection of the Building Permit.
 - d. The Applicants shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
 - e. The Applicants are responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicants shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the Grading Permit.
 - f. The Applicants shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial

grading plan submittal. Inspection fees shall be paid prior to issuance of the Grading Permit.

- g. The Applicants shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicants shall obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- i. The Applicants shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicants. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicants shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- l. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. No increase in cross-lot drainage shall be allowed.
- n. Prior to obtaining a Building Permit, submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E.

- o. The Applicants shall obtain the Grading Permit prior or concurrently to Building Permit issuance.

D. City Council Conditions:

VII. N/A

I. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.1.6 and 1.18 in addition to any applicable revocation proceedings.

II. EXPIRATION

The Development Review Permit and Structure Development Permit for the project will expire 24 months from the date of this Resolution, unless the Applicants have obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.

III. INDEMNIFICATION AGREEMENT

The Applicants shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicants of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicants shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicants regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicants shall not be required to pay or perform any settlement unless such settlement is approved by the Applicants.

NOTICE TO APPLICANTS: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective

upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 10th day of November, 2021, by the following vote:

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

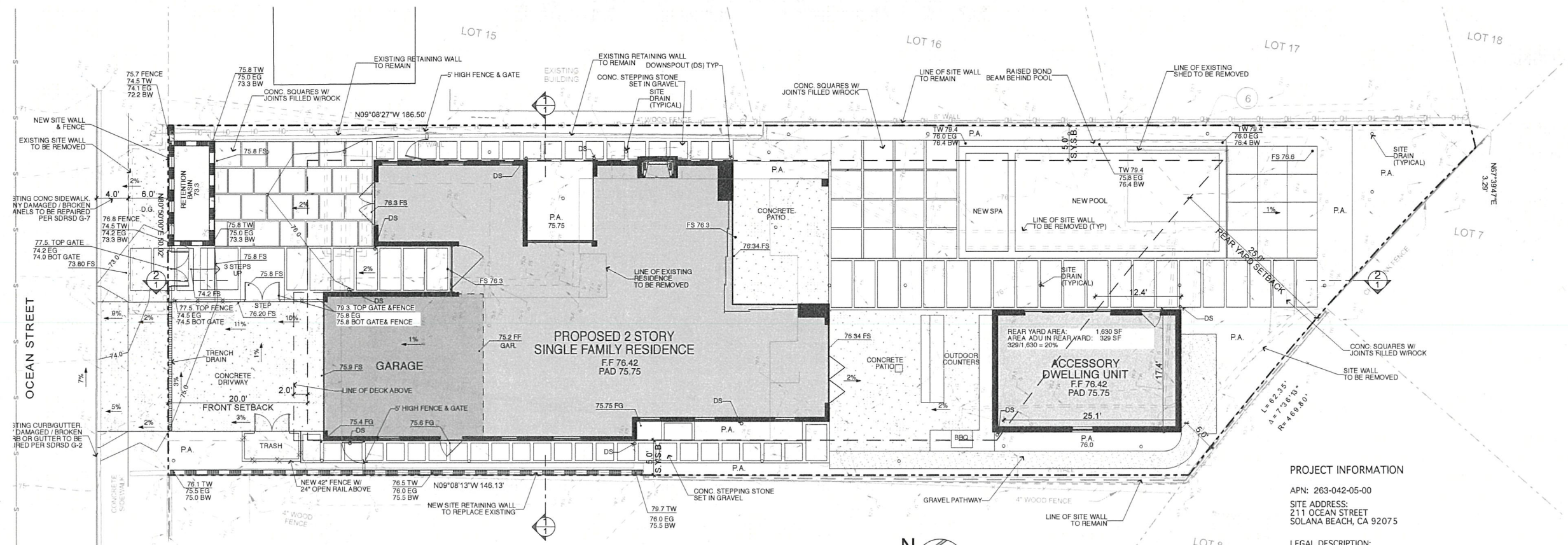
LESA HEBNER, MAYOR

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



PROJECT INFORMATION
APN: 263-042-05-00
SITE ADDRESS: 211 OCEAN STREET
SOLANA BEACH, CA 92075

LEGAL DESCRIPTION: LOT 14, IN BLOCK 3 OF SOLANA BEACH VISTA, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CA., ACCORDING TO THE OFFICIAL MAP THEREOF NO. 2143, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON DECEMBER 17, 1928

ZONE: MRd
SPECIAL ZONE OVERLAY: Scaled Residential Overlay
OCCUPANCY: R-3/U-1
CONSTRUCTION TYPE: VB
SPRINKLERS: NFPA 13D SPRINKLERS REQ.
EXISTING LOT USE: EXISTING SFR
PROPOSED USE: SINGLE FAMILY RESIDENCE
LOT COVERAGE: N/A
OFF STREET PARKING: 2 SPACES REQUIRED

FRONT SETBACK: 20'-0" (ROW 55'-0")
SIDE SETBACK: 5'-0"
STREET SIDE SETBACK: 10'-0"
REAR SETBACK: 25'-0"
MAX BLDG HEIGHT: 25'-0"
PROPOSED BLDG HGT: 24'-10"

LOT AREA: GROSS 8,360 SF
LOT AREA: NET 8,360 SF
FLOOR TO AREA RATIO ALLOWABLE:

0.50 x 6,000 = 3,000 s.f.
0.175 x 2,360 = 413 s.f.
Maximum Floor Area Allowed 3,413 s.f.

PROPOSED BUILDING AREA:
NEW FIRST FLOOR LIVING AREA: 1,713 SF
NEW SECOND FLOOR LIVING AREA: 1,613 SF
NEW GARAGE: 485 SF
SUBTOTAL OF FLOOR AREA: 3,810 SF

OFF STREET PARKING EXEMPTION (2 SPACES): -400.0 SF
TOTAL PROPOSED FLOOR AREA: 3,410 SF

DECKS: 166 SF
COV. PATIO: 478 SF

ACCESSORY DWELLING UNIT: 451 SF

PARKING: 2 PARKING SPACES IN GARAGE.

EARTHWORK QUANTITIES:
SITE GRADING:
30 CY- CUT)
80 CY- FILL)
5 CY- EXCAVATION FOOTINGS
100 CY- REMOVAL & RECOMPACTION
215 CY- TOTAL GRADING
50 CY- TOTAL IMPORT

ADU EARTHWORK QUANTITIES:
SITE GRADING:
5 CY- CUT)
0 CY- FILL)
0 CY- EXCAVATION FOOTINGS
16 CY- REMOVAL & RECOMPACTION
21 CY- TOTAL GRADING
5 CY- TOTAL EXPORT

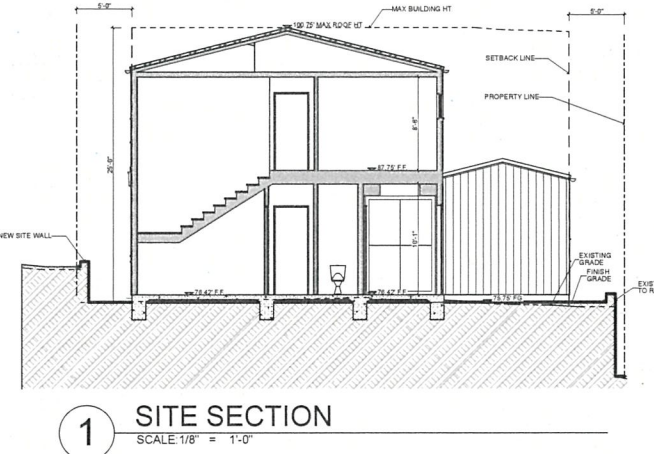
OWNER/APPLICANT: FORD AND CASSIE BLAKELY
211 OCEAN STREET
SOLANA BEACH, CA 92075
858-213-6562
OWNER'S REPRESENTATIVE: CRAIG FRIEHAUF
FRIEHAUF ARCHITECTS INC.
858.792.6116
frieaufinc@sbcglobal.net

SITE PLAN
SCALE: 1/8" = 1'-0"

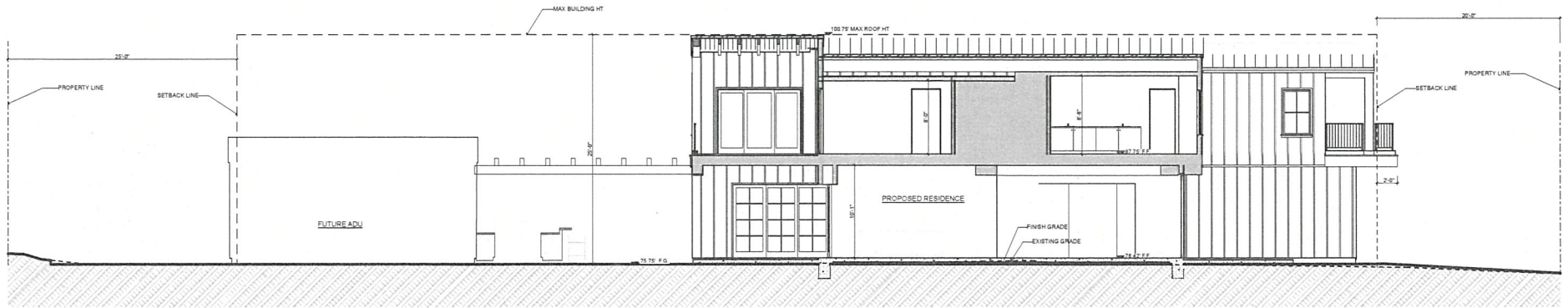


	Existing (SF)	Proposed Total (SF)
Non-landscaped Area ^a	5,683	0
Non-irrigated Landscape ^b	0	0
Irrigated Landscape ^c	1,625	1,625
Water Features ^d	492	492
Decorative Hardscape ^e	560	560
Total Lot Area	8,360	8,360

	Area of Work ^a (SF)
Irrigated Landscape	1,625
Water Features ^d	492
Decorative Hardscape ^e	560
Aggregate Landscape Area^a	2,677



1 SITE SECTION
SCALE: 1/8" = 1'-0"



2 SITE SECTION
SCALE: 1/8" = 1'-0"

DATE:

MAR 18, 2021
MAY 6, 2021
JUNE 18, 2021
OCT 21, 2021

SHEET NO.

1

TOPOGRAPHIC SURVEY

ENCUMBRANCES:

EXISTING ENCUMBRANCES LISTED BELOW ARE PER A PRELIMINARY TITLE REPORT PREPARED BY TITLE 365 DATED JULY 24, 2016 AS ORDER NO 410-1402082-40.

5 COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED APRIL 7, 1941 IN BOOK 1163 AND PAGE 209, OF OFFICIAL RECORDS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

6 AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 2367 OF DEEDS, PAGE 207.

SAID EASEMENT ROUTE ADJACENT TO EASTERLY LINE OF LOT 14. NO EASEMENT LIMITS PROVIDED.

OWNER:

FORD AND CASSIE BLAKELY

ADDRESS:

211 OCEAN STREET
SOLANA BEACH, CA

APN:

263-042-05

BENCHMARK:

3.5" DIAMETER NATIONAL GEODESIC SURVEY DISC MARKED "J1415, 1987" LOCATED IN THE TOP OF THE HEADWALL THAT IS 0.2 MILES NORTH OF SOLANA VISTA DRIVE ON THE EAST SIDE OF NORTHBOUND HIGHWAY 101, 3 FEET OFF OF THE SHOULDER ACCORDING TO THE CITY OF SOLANA BEACH SURVEY CONTROL RECORD OF SURVEY NO. 18971.

ELEVATION = 34.670'
DATUM = NAVD 88

LEGAL DESCRIPTION:

LOT 14, IN BLOCK 3 OF SOLANA BEACH VISTA, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF NO. 2143, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON DECEMBER 17, 1928.

NOTES:

- BEARINGS AND DISTANCES SHOWN HEREON ARE DERIVED FROM AN EVIDENCE BASED BOUNDARY SURVEY PERFORMED ON JUNE 18, 2019.
- PLEASE NOTE THAT THIS SURVEY HAS NOT IDENTIFIED ANY UNDERGROUND UTILITIES THAT MAY EXIST UNLESS OTHERWISE SHOWN.
- TREES THAT ARE LESS THAN 6" IN DIAMETER HAVE NOT BEEN LOCATED, UNLESS OTHERWISE SHOWN.

LEGEND:

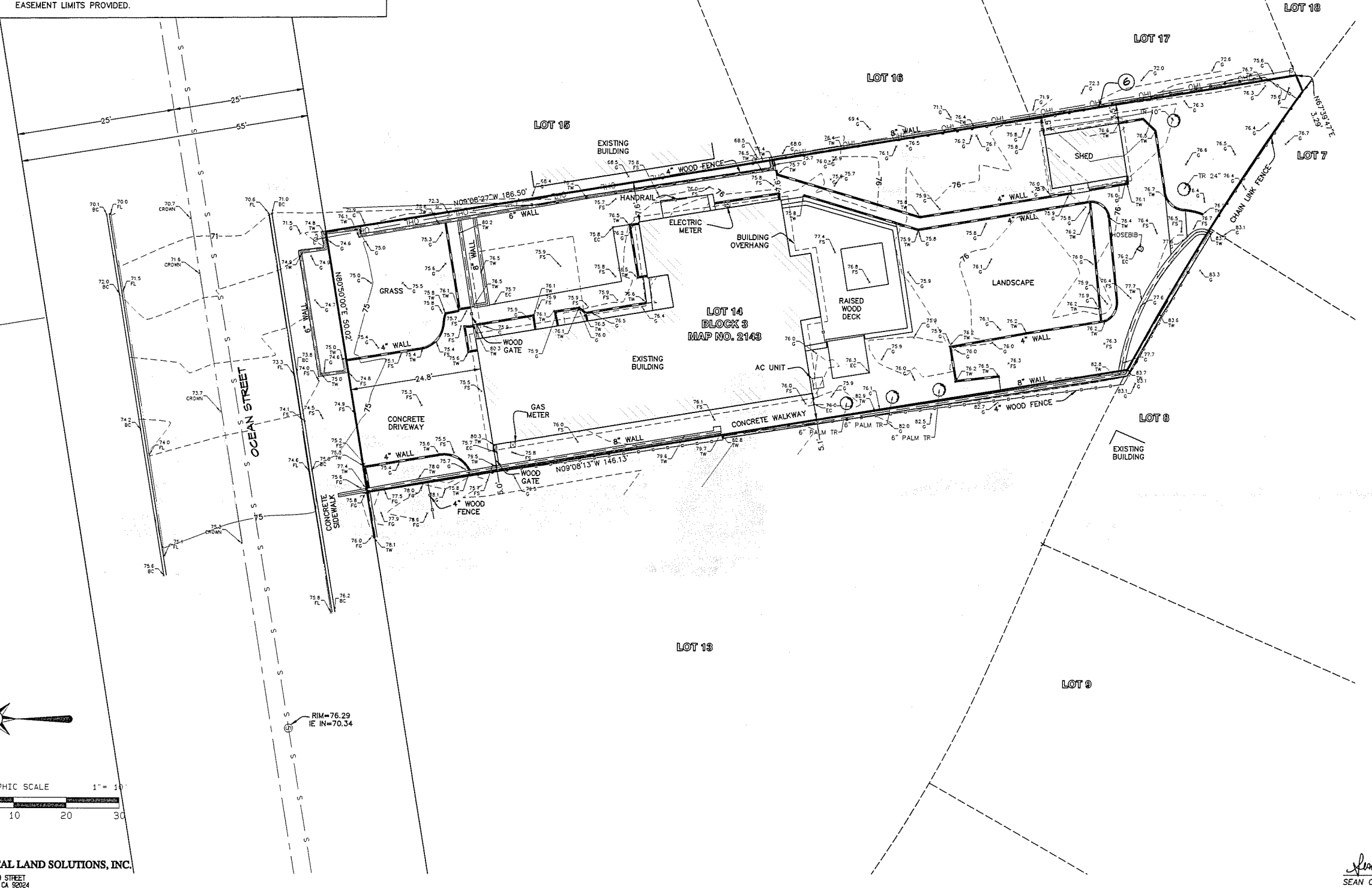
EC	INDICATES EDGE OF CONCRETE
EP	INDICATES EDGE OF PAVEMENT
FFE	INDICATES FINISHED FLOOR ELEVATION
FL	INDICATES FLOW LINE
FS	INDICATES FINISHED SURFACE
G	INDICATES GROUND
TW	INDICATES TOP OF WALL
WALL	
SEWER MAIN	
OVER HEAD LINE	
CHAIN LINK FENCE	
WOOD FENCE	
METER	
SANITARY SEWER MANHOLE	
POWER POLE	

PREPARED BY:

COASTAL LAND SOLUTIONS, INC.
577 SECOND STREET
ENCINITAS, CA 92024
760-230-6025

DATE OF SURVEY: JUNE-JULY 2019

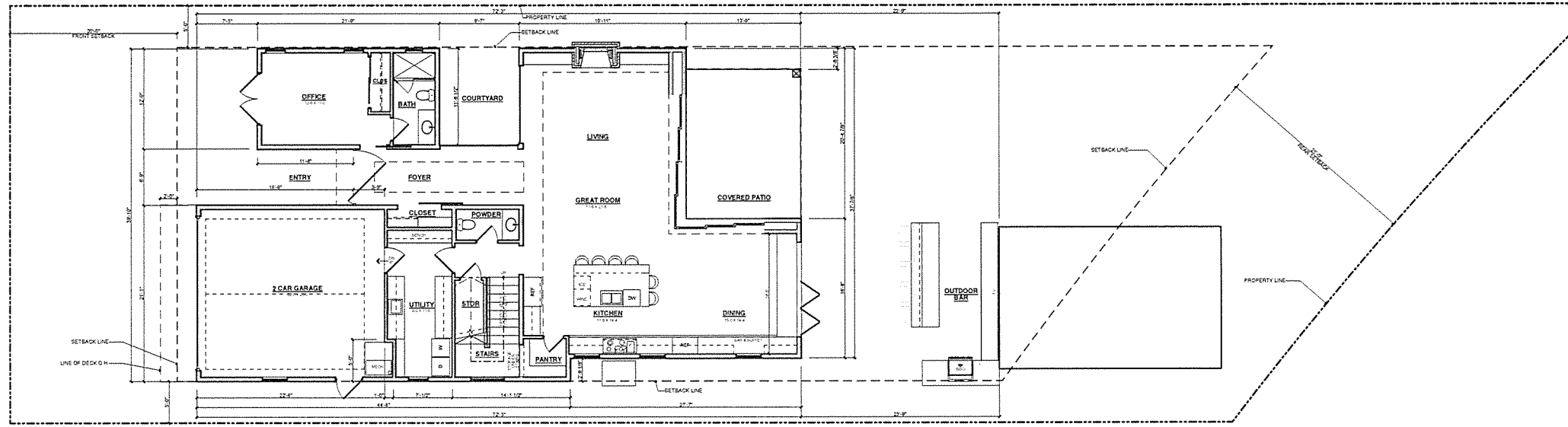
SEAN C. ENGLERT, LS 7959 DATE



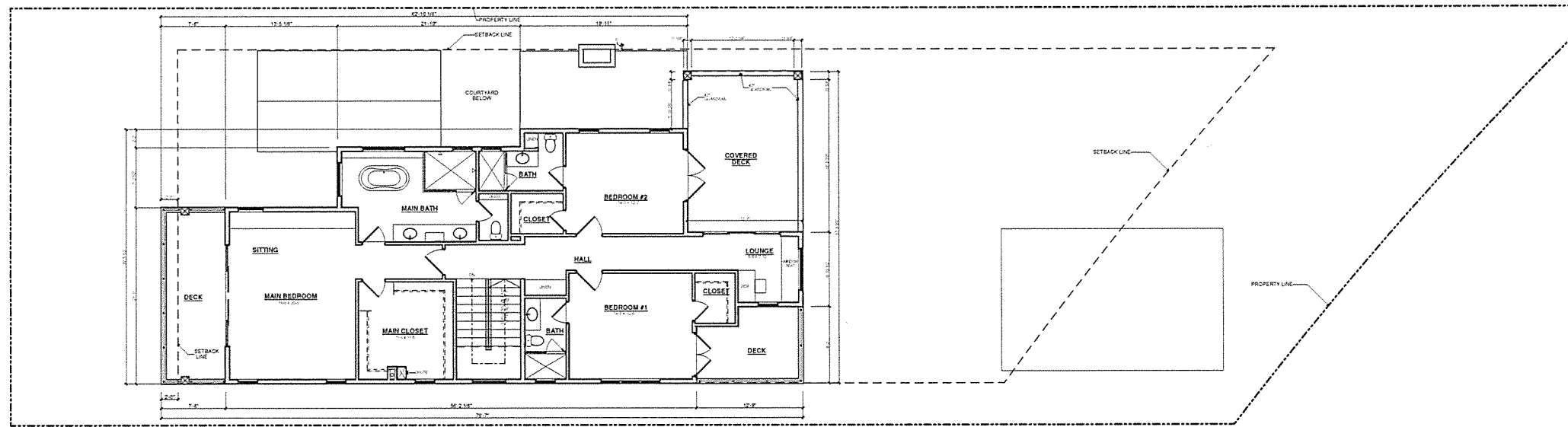
CLS COASTAL LAND SOLUTIONS, INC.
577 SECOND STREET
ENCINITAS, CA 92024
PH (760) 230-6025
FAX (760) 230-6125

CLS#1625

BLAKELY RESIDENCE
 211 OCEAN STREET
 SOLANA BEACH, CA. 92075



FIRST FLR PLAN
 SCALE 1/8" = 1'-0"



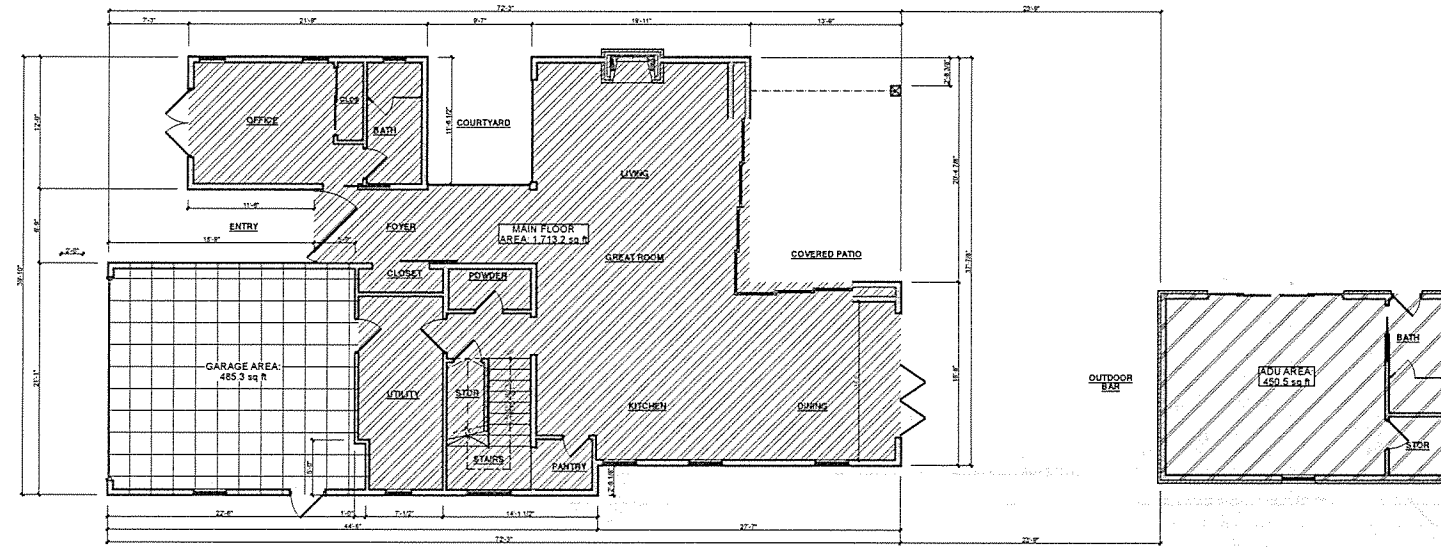
SECOND FLR PLAN
 SCALE 1/8" = 1'-0"

FRIEHAUF ARCHITECTS
 341 South Cedros Avenue, Suite D
 Solana Beach, California. 92075
 858.792.6116 Tel
 friehaufinc@sbcglobal.net

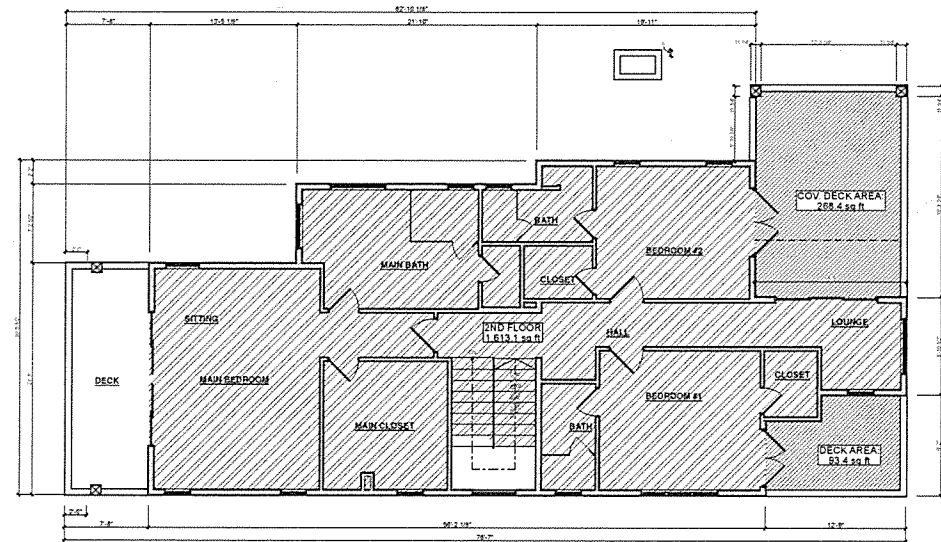
DATE:

MAR 18, 2021
 MAY 6, 2021
 JUNE 18, 2021
 OCT 21, 2021

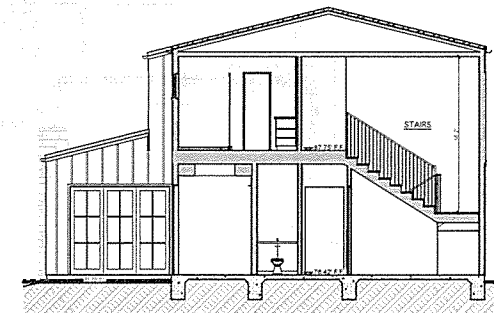
SHEET NO.



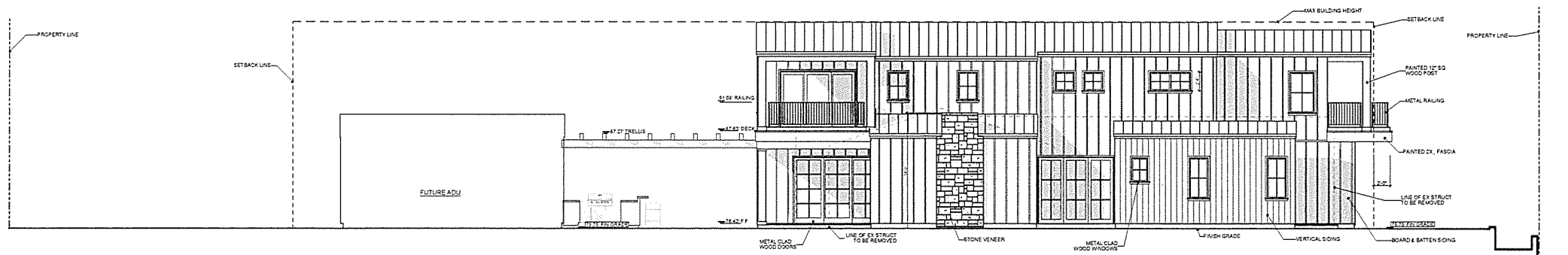
Main Floor AREA
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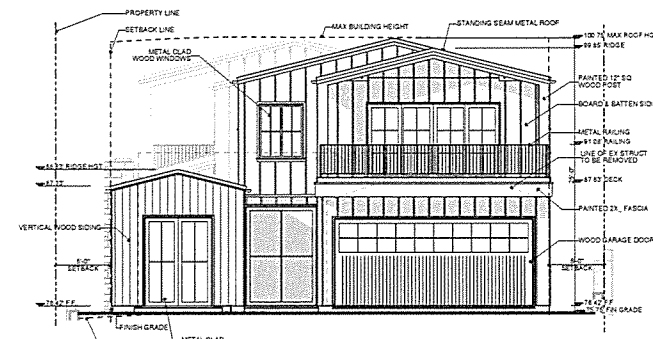
2nd Floor AREA
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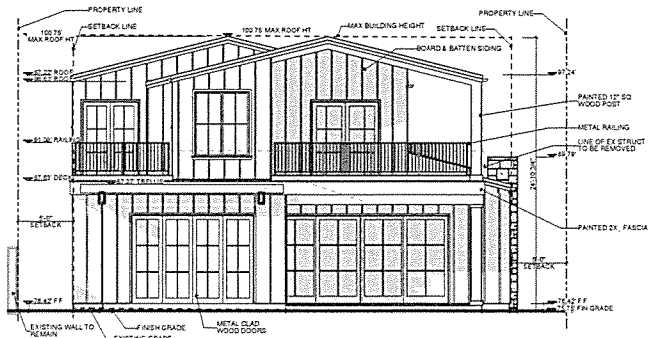
STAIR SECTION
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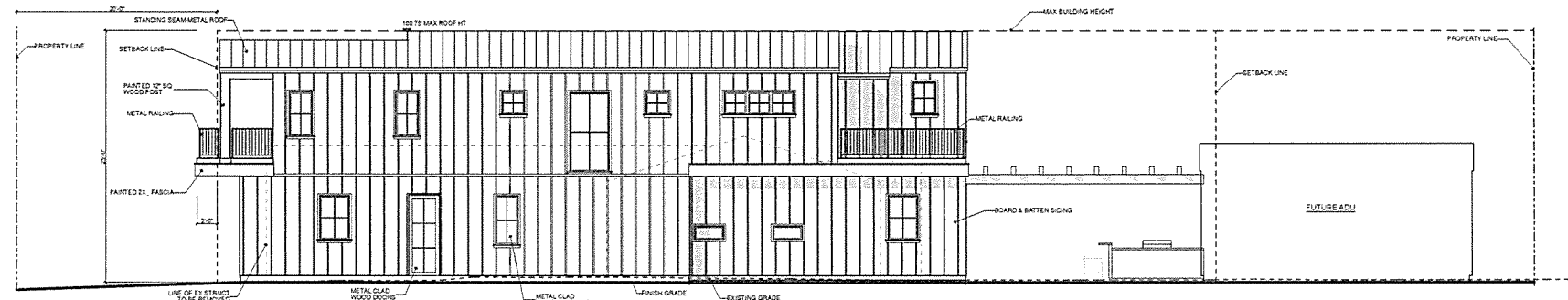
EAST ELEVATION
SCALE: 1/8" = 1'-0"



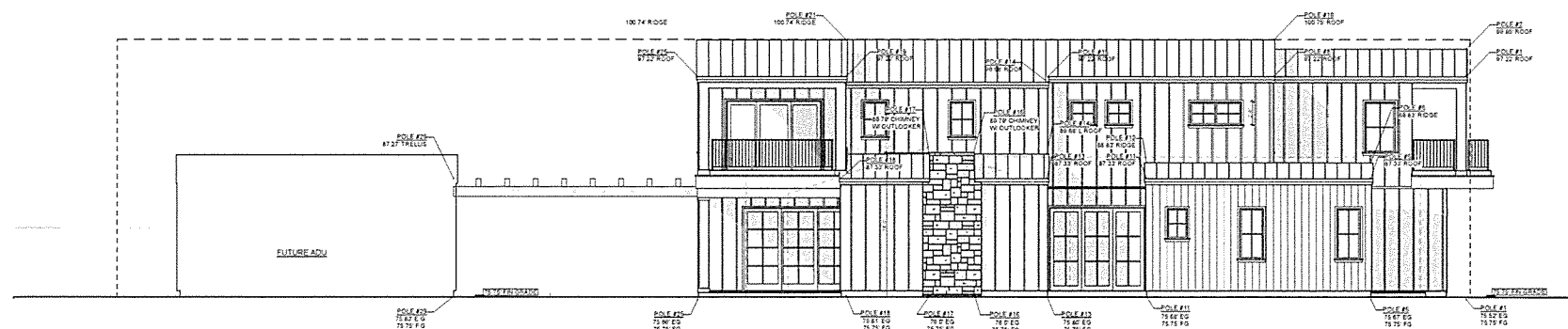
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



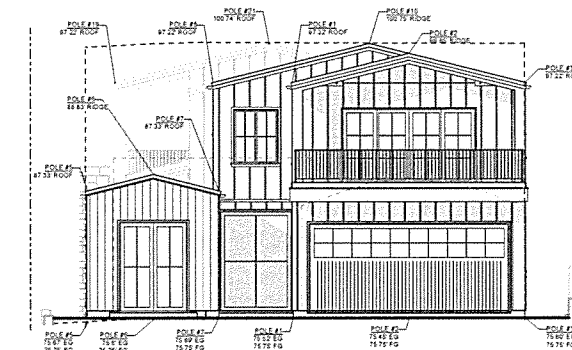
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



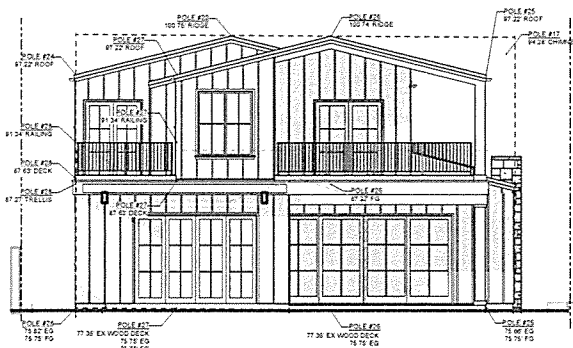
WEST ELEVATION
SCALE: 1/8" = 1'-0"



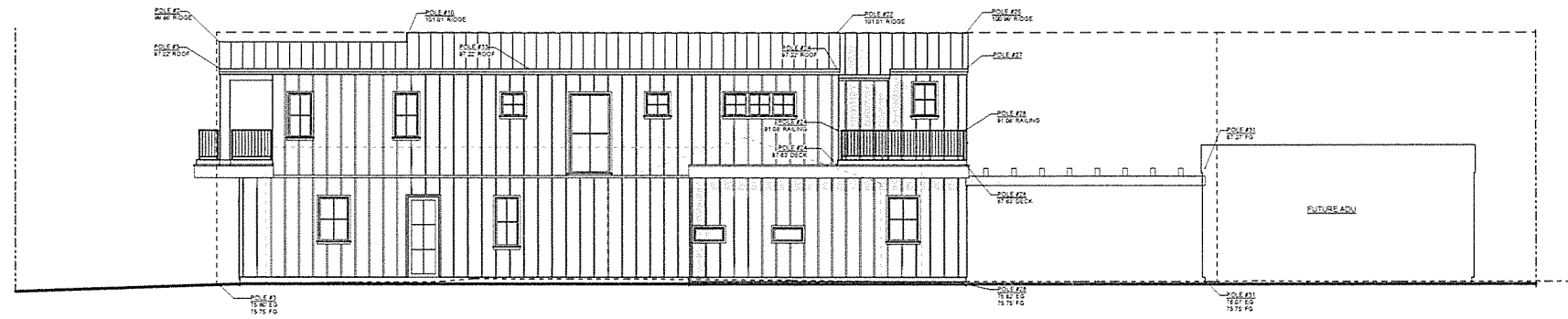
EAST ELEVATION - STORY POLE
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - STORY POLE
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - STORY POLE
SCALE: 1/8" = 1'-0"



WEST ELEVATION - STORY POLE
SCALE: 1/8" = 1'-0"



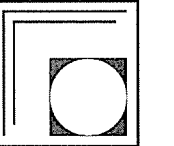
BLAKELY RESIDENCE
211 OCEAN STREET
SOLANA BEACH, CA. 92075

FRIEHAUF ARCHITECTS
341 South Cedros Avenue, Suite D
Solana Beach, California, 92075
858.792.6116 Tel
frieaufinc@sbcglobal.net

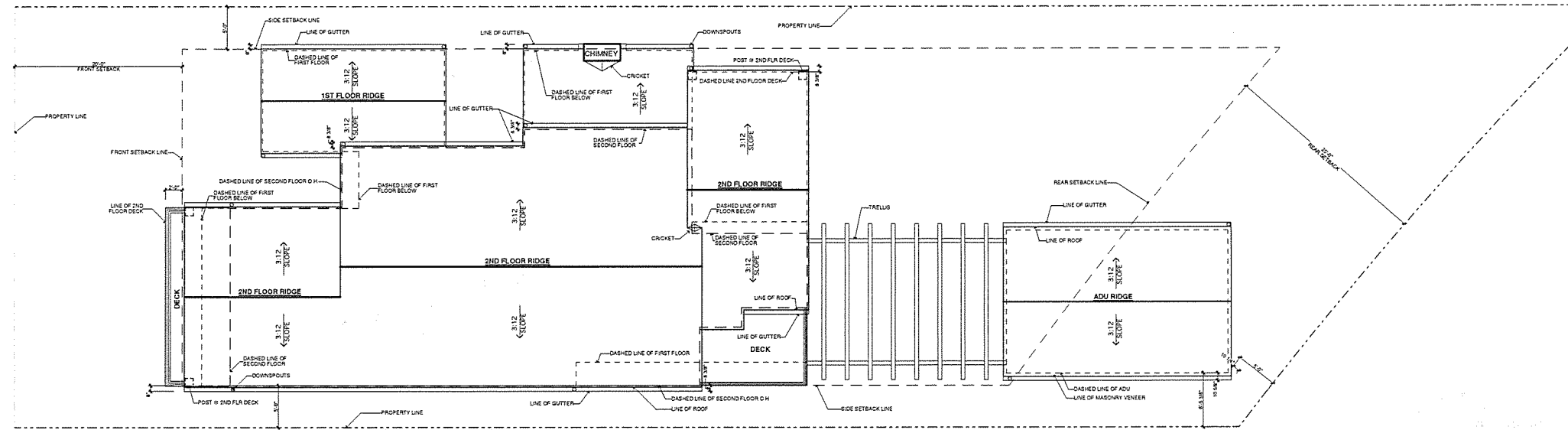
DATE:
MAR 18, 2021
MAY 6, 2021
JUNE 13, 2021
OCT 21, 2021

SHEET NO.

5

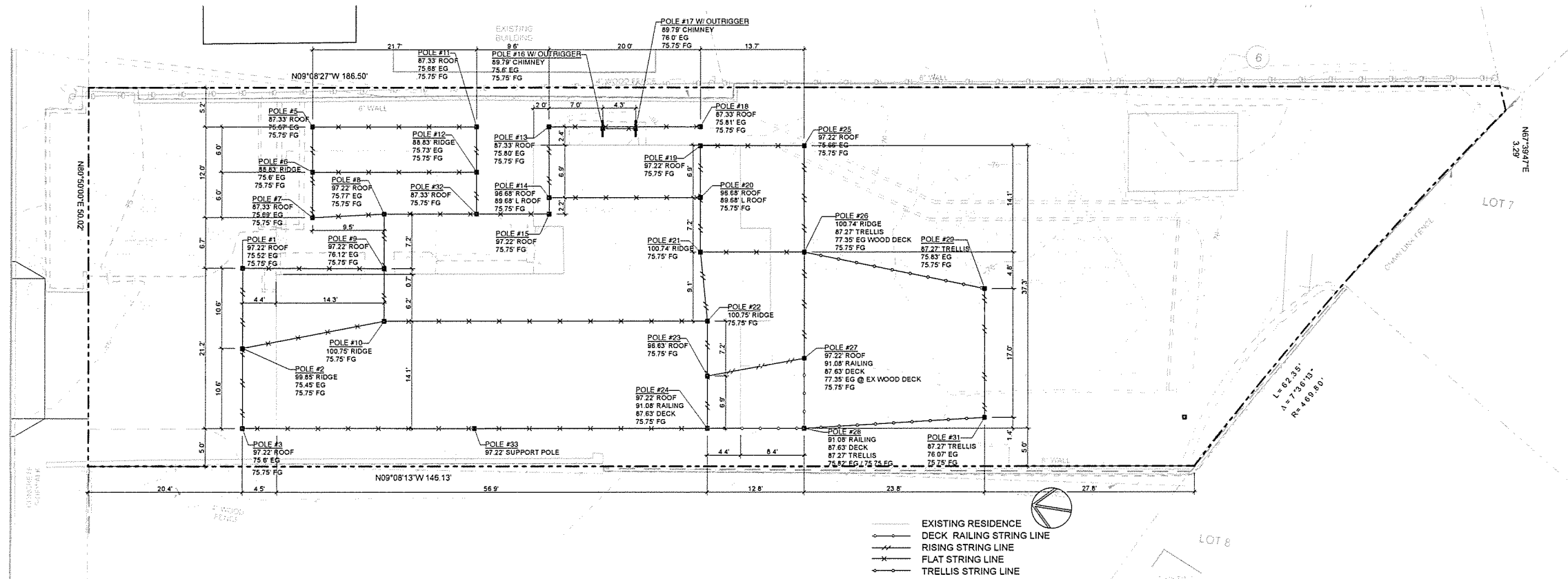


BLAKELY RESIDENCE
211 OCEAN STREET
SOLANA BEACH, CA. 92075



Roof Plan

SCALE 1/8" = 1'-0"



STORY POLE PLAN

SCALE 1/8" = 1'-0"

- EXISTING RESIDENCE
- DECK RAILING STRING LINE
- RISING STRING LINE
- FLAT STRING LINE
- TRELLIS STRING LINE

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341 South Cedros Avenue, Suite D
Solana Beach, California. 92075
858.792.6116 Tel
frieaufinc@sbcglobal.net

DATE:

MAR 18, 2021
MAY 6, 2021
JUNE 18, 2021
OCT 21, 2021

SHEET NO.

PRELIMINARY GRADING PLAN

GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
- A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
UNDERGROUND S.A. (800)-227-2600
- A SOILS REPORT SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL FACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJONING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS: CUT 1:2 FILL 1:2
OUT: 30 CY FILL: 80 CY IMPORT: 50 CY
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)
** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGLE UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
- FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
- UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AN AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SBGR-216 HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN". THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

EROSION CONTROL NOTES

- STORM WATER AND NON-STORM WATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER AND NON-STORM WATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.
- EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPE PLANS AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS, OR BY TEMPORARY EROSION CONTROL CONFORMING TO THE FOLLOWING:
NON-IRRIGATED HYDROSEED MIX WITH A FIBER MATRIX APPLIED AT 4,000 LB/ACRE.
LBS/ACRE: 20, 50, 8, 7, 91
% PURITY/ACRE: 70% PLUS, 50% PLUS
SEED SPECIES: ATRIPLEX GLAUCA, PLANTAGE INSULARIS, EXCELSIS FARINOSA, LOTUS SCOPARIUS, ECHINCHOLITZA CALIF.
- THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
- IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.

ABBREVIATIONS

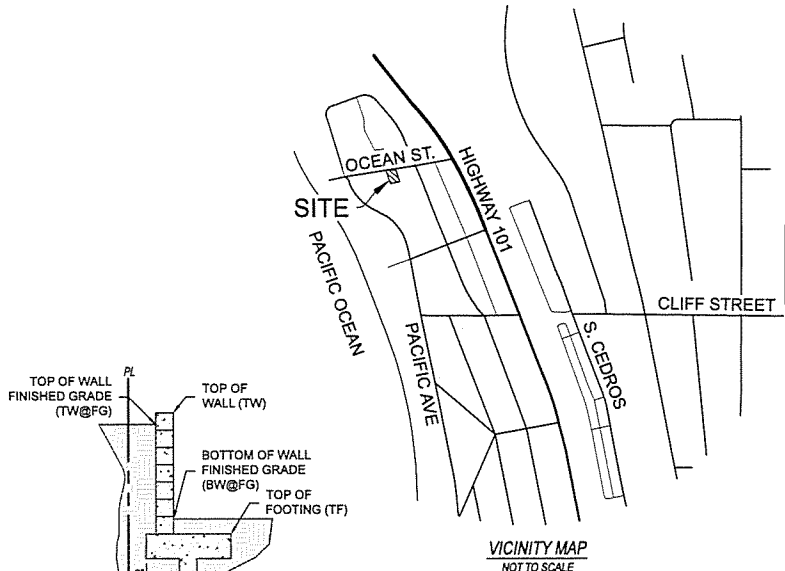
- CENTER LINE
- PROPERTY LINE
- INVERT ELEVATION
- FINISHED FLOOR
- FINISHED GRADE
- FINISHED SURFACE
- FLOW LINE
- PROPOSED ELEVATION XXX.X
- EXISTING ELEVATION
- TOP OF STEP
- BOTTOM OF STEP
- PLANTER AREA
- TOP OF CURB
- TOP OF GRATE
- TOP OF WALL
- FRONT YARD SETBACK
- REAR YARD SETBACK
- SIDE YARD SETBACK
- TOP OF WALL AT FINISHED GRADE
- BOTTOM OF WALL AT FINISHED GRADE
- ROOF DOWN SPOUT
- CL
- PL
- IE
- FF
- FG
- FS
- FL
- TS
- BS
- P.A.
- TG
- TW
- FYSB
- RYSB
- YSBS
- TW@FG
- BW@FG
- DS

EXISTING CONDITION

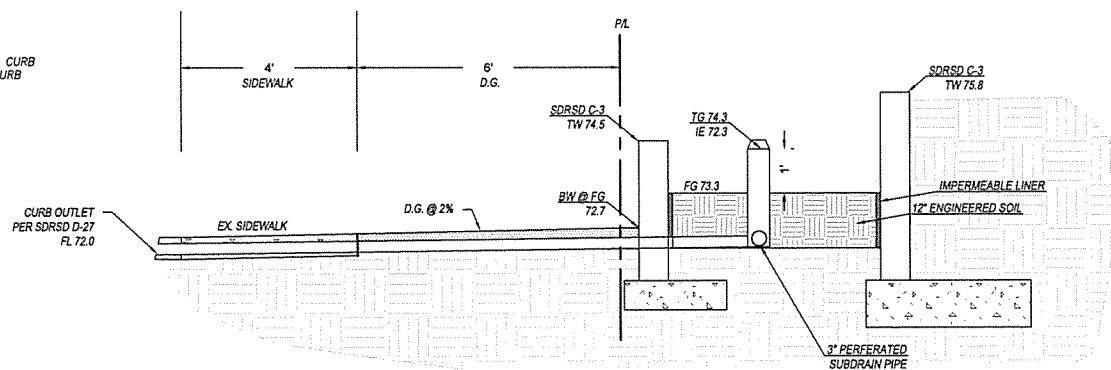
IMPERVIOUS: 4,000 SF
PERVIOUS: 4,360 SF

PROPOSED CONDITION

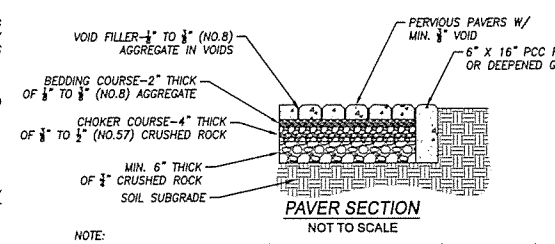
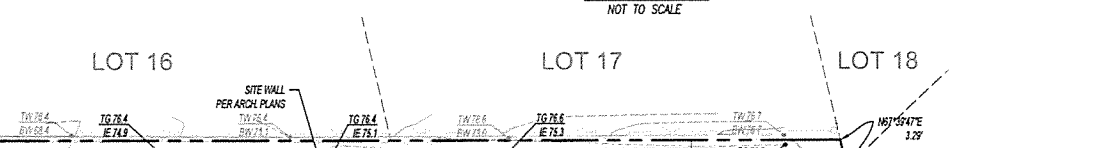
IMPERVIOUS: 4,342 SF
HARDSCAPE: 1,683 SF
BUILDING: 2,208 SF
ADU: 451 SF
PERVIOUS: 4,018 SF
LANDSCAPE: 1,419 SF
PERVIOUS: 1,889 SF
POOL: 645 SF
BMP: 65 SF



TYPICAL WALL CROSS SECTION ELEVATIONS SHOWN ON PLAN



BASIN DETAIL



NOTE:
-ALL AGGREGATE MUST BE CLEAN/WASHED AND FREE OF FINES (SAND, SILT, ETC.)
-THE PAVERS SHALL NOT BE SEALED ONCE THE VOID FILLER HAS BEEN ADDED
-EACH COURSE SHALL BE VIBRATORY COMPACTED BEFORE PLACEMENT OF NEXT COURSE
-NO IMPERVIOUS LINER OR FILTER FABRIC IS TO BE USED
-SPECIAL APPROVAL REQUIRED FOR USE IN HIGHLY EXPANSIVE SOIL - SUBDRAIN MAY BE REQUIRED
**CONSTRUCTION NOTE:
-PAVERS TO BE COVERED AND PROTECTED DURING CONSTRUCTION

LEGAL DESCRIPTION

LOT 14, IN BLOCK 3 OF SOLANA BEACH VISTA, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF NO. 2143, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON DECEMBER 17, 1928.

A.P.N.:

263-042-05

SITE ADDRESS:

211 OCEAN STREET
SOLANA BEACH, CA 92075

OWNER/PERMITTEE:

FORD AND CASSIE BLAKELY
211 OCEAN STREET
SOLANA BEACH, CA 92075

TOPOGRAPHIC SURVEY:

COASTAL LAND SOLUTIONS
(760)230-6025

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:

STANDARD SPECIFICATIONS

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS
- CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES"
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

STANDARD DRAWINGS

- SAN DIEGO REGIONAL STANDARD DRAWINGS
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

LEGEND

ITEM DESCRIPTION	SYMBOL
PROPERTY LINE	---
CENTERLINE OF ROAD	---
PROPOSED SETBACKS	---
PROPOSED HARDSCAPE PER LANDSCAPE ARCHITECT PLANS	---
PROPOSED CONTOUR LINE	---
EXISTING CONTOUR LINE	---
PROPOSED MASONRY RETAINING WALL PER PLAN	---
EXISTING MASONRY RETAINING WALL	---
PROPOSED DECOMPOSED GRANITE (D.G.)	---
PROPOSED 4-INCH STORM DRAIN	---
PROPOSED ROOF DOWN SPOUT	---

OWNER'S CERTIFICATE

I, _____ AS OWNER/DEVELOPER OF THE PROPERTY DESCRIBED HEREIN ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT MY DIRECTION WITH MY FULL CONSENT. I FULLY UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS CONTAINED HEREIN AND AS ATTACHED BY REFERENCE ON THIS GRADING PLAN.
IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.

I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 60 DAYS OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

FORD AND CASSIE BLAKELY
211 OCEAN STREET
SOLANA BEACH, CA 92075

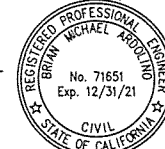
DATE

DECLARATION OF RESPONSIBLE CHARGE

I, BRIAN M. ARDOLINO, HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH RESOLUTION NO. 2007-170.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SOLANA BEACH IS LIMITED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF RESPONSIBILITIES FOR PROJECT DESIGN.

BY: BRIAN ARDOLINO
R.C.E. No. 71651 EXP 12/31/2021
PASCO LARET SUTNER & ASSOCIATES



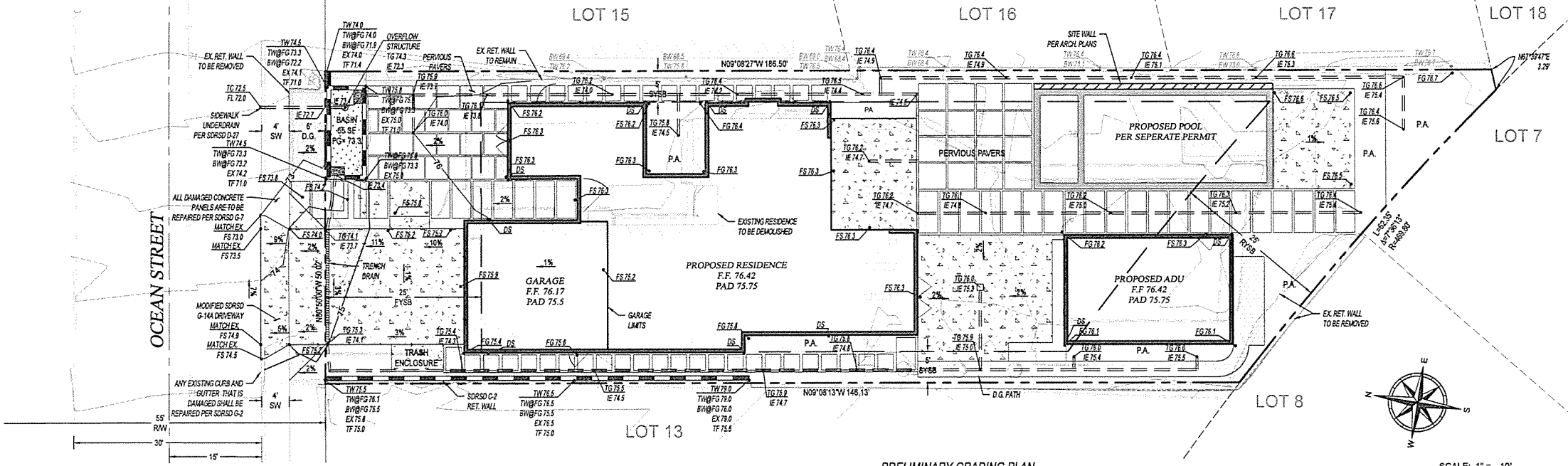
ADU EARTHWORK QUANTITIES:

SITE GRADING:
CUT: 5 CY
FILL: 0 CY
EXCAVATION FOR FOOTINGS: 0 CY
REMOVAL & RECOMPACTION (UNDER STRUCTURE): 16 CY
TOTAL GRADING: 21 CY
TOTAL EXPORT: 5 CY

EARTHWORK QUANTITIES:

SITE GRADING (OUTSIDE OF STRUCTURE):
CUT: 30 CY
FILL: 80 CY
EXCAVATION FOR FOOTINGS: 5 CY
REMOVAL & RECOMPACTION (UNDER STRUCTURE): 100 CY
TOTAL GRADING (CUT AND FILL OUTSIDE & BELOW STRUCTURE): 215 CY
TOTAL IMPORT: 50 CY

* EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SWELL FACTORS.

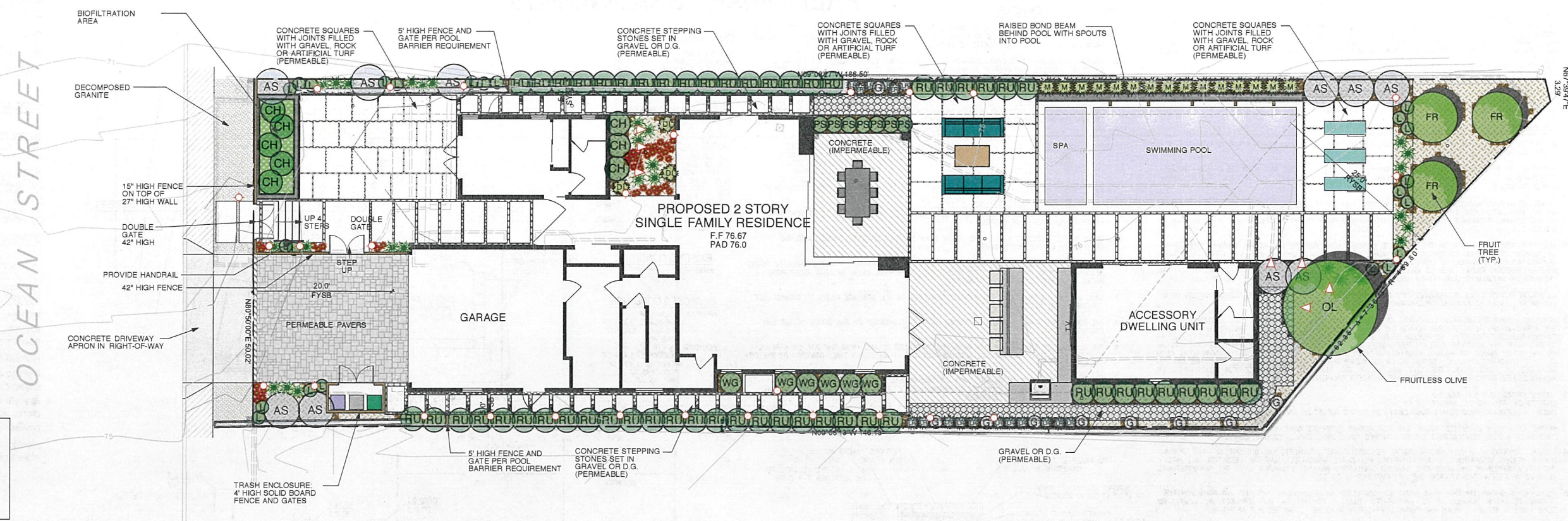
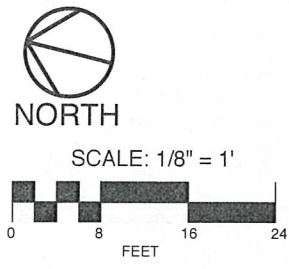


PRELIMINARY GRADING PLAN
SCALE: 1" = 10'



ENGINEER OF WORK	CITY APPROVED CHANGES	APPD DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
SEL By: <u>Brian Ardolino</u> Name: <u>BRIAN ARDOLINO</u> R.C.E. <u>71651</u> Exp: <u>12/31/21</u>			By: _____ Review Engineer Date: _____	By: _____ City Engineer R.C.E. Date: _____ Exp: _____	DESCRIPTION: "ENC-43" PER SOLANA BEACH SURVEY CONTROL LOCATION: 0.2 MILE NORTH OF SOLANA VISTA DR ON THE E SIDE OF NB HWY101 6FT WEST OF CORNER BY THE SEA SIGN. RECORD FROM: RCS NO. 18971 ELEV. 14.670' DATUM: NGVD 88	PRELIMINARY GRADING PLAN FOR: 211 OCEAN STREET	DRP 21-004 SDP 21-004 SHEET 1 OF 1

COASTAL COMMISSION PERMIT NO.



- LOW VOLTAGE LIGHTING**
- SPOTLIGHT UPLIGHTING TREE - FX LUMINAIRE VS UPLIGHT - 6 LEDS (WITH GROUND SPIKE) 10 WATT - NATURAL BRASS/COPPER FINISH
 - BRASS WALKWAY DOWNLIGHT - FX LUMINAIRE HC - NATURAL COPPER - 2 WATT LED

PLANT LEGEND

SYMBOL	DESCRIPTION	MATURE HEIGHT	WATER USE	MIN. SIZE	QUANTITY
AS	ACCA (FEIJOA) SELLOWIANA - PINEAPPLE GUAVA	18'-25'	LOW	5 GAL.	10
AS	AEONIUM 'SUNBURST' - SUNBURST AEONIUM	2'	LOW	1 GAL.	44
AS	ALOE STRIATA - GHOST ALOE	2'	LOW	5 GAL.	29
CH	CHONDROPETALUM TECTORUM - CAPE RUSH	3'	LOW	5 GAL.	8
DL	DIANELLA 'LITTLE REV'	2'	LOW	1 GAL.	17
DL	DIETES BICOLOR - FORTNIGHT LILY	2'	LOW	5 GAL.	3
L	LIMONIUM PEREZII - STATICE	2'	LOW	1 GAL.	23
M	MUHLENBERGIA RIGENS - DEER GRASS	3'	LOW	5 GAL.	15
RU	RHAPHIOLEPIS UMBELLATA 'MINOR' - DWARF YEDDO	4'	LOW	5 GAL.	54
WG	WESTRINGIA 'GRAY BOX' - COAST ROSEMARY	2'-3'	LOW	5 GAL.	6
G	BOUGAINVILLEA BARBARA KARST' ESPALLIER ONTO WALL/FENCE	30'	LOW	5 GAL.	9
OL	OLEA 'SWANN HILL' - FRUITLESS OLIVE	20'-35'	LOW	36" BOX MULTI	1
FR	FRUIT TREE - DWARF MEYER LEMON BEARRS LIME NAVEL ORANGE	8'-10'	SLA	15 GAL.	3
PS	PITTIOSPORUM 'SILVER SHEEN' KOHUU	12'-15'	MOD	15 GAL.	7
	MULCHED SHRUB AREA BARK OR ROCK MULCH - 3" DEPTH			1 GAL.	16" O.C.
	BIOBASIN: CAREX TUMILICOLA - BERKELEY SEDGE WITH REINFORCED RICE STRAW MATTING ON SIDES PLANTING AND REINFORCED STRAW MATTING SHALL BE INSTALLED ON ALL SIDE SLOPES OF THE BIO-BASIN.				



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

- ETWU = Estimated total water use per year (gallons per year)
- ETo = Evapotranspiration rate (inches per year)
- PF = Plant Factor from WUCOLS (see Definitions)
- HA = Hydro-zone Area (square feet). Define hydro-zones by water use: very low, low, moderate and high
- SLA = Special Landscape Area (square feet). Foliage plants, irrigated with recycled water, & turf used for active play
- 0.62 = Conversion Factor (to gallons per square foot)
- IE = Irrigation Efficiency

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				SLA
	1	2	3	4	
Evapotranspiration Rate (ETo) See 'A' below	Us 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - 62	0.62				
(Line 1 x Line 2)	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See 'B' below	0.3	0.6	1.0		
Hydrozone Area (HA) - in square feet	1,361	35	492	264	
(Line 4 x Line 5)	408.3	21	492		
Irrigation Efficiency (IE) See 'C' below	0.81	0.81	1.00		
(Line 6 x Line 7)	504	26	492		
TOTAL of all Line 8 boxes + SLA	1,286				
Line 3 x Line 9	32,690 gallons per year				
Estimated Total Water Use - ETWU (gallons per year)	32,690				
Total shall not exceed MAWA below	33,107				

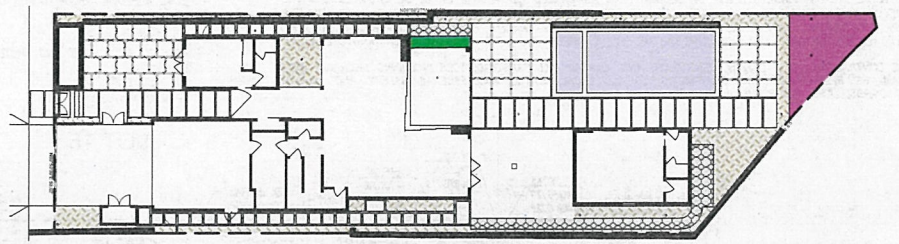
MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$\frac{25.42}{25.42 \text{ or } 29.14} \left[(ETAF \times \frac{2,152}{\text{Total Landscape Area}}) + (1-ETAF \times \frac{264}{\text{Total SLA}}) \right] = \text{MAWA}$$

Evapotranspiration adjustment factor (ETAF) use .55 residential, .45 non-residential

MAWA = 33,107 gallons

HYDROZONES



SYMBOL	ZONE	VEG. TYPE	WATER USE	PLANT FACTOR	AREA SQ. FT.	IRRIGATION TYPE	IRRIGN. EFFIC.
[Symbol]	#1	TREES/SHRUBS	LOW	0.3	1,361	DRIP	0.81
[Symbol]	#2	SHRUBS	MOD	0.6	35	DRIP	0.81
[Symbol]	#3	POOL	WATER FEATURE	1.0	492	FILLER PIPE	1.00
[Symbol]	#4	CITRUS	SLA	SLA	264	DRIP	SLA
	TOTAL:				2,152		

LANDSCAPE ARCHITECT'S CERTIFICATION

I am familiar with the requirements for landscape and irrigation plans contained in the City's Water Efficient Landscape Regulations. I have prepared this plan in compliance with those regulations and the Landscape Design Manual. I certify that the plan implements those regulations to provide efficient use of water.

George Mercer
 GEORGE MERCER RLA #4055
 DATE: 10/20/21



COASTAL COMMISSION PERMIT NO. X-XX-XXXX-X GMA # 21-003

RECEIVED

AUG 11 2021

Community Development Dept.
City of Solana Beach

APPLICATION FOR VIEW ASSESSMENT
(Structure Development Permit)

Project No.: DPR21-004/SDP21-004

1. Address of property for which the structure development permit has been requested:
211 Ocean Street, Solana Beach

2. Provide the following information for the individual filing this Application for Assessment:
Name: Asli Carome c/o The Law Office of Julie M. Hamilton
Address: 201 Ocean Street, Solana Beach
Phone Number: (619) 278-0701
Email: julie@jmhamiltonlaw.com

3. Description of the viewing area as defined in Solana Beach Zoning Ordinance, Section 17.63.020(I) and extent of impairment: Dining Room, Master Bedroom, Outdoor Living Area

4. Identify the portion of the proposed structure which is the most objectionable and suggestions to minimize the view impairment: The structure will remove all views of the sunset to the west. The proposed residence is massed in a manner that invades the privacy of my home and walls off air and light, in addition to significantly impairing my main views.

5. Description of the Claimants attempt(s) to resolve this issue with the owner/representative of the property for which a Structure Development Permit has been requested: The applicant provided plans to me in 2019 and told me they would not oppose my project if I agreed not to oppose their project. We did not come to an agreement. The applicant did not share the revised plans for the currently proposed residence until I made repeated requests for the plans. Initially, the applicant told me to view the plans at the City. The applicant provided me an incomplete set of plans on July 22, I asked for the missing pages which were provided on August 9. I immediately contacted the applicant and requested a meeting. We met via Zoom and did not come to a resolution. I believe more time would be beneficial.

Asli Carome
Signature of Applicant for Assessment

8/10/2021
Date Submitted

STAFF USE ONLY:

Application for Assessment fee paid? _____



CITY OF SOLANA BEACHwww.cityofsolanabeach.org635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075 • (858) 720-2400 • Fax (858) 720-2455

CITY OF SOLANA BEACH**View Assessment Commission Notice of Recommendation
Tuesday, October 19, 2021 - 6:00 P.M. Regular Mtg via Teleconference**

PROJECT CASE NO: DRP21-004/SDP21-004 Blakely Residence

PROJECT LOCATION: 211 Ocean Street, Solana Beach

APPLICANTS: Ford and Cassie Blakely

REPRESENTATIVE: Craig Frieauf, Frieauf Architects

PRESENT VAC MEMBERS: Matt Cohen, Paul Bishop, Pat Coad, Robert Moldenhauer, Linda Najjar, and Robert Zajac

STAFF MEMBERS: Joseph Lim, Community Development Director, Katie Benson, Senior Planner; John Delmer, Junior Planner; Elizabeth Mitchell, Assistant City Attorney

ABSENT: Frank Stribling (Recused)

ASSESSMENT FILED BY:

Name: Asli Carome c/o Julie Hamilton, Law Office of Julie Hamilton
Address: 201 Ocean Street

PROJECT DESCRIPTION:

The Applicants are requesting the approval of a Structure Development Permit (SDP) to demolish a single-story single-family residence and construct a replacement two-story single-family residence with an attached two-car garage. The 8,360 square-foot lot is located within the Medium Residential (MR) Zone, and the Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the existing floor area

Proposed First Floor	1,713 SF
Proposed Second Floor	1,613 SF
Proposed First Floor Garage	485 SF
Subtotal	3,811 SF
Required Parking Exemption	- 400 SF
Total Floor Area Proposed	3,411 SF
Maximum Allowable Floor Area (SROZ)	3,413 SF

ATTACHMENT 4

The maximum building height is proposed at 25.00 feet above the proposed grade with the highest pole at 100.75 feet above mean sea level (MSL).

DATE OF VAC MEETING: October 19, 2021

The project was heard at the October 19, 2021 regular meeting, which was conducted via teleconference in accordance with Government Code sections 54953(e) and 54954.3 and other applicable law.

FINDINGS:

1. The Applicants for the Structure Development Permit have made a reasonable attempt to resolve the view impairment issues with the Claimants requesting view assessment. Written evidence of a good faith voluntary effort to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve view impairment issues.

Written accounts and oral testimony at the public meeting showed that there had been communication between the Applicants and the Claimant.

2. The proposed structure does not significantly impair any view from public property (parks, major thoroughfares, bikeways, walkways, equestrian trails), which has been identified in the City's General Plan or City designated viewing areas.

The subject property is not located within designated public viewing areas; therefore, the proposed structure does not significantly impair views from public property.

3. The proposed structure is designed and situated in such a manner as to minimize impairment of views.

The majority of the VAC members found the Claimant's primary view to be toward the northeast. By consensus, the VAC members found that the proposed structure, with two conditions, is designed and situated in such a manner as to minimize impairment of views.

4. There is significant cumulative view impairment caused by granting the application as proposed.

The VAC members found that there would not be significant cumulative view impairment caused by granting the application if adjacent lots were allowed to construct a development of a similar size and height.

5. The proposed structure in general is not compatible with the immediate neighborhood character.

The VAC members found that the proposed development is compatible with the immediate neighborhood character, including design, bulk, scale, height, and size.

VAC RECOMMENDATION: Approve with Conditions.

VAC VOTE:

After discussion between the Commission, the Applicants and the Claimants, Commissioner Bishop moved to recommend approval of the project subject to the following conditions: lowering the chimney height to 9 feet (14 feet above grade) and reducing the east-facing window above the master bath tub to 2 feet, 4 inches. Motion seconded by Commissioner Zajac. Passed 6/0/1 (Stribling Absent/Recused).

ISSUE DATE OF VAC RECOMMENDATION: October 19, 2021



Joseph Lim, Community Development Director
Staff Liaison, View Assessment Committee



Matt Cohen, Chair
View Assessment Committee



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: November 10, 2021
ORIGINATING DEPT: City Manager's Department
SUBJECT: **Introduction (1st Reading) of Ordinance 518 Adopting Additions to and Amending Title 15 of the Solana Beach Municipal Code to Adopt Amendments to the 2019 California Building Code and California Green Building Code to Implement Solar Energy, Building Decarbonization and Electric Vehicle Infrastructure Requirements**

BACKGROUND:

State law establishes a process that allows local adoption of energy standards that are more stringent than the statewide standards permitted by Title 24 of the California Code of Regulations (CCR), which is commonly referred to as “the Building Code.” These local amendments to energy standards are called “Reach Codes” because they are reaching beyond the minimum requirements with the goal of decreasing greenhouse gas (GHG) emissions.

On June 23, 2021, the City Council (Council) directed Staff to bring forward potential Reach Code recommendations that would apply to new construction and major remodels. Council also directed that the Reach Code recommendations should be specific to the electrification of air heating systems, water heating systems and clothing dryers; the requirement to install photovoltaic systems on new commercial construction; and the addition of Electric Vehicle (EV) infrastructure during new construction.

On August 25, 2021, Council discussed Reach Code recommendations brought forth by Staff in coordination with two representatives of the Building Decarbonization Coalition. Based on the Council discussion, the recommendations have been refined into a draft Ordinance (Attachment 1) for Council consideration. In addition to the measures discussed at the August meeting, Staff recommends that Council consider an additional Reach Code requirement to include pre-wiring a structure for future battery storage.

CITY COUNCIL ACTION:

This recommendation stems from a new plan presented by the Department of Energy at the Federal level to decarbonize the grid, including the greater use of batteries to store solar energy.

The Ordinance establishes definitions for both residential and commercial remodel projects that are extensive enough to be classified as “new construction.” Any remodeling project classified as “new construction” would be subject to the applicable Reach Code requirements if they are adopted.

This item is before the City Council to consider introducing Ordinance 518 amending Title 15 of the Solana Beach Municipal Code (SBMC) to adopt amendments to the 2019 California Building Code and California Green Building Code to implement Solar Energy, Building Decarbonization and Electric Vehicle Infrastructure requirements.

DISCUSSION:

The State set ambitious renewable energy targets for new construction to achieve zero-net-energy (ZNE). One of the State’s policy mechanisms is to include energy efficiency and renewable energy requirements in the Energy Code, which is part of the State Building Code and must be adopted and enforced by local agencies every three years.

While the requirements of the 2019 version of the Energy Code (effective on January 1, 2020) move in the direction of ZNE performance, there are opportunities to achieve greater energy savings and accelerate decarbonization by improving energy efficiency and renewable standards. Such opportunities can be incorporated into the Building Code following the Reach Code adoption process.

Higher energy standards are critical to decarbonization. High-efficiency equipment and design will lower energy requirements and reduce demand for fossil fuels and on-site renewables. Likewise, all-electric buildings are one of the key strategies to decarbonizing the State’s building stock. The State’s electric system is rapidly becoming cleaner, driven by escalating renewable portfolio standards and cleaner product offerings by the utilities and community choice aggregators (CCAs). In addition, while it is theoretically possible to power buildings with renewable natural gas, there currently is no plan for large-scale conversion to renewable natural gas.

Energy Code Amendments – Chapter 15.22 of SBMC

The proposed Ordinance for Council consideration includes Reach Code provisions that would amend the energy requirements in the City’s local Building Code as follows:

- All newly constructed commercial properties must install photovoltaic (PV) systems in accordance with sizing requirements based on square footage or Time Dependent Valuation (TDV) factors.
- In new residential and commercial construction, all space conditioning, water heating and clothes dryer systems will be electric only.

Photovoltaics on Commercial Construction

The current Building Code already requires PV systems on new low-rise residential buildings including single-family homes, low-rise multifamily buildings (defined as three stories or less) and detached Accessory Dwelling Units (ADUs). The purpose of the non-residential solar PV provision in the proposed Ordinance is to increase the amount of locally generated renewable energy by addressing construction in the commercial sector as well. This is accomplished through the inclusion of cost-effective solar PV systems in new construction and would apply to all new non-residential, residential of four or more stories, hotel and motel buildings.

The Ordinance as proposed would allow builders to size systems based on square footage thresholds or based upon TDV factors. This second method uses calculations approved by the Building Official to scale systems to offset 80% of a building's TDV energy on an annual basis. The Ordinance allows for certain exceptions to the commercial PV installation requirement. Some exceptions include situations in which there are practical challenges to installing solar; exceptions if alternative on-site zero carbon, renewable generation systems are used; exceptions if ground-mounted solar PV systems are installed instead; and greenhouse structures are exempted.

- **Cost implications:** Solar photovoltaic systems on new commercial construction are cost effective across modeled non-residential scenarios including retail buildings, office buildings and hotel buildings. Scale of solar requirements depends on electrification requirements. The more systems that are electrified, the more cost-effective solar becomes.
- **Greenhouse gas impacts:** The amount of GHG savings varies by the size of the characteristics of the building and the size of the solar system.

Electric only space conditioning, water heating and clothes dryer systems

Advances in electric heat pumps and other electrical equipment are yielding much higher overall efficiencies as compared to their natural gas counterparts. Electric heat pumps, unlike traditional electric resistance heaters, do not generate heat, but concentrate and transfer it for end uses such as space conditioning and water heating. This process uses less primary energy and emits much less carbon, particularly when it is powered by renewable energy.

All-electric buildings are often cheaper to build due to the elimination of installing expensive gas plumbing to the building. The California Codes and Standards website includes reports that suggest if one invests the savings from the gas infrastructure in additional PV capacity to offset more of the electricity load, in many cases the building is cost-effective for the owner and society from day one, meaning the building is both less expensive to build and cheaper to operate. However, by allowing for the use of gas cooking appliances in the proposed Ordinance before Council, the choice whether to incur extra costs to install gas lines for cooking purposes only or not will shift to the builder and/or property owner.

- **Cost implications:** Based on studies conducted by the statewide Codes and Standards Team, electrifying the above listed building systems and appliances is cost-effective. The largest cost savings opportunity identified in the study was that of avoided gas infrastructure. Cost savings would be less if gas infrastructure is still installed to accommodate cooking and grills.
- **Greenhouse gas impacts:** According to the 2018 RMI report, The Economics of Electrifying Buildings, 87% of building end use emissions come from space and water heating. Please note: this number does not account for the methane leakage from gas infrastructure.

Green Building Code Amendments – Chapter 15.23 of the SBMC

If a City creates a local amendment to the State Green Building Code, this action does not require California Energy Commission (CEC) approval. The proposed Ordinance for Council consideration includes Reach Code provisions that would amend the Green Building Code, therefore, they do not require CEC approval. These provisions are as follows:

- All new residential construction must be pre-wired for battery storage that would accommodate backup loads for a minimum of 5 kWh. As noted above and as further discussed below, this is an additional requirement for Council consideration in addition to the ones initially directed by Council.
- All new residential and non-residential construction must install sufficient electrical capacity for future electrification of all non-electric appliances.
- All new residential and non-residential construction must install EV infrastructure in accordance with the provisions summarized in the “EV infrastructure requirement” section below.

Pre-wired battery storage

Many forms of renewable energy are not dispatchable, that is, they cannot be ramped up to match demand on a real-time basis. However, energy storage and load shifting technologies, combined with dynamic electricity pricing structures are helping overcome these limitations. Batteries, smart buildings and financial incentives enable alignment of the consumer demand and supply from intermittent renewable sources such as solar and wind.

As a new recommendation for Council’s consideration, the proposed Ordinance would not require the installation of batteries but would require electrical capacity and wiring to be installed so that owners can add battery storage at any time without having to incur significant conversion costs at the time of installation.

- **Cost implications:** This measure does have a relatively small upfront cost implication and potentially significant future retrofit cost avoidance. No energy savings comes directly from this measure so there are no operational cost impacts.

- **Greenhouse gas impacts:** There are no direct greenhouse gas emission reductions associated with this measure.

Electric ready buildings

The all-electric readiness requirements are designed to enable buildings initially equipped with natural gas appliances to be replaced with electric appliances at a later time without having to make electrical capacity upgrades or make other changes to the building. The all-electric readiness requirements are based on findings that all-electric buildings cause fewer GHG emissions. There are no cost-effectiveness findings for these provisions since, by themselves, they do not reduce energy. Including these is prudent as they are relatively inexpensive at the time of initial construction while enabling buildings to avoid much higher conversion costs in the future. All-electric readiness requirements are expected to be part of the adopted 2022 Building Code.

- **Cost implications:** This measure does have a relatively small upfront cost implication and potentially significant future retrofit cost avoidance. No energy savings comes directly from this measure so there are no operational cost impacts.
- **Greenhouse gas impacts:** There are no direct greenhouse gas emission reductions associated with this measure.

EV Infrastructure requirements

The intent of this provision is in line with the City's Climate Action Plan (CAP) Measure T-1: Increase EV and alternative fuel vehicles (AFV's) vehicle miles traveled (VMT) to 30 percent of total VMT. Increasing EV infrastructure in the City directly supports this measure.

There are three levels of EV infrastructure requirements referred to in the Building Code:

1. **EV Capable Space:** means a parking space that has installed electrical panel capacity with a dedicated branch circuit and a continuous raceway/conduit from the panel to the future EV parking spot.
2. **Level 2 EV Ready Space:** means a parking space that has installed electrical panel capacity, raceway/conduit and wiring to terminate in a junction box or 240-volt charging outlet such that Electrical Vehicle Charging Equipment (EVSE) can be directly plugged into it without additional work
3. **Electric Vehicle Charging Station (EVSE)-**means a parking space that includes the installation of a Level 2 EV charging station.

The proposed Ordinance includes the following EV infrastructure requirements for new construction:

- Single Family Residential: designated EVSE-Ready parking space pre-wired and ready for 240V (level 2) EVSE installation. Exception: no charger required for an ADU with no parking space.
- Multifamily Residential and Hotels: At least 25% of parking spaces will be equipped with functional 240V (level 2) EVSE-Charging Stations. Regardless of the number of parking spaces at least 1 EVSE-Charging Station is required. Raceways and electric panel capacity shall be provided to make 100% of the remaining parking spaces EV-Capable.
- All Other Non-Residential: At least 20% of parking spaces will be equipped with functional 240V (level 2) EVSE-Charging Station. Regardless of the number of parking spaces at least 1 EVSE-Charging Station is required. Raceways and electric panel capacity shall be provided to make an additional 15% of parking spaces EVSE-Capable.
 - **Cost implications**: Initial costs vary based on the selected technology, location and whether or not the parking infrastructure is new or existing. However, installing all of the panels and underground work at the time of initial construction is the least expensive option compared to future retrofit costs.
 - **Greenhouse gas impacts**: On a per parking space basis, as part of the 2019 CALGreen EV code development, the California Air Resources Board estimated between 8 and 17 metric tons in avoided greenhouse gas emissions annually per EV ready multifamily space in 2025.

Substantial Remodels as New Construction

Because Solana Beach is a relatively built-out community, much of the construction activity in the City consists of remodels to existing homes and buildings rather than entirely new construction. Remodels can vary in scope and degree from minor alterations to significant construction work such that many jurisdictions in California categorize and/or explicitly define projects which undergo remodeling work that is so extensive as “New Construction.” If a majority of major structural components of a building are being altered, such that most of the structure is essentially new, then certain California Building Code requirements would apply to the project including applicable Reach Codes if adopted as well as the current California Building Code requirement to install photovoltaic (PV) systems on new single-family and low-rise multifamily residential construction.

There are various ways in which substantial remodels can be classified as “New Construction.” Some jurisdictions rely on valuations of a certain dollar amount, or on the square footage of a structure being altered, or upon both measures. By selecting a more expansive definition, jurisdictions have greater opportunity to apply an adopted reach code thereby lowering GHG emissions since they can require more households to install photovoltaic systems and/or other electrification requirements. However, if the definition is too broad, then remodeling costs and requirements could become too burdensome to homeowners who might otherwise consider a home improvement project.

Staff proposes the following definition and any projects that meet these thresholds would have to comply with the requirements in Ordinance 518 if adopted.

“Newly Constructed” (or “New Construction”) means a building that is new, previously unoccupied or substantially changed as defined herein. For the purpose of enforcing the amendments to the California Energy Code and California Building Code, any work, addition to, remodel, repair, renovation, or alteration of any building(s) or structure(s) shall be defined as “New Construction” when:

- a. Any Non-Residential or mixed-use remodel project has a permit valuation of \$750,000 or more; or alters 50% or more of major structural components including exterior walls, interior walls, floor area, roof structure, or foundation, or has an increase of 50% or more of floor area.
- b. Any residential remodel project alters 50% or more of major structural components including exterior walls, interior walls, floor area, roof structure, or foundation, or has an addition of 700 square feet or more of floor area.

The Community Development Department uses a database called TRAKiT to manage permitting and building processes in the City. Within this database, the valuation amounts for all permits are readily accessible. However, it is difficult from the data available in TRAKiT to determine how many of these projects met the square footage threshold. This is because the Community Development Department does not currently collect and record in TRAKiT the existing square footage information for all projects nor how much of the existing square footage was being remodeled to the degree that would be relevant for this Ordinance.

The same is true for commercial projects of which there was only 1 permitted project in the past three years exceeding the \$750,000 valuation threshold. There is not an efficient way to determine how many of the 74 commercial projects total in the last 3 years might have met the square footage threshold designations.

The intent of the definitions Staff proposes is to ensure that only projects that essentially reconstruct more than half the structure will be subject to meeting the “New Construction” requirements proposed in the reach codes. This is important because the cost-effectiveness studies being referenced in support of the new reach codes apply to “new construction” scenarios. Thus, only those remodel projects that are extensive enough that most of the structure is essentially new, should be considered for the purposes of the proposed ordinance.

Staff recommends two possible options for Council’s consideration. The first is to introduce the proposed ordinance without the remodeling thresholds defined. If adopted, Staff can begin to collect relevant square footage data for all projects moving forward to use as a basis for future threshold definitions. The second option is to introduce the proposed ordinance with the remodeling thresholds as defined in Attachment 1. Staff

will begin to collect relevant square footage data, which could be used at a later date to determine whether it would be prudent to adjust the threshold levels or not.

Either way, if Council adopts a reach code ordinance with remodeling thresholds defined or not, the City will have to follow the reach code adoption process once again as early as August or September of 2022 if Council would like the new requirements to remain in place for the next triennial adoption of the revised California Building Codes. These 2022 Building Codes will be adopted by the State January 1, 2022 and go into effect on January 1, 2023.

Climate Action Commission Input

On March 3, 2021, the Climate Action Commission (CAC) worked with Staff to coordinate a community workshop to educate the public and solicit input on potential electrification reach code measures. The CAC also analyzed and provided input on which measures to include in an ordinance during Council discussion of potential measures at a Council meeting on June 23, 2021. At the last regularly scheduled CAC meeting on October 20, 2021, the full commission authorized the CAC Decarbonization Strategies Subcommittee to meet and provide input on behalf of the CAC if Council formally introduced a building electrification reach code ordinance draft before the next regularly scheduled CAC meeting on November 17, 2021. The subcommittee met on Tuesday, November 2nd and drafted a memo summarizing the provisions that they recommend Council include in the reach code ordinance draft. Staff has not had sufficient time to completely review the Subcommittee's proposed provisions and revisions for consistency with Draft Ordinance 518, but they are included in this Staff Report as Attachment 2.

Next Steps

If approved by City Council, Staff will submit the Ordinance and cost-effectiveness studies to the CEC to be filed with the California Building Standards Commission (CBSC) prior to implementation, as required by Public Resources Code Section 25402.1(h)2.

CEQA COMPLIANCE STATEMENT:

The proposed Ordinance is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Sections 15307 and 15308 of the CEQA Guidelines (14 CCR 15307 and 15308) because it is an activity undertaken to assure the maintenance, restoration, enhancement and protection of the environment and pursuant to Section 15061(b)(3) because there is no possibility that the activity in question may have a significant effect on the environment.

FISCAL IMPACT:

The Reach Code amendments parallel the structure and terms of the State Building Code and as such, any incremental plan check and inspection time should be minimal. The provisions will require plan checkers and inspectors to develop and apply additional

checklists but are not expected to require significant additional Staff time. Any incremental costs of administering these requirements will be covered through existing permit fees.

WORK PLAN:

This item is included in the Environmental Sustainability section of the FY 2021/2022 Work Plan.

OPTIONS:


- Introduce Ordinance 518 amending Title 15 of the Solana Beach Municipal Code to adopt amendments to the 2019 California Building Code and California Green Building Code to implement Solar Energy, Building Decarbonization and Electric Vehicle Infrastructure requirements for new construction.
- Do not introduce Ordinance 518 and provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council consider the introduction of Ordinance 518 amending Title 15 of the Solana Beach Municipal Code to adopt amendments to the 2019 California Building Code and California Green Building Code to implement Solar Energy, Building Decarbonization and Electric Vehicle Infrastructure requirements for new construction.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Ordinance 518
2. CAC Decarbonization Strategies Subcommittee Memo

ORDINANCE 518

AN ORDINANCE OF THE CITY COUNCIL OF SOLANA BEACH, CALIFORNIA, ADOPTING ADDITIONS TO CHAPTER 15.22 (ENERGY CODE) AND CHAPTER 15.23 (GREEN BUILDING CODE) OF TITLE 15 (BUILDING AND CONSTRUCTION) OF THE SOLANA BEACH MUNICIPAL CODE TO ADOPT THE 2019 CALIFORNIA BUILDING CODE AND CALIFORNIA GREEN BUILDING CODE WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS RELATED TO CLIMATE ACTION THROUGH ENERGY EFFICIENCY, SOLAR ENERGY, BUILDING ELECTRIFICATION, AND ELECTRIC VEHICLE INFRASTRUCTURE

WHEREAS, consensus exists among the world's leading climate scientists that climate change caused by greenhouse gas (GHG) emissions from human activities is among the most significant problems facing the world today; and

WHEREAS, the City of Solana Beach declared a Climate Emergency in 2020; and

WHEREAS, the City of Solana Beach adopted a Climate Action Plan (CAP) that directs the City in reducing approximately 70,000 metric tons of GHG emissions annually by the year 2035 to meet reduction goals consistent with California's GHG targets; and

WHEREAS, measures in the CAP aim to curb the use of fossil fuels, a primary contributor to GHG emissions, in buildings and transportation; and

WHEREAS, reach codes that extend beyond the California building code are being adopted by cities state-wide to accelerate GHG reductions from new construction by limiting the use of natural gas, increasing local solar production, and installing electric vehicle (EV) infrastructure to charge a greater number of EV's beyond state code requirements; and

WHEREAS, forty-nine cities and counties in California have passed ordinances restricting or disincentivizing the use of natural gas in residential, commercial and multi-family buildings; and

WHEREAS, cost effectiveness is demonstrated by the statewide studies (included by reference) "2019 Costeffectiveness Study: Low-Rise Residential New Construction", prepared by Frontier Energy, Inc. and Misti Bruceri & Associates, LLC, dated July 17, 2019, and "2019 Nonresidential New Construction Reach Code Cost Effectiveness Study", prepared by TRC and EnergySoft, dated July 15, 2019; and

WHEREAS, the assumptions for climate zones, building types, cost effectiveness, and the provisions of the model reach code are applicable to the City of Solana Beach; and

WHEREAS, the City of Solana Beach wishes to adopt the reach code ordinance with modifications to enhance building electrification, on-site solar electricity generation, and EV infrastructure within the City as part of Title 15 of the Municipal Code.

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

SECTION ONE. FINDINGS.

The City Council finds and determines the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City Council. The recitals constitute findings in this matter and, together with the staff report, other written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this Ordinance.

SECTION TWO. ENVIRONMENTAL REVIEW.

This Ordinance is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Sections 15307 and 15308 of the CEQA Guidelines (14 CCR 15307 and 15308) because it is an activity undertaken to assure the maintenance, restoration, enhancement and protection of the environment and pursuant to Section 15061(b)(3) because there is no possibility that the activity in question may have a significant effect on the environment.

SECTION THREE. ADDITION OF SECTIONS 15.22.020 THROUGH 15.22.050 AND 15.23.020 THROUGH 15.23.060 TO THE SOLANA BEACH MUNICIPAL CODE. Sections 15.22.020 through 15.22.050 and 15.23.020 through 15.23.060 of the Solana Beach Municipal Code are hereby added to amend the 2019 California Building Code, California Code of Regulations, Title 24, Part 6 and Part 11 and shall read as follows:

CHAPTER 15.22 ENERGY CODE

15.22.020 Applicability

- A. The requirements of this Chapter shall apply at the time of building permit application for all Newly Constructed buildings, as defined in Section 15.22.030.
- B. The requirements of this Chapter shall not apply to the use of portable propane appliances for use outside of the building envelope, such as outdoor cooking and outdoor heating appliances.

15.22.030 Definitions

For purposes of this Chapter and Chapter 15.23, the following definitions shall apply:

“Mixed-Fuel building” means a building that is plumbed for the use of natural gas or propane as fuel for any systems.

“Newly Constructed” (or “New Construction”) means a building that is new, previously unoccupied or substantially changed as defined herein. For the purpose of enforcing the amendments to the California Energy Code and California Building Code, any work, addition to, remodel, repair, renovation, or alteration of any building(s) or structure(s) shall be defined as “New Construction” when:

- a. Any Non-Residential or mixed-use remodel project has a permit valuation of \$750,000 or more; or alters 50% or more of major structural components including exterior walls, interior walls, floor area, roof structure, or foundation, or has an increase of 50% or more of floor area.
- b. Any residential remodel project alters 50% or more of major structural components including exterior walls, interior walls, floor area, roof structure, or foundation, or has an addition of 700 square feet or more of floor area.

“Non-Residential” means buildings with the following occupancies: nonresidential, residential of four (4) or more stories, hotels and motels.

“Low-Rise Residential” means all single-family residential and low-rise multifamily buildings of three (3) stories or fewer.

15.22.040 Non-Residential Photovoltaic System Required

A. All Newly Constructed Non-Residential buildings under 10,000 square feet of gross floor area shall install a minimum 5 kilowatt (kWdc) PV system., except as provided in Sections 15.22.040(C) through (H), inclusive, below.

Note to Section 15.22.040(A): Applicants are encouraged to right-size the PV system based on the building's electrical demand to improve the system's cost effectiveness.

B. All Newly Constructed Non-Residential buildings with greater than or equal to 10,000 square feet of gross floor area shall install a minimum PV system sized at 15 kilowatts direct current (kWdc) per 10,000 square feet of gross floor area, except as provided in Sections 15.22.040(C) through (H), inclusive, below.

Note to Section 15.22.040(B): PV system size = 15 kWdc X Building Size Factor, where the Building Size Factor (BSF) shall equal gross floor area / 10,000 sq. ft., rounded to the nearest tenth. The resulting product shall then be rounded to the nearest whole number. For example, a 126,800 square foot building shall require a minimum 191 kilowatt (kWdc) PV system, as follows:

$$\begin{aligned} \text{PV system size} &= 15 \text{ kWdc} \times \text{BSF, where} \\ \text{BSF} &= 126,800 \text{ s.f.} / 10,000 \text{ s.f.} \Rightarrow 12.7 \text{ (rounded)} \\ 15 \text{ kWdc} \times 12.7 &\Rightarrow 191 \text{ kWdc (rounded)} \end{aligned}$$

Note to Sections 15.22.040(A) and (B): Where appropriate and where approved by the Community Development Director or his or her designee, a PV system based on gross floor area may be based on the scope of the application where the system size reflects only the gross square footage controlled by the applicant, such as a tenant improvement that only affects the tenant's portion of a building's total gross floor area or a general renovation of a nonresidential building by a property owner or manager that only affects common areas. Applicant specific gross floor area PV systems shall be the minimum requirement unless an applicant can demonstrate to the Community Development Director or his or her designee that serving applicant specific load is infeasible per Section 15.22.040(C).

C. The building official may waive or reduce, by the extent necessary, the provisions of this section 15.22.040(A) or (B) above if the official determines that there are sufficient practical challenges to make satisfaction of the requirements infeasible. Practical challenges may be a result of the building site location, limited rooftop availability, or shading from nearby structures, topography or vegetation. The applicant is responsible for demonstrating requirement infeasibility when applying for an exemption.

D. The building official may waive or reduce, by the extent necessary, the provisions of this section 15.22.040(A) or (B) above if the official determines that the

building has satisfied the purpose and intent of this provision through the use of alternate on-site zero carbon, renewable generation systems such as wind energy systems.

E. In lieu of Sections 15.22.040(A) or (B), all Newly Constructed Non-Residential buildings may install a solar PV system based on Time Dependent Valuation (TDV) such that the installed system will offset 80% of the building's TDV energy on an annual basis. The system sizing requirement shall be based upon total building TDV energy use including both conditioned and unconditioned space and calculated using modeling software or other methods approved by the building official.

Note to Section 15.22.040(E): Where appropriate and when approved by the Community Development Director or his or her designee, TDV may be based on the scope of the application where the system size reflects only the load controlled by the applicant, such as a tenant improvement that only affects a tenant's portion of a building or a general renovation of a nonresidential building by a property owner that only affects common areas. Applicant specific TDV shall be the minimum requirement unless an applicant can demonstrate to the Community Development Director or their designee that serving common area load is infeasible per Section 15.22.040(C).

F. Greenhouse structures used for commercial cultivation, educational purposes, or the conservancy of plants or animals are exempted from the requirements of this Section 15.22.040. The Community Development Director or his or her designee may exempt other greenhouse structure uses on a case- by-case basis.

G. An applicant may install a ground-mounted solar PV system that meets the requirements of Section 15.22.040(A) or (B) as a voluntary alternative to installing rooftop solar PV. The ground-mounted solar photovoltaic system shall comply with all existing health and safety requirements and limitations in the City.

H. Permit valuation shall exclude valuations for aesthetic exterior alterations in determining the \$750,000 permit valuation for alterations to existing non-residential, high-rise residential, and hotel/motel buildings.

Note to Section 15.22.040(H): Exclusion of aesthetic exterior alterations is intended to remove façade alterations and other exterior alterations that do not affect internal floor space or are not otherwise required to comply with health and safety requirements.

15.22.050 Required Electric End Uses

- A. All Newly Constructed buildings shall use electricity as the source of energy for its space heating, water heating (including pools and spas), and clothes drying appliances, except as provided in 15.22.050(B) below.
- B. Solar thermal pool and spa heating are exempt from section 15.22.050(A) above.

CHAPTER 15.23 GREEN BUILDING CODE

15.23.020 Applicability

- A. The requirements of this Chapter shall apply at the time of building permit application for all Newly Constructed buildings, as defined in Section 15.22.030.
- B. The requirements of this Chapter shall not apply to the use of portable propane appliances for use outside of the building envelope, such as outdoor cooking and outdoor heating appliances.

15.23.030 Definitions

For purposes of this Chapter, the following definitions shall apply:

“EV Capable Space” means a parking space linked to a listed electrical panel with sufficient capacity to provide at least 220/240 volts and 40 amperes to the parking space. Raceways must be at least 1” in diameter and may be sized for multiple circuits as allowed by the California Electrical Code. The panel circuit directory shall identify the overcurrent protective device space(s) reserved for EV charging as “EV CAPABLE.” Construction documents shall indicate future completion of raceway from the panel to the parking space, via the installed raceways.

“Level 2 EV Ready Space” means a parking space served by a complete electric circuit with 208/240 volt, 40-ampere capacity including electrical panel capacity, overprotection device, a minimum 1” diameter raceway that may include multiple circuits as allowed by the California Electrical Code, wiring and either a) a receptacle labeled “Electric Vehicle Outlet” with at least a ½” font adjacent to the parking space, or b) electric vehicle supply equipment (EVSE) with a minimum capacity of 30 amperes.

“Electric Vehicle Charging Station” or “EVSE” means a parking space (or spaces in the event of multiple spaces for which a single charging station with a dedicated charging port for each space) that includes installation of electric vehicle supply equipment (EVSE)

with a minimum capacity of 30 amperes connected to a circuit serving a Level 2 EV Ready Space. EVSE installation may be used to satisfy a Level 2 EV Ready Space requirement.

“Mixed-Fuel building” has the same meaning as in Section 15.22.030.

“Newly Constructed” or “New Construction” has the same meaning as in Section 15.22.030.

“Low-Rise Residential” has the same meaning as in Section 15.22.030.

15.23.040 Electric-Readiness

A. In Newly Constructed Mixed-Fuel buildings, where natural gas- or propane-plumbed systems and appliances are installed, raceways and electrical capacity shall be installed for future electrification of each system or appliances. Electric ready measures include panel capacity and raceways (or conductors) from the electrical panel(s) to the location of each gas outlet sufficiently sized to meet future electric power requirements at the time of construction so that wall penetrations and demolition work is avoided at or minimized when the systems and appliances are converted to electric-powered systems. The locations of specific gas appliances shall be made electric-ready as follows:

- 1) Combined Cooktop and Oven or Stand Alone Cooktop. Buildings plumbed for natural gas or propane equipment shall include the following components for each gas terminal or stub out:
 - a) A dedicated 240 volt, 40 amp or greater circuit and 50 amp or greater electrical receptacle located within three (3) feet of the equipment and accessible with no obstructions;
 - b) The electrical receptacle shall be labeled with the words “For Future Electric Range” and be electrically isolated; and
 - c) A double pole circuit breaker in the electrical panel labeled with the words “For Future Electric Range”.
- 2) Stand Alone Cooking Oven. Buildings plumbed for natural gas or propane equipment shall include the following components for each gas terminal or stub out:
 - a) A dedicated 240 volt, 20 amp or greater receptacle within three (3) feet of the appliance and accessible with no obstructions;
 - b) The electrical receptacle shall be labeled with the words “For Future Electric Oven” and be electrically isolated; and
 - c) A double pole circuit breaker in the electrical panel labeled with the words “For Future Electric Oven”.

3) Service Capacity

- a) All newly installed electrical panels and subpanels serving common loads in a Mixed-Fuel Building shall have both space for overcurrent protective devices as well as bus bars of adequate capacity to meet all of the building's potential future electrical requirements as specified in California Electric Code, Title 24, Part 3, Article 220 Sections 220.50.1 and 220.50.2.
- b) All newly installed raceways in a Mixed-Fuel Building between the main electric panel and any subpanels, and the point at which the conductors serving the building connect to the common conductors of the utility distribution system, shall be sized for conductors adequate to serve all of the building's potential future electrical requirements as specified in California Electric Code, Title 24, Part 3, Article 220 Sections 220.50.1 and 220.50.2.
- c) The service capacity requirements of this section shall be determined in accordance with California Electric Code, Title 24, Part 3, Article 220 Section 220.50.4.

4) Conductor, Raceway and Subpanel Sizing.

- a) Raceway and subpanel capacity shall be sized to be large enough to meet the requirements at the service voltage.
- b) The electrical capacity requirements may be adjusted for demand factors in accordance with the California Electric Code, Title 24, Part 3, Article 220.
- c) For purposes of gas pipe equivalence, gas pipe capacity shall be determined in accordance with the California Plumbing Code, Title 24, Part 5, Section 1208.4.

B. If the design includes bus bar capacity, raceway or conductor capacity, and space necessary for the installation of electrical equipment that can serve the intended function of the gas equipment, as calculated and documented by a licensed design professional associated with the project, it shall be exempt from the requirements of Section 15.23.040(A)(3).

15.23.050 Energy Storage Pre-Wiring

All Low-Rise Residential buildings as defined in Section 15.22.030 of this code shall be prewired for the installation of battery storage. The pre-wiring shall be in accordance with California Building, Residential, and Electrical Codes and be adequately sized by a licensed professional to accommodate the backup loads installed in the critical load panel with a minimum of five (5) kwh.

15.23.060 Electric Vehicle Charging

A. California Green Building Code, Title 24, Part 11, Residential Mandatory Measures, Section 4.106.4 is amended as follows (~~strikeouts~~ indicated deletions and underscores indicate additions):

4.106.4.1 New one and two-family dwellings and townhouses with attached private garages. For each dwelling unit with one parking space, one Level 2 EV Ready Space shall be installed. For each dwelling unit with two or more parking spaces, at least one Level 2 EV Ready Space and one EV Capable Space shall be installed.

4.106.4.1.1 Identification. ~~The service panel or subpanel circuit directory shall identify the overcurrent protective device space (s) reserved for future EV charging as "Level 2 EV CAPABLE."~~ The raceway termination location shall be permanently and visibly marked as ~~"EV CAPABLE"~~ "EV READY" or "EV CAPABLE", as the case may be.

4.106.4.2 New multifamily dwellings. If residential parking is provided, ~~ten (10)~~ twenty five percent (25%) of the total number of parking spaces on a building site, provided for all types of parking facilities, shall have an EVSE installed with the remaining seventy-five percent (75%) of parking facilities being ~~be~~ electric vehicle charging spaces (EV Capable Spaces) capable of supporting future EVSE. Calculations for the required number of EVSE spaces shall be rounded up to the nearest whole number.

4.106.4.3 New hotels and motels. All parking spaces in newly constructed hotels and motels shall provide EV Capable Spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV Capable Spaces. Additionally, at least twenty-five percent (25%) of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be equipped with functional 240V (Level 2) EVSE.

4.106.4.3.1 Number of required EV spaces. ~~The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1.~~ Calculations for the required number of EVSE spaces shall be rounded up to the nearest whole number.

B. California Green Building Code, Title 24, Part 11, Nonresidential Mandatory Measures, Section 5.106.5.3.3 is amended as follows:

5.106.5.3.3 EV charging space calculation. Where parking is included in the project scope, at least twenty percent (20%) of the total number of parking spaces on a building site, provided for all types of parking facilities, shall have an EVSE installed with an

additional fifteen (15) percent parking facilities being electric vehicle charging spaces (EV Capable Spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.

SECTION FOUR. SEVERABILITY.

If any section, subsection, paragraph, sentence, clause, phrase or term (each a "Provision") in this Ordinance, or any Provision's application to any person or circumstance, is held illegal, invalid or unconstitutional by a court of competent jurisdiction, all other Provisions not held illegal, invalid or unconstitutional, or such Provision's application to other persons or circumstances, shall not be affected. The City Council declares that it would have passed this Ordinance, and each Provision therein, whether any one or more Provisions be declared illegal, invalid or unconstitutional.

SECTION FIVE. PUBLICATION AND EFFECTIVE DATE. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933. This Ordinance shall become effective 30 days after its adoption and shall be in full force and effect following submission to and approval by the California Energy Commission pursuant to applicable law.

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Solana Beach, California held on the 10th day of November 2021, and thereafter,

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, on the ____ day of _____ 2021, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

BUILDING ELECTRIFICATION
Solana Beach Draft Ordinance 518

This Memo sets forth restated provisions and revisions to the proposed "draft" Ordinance.

15.22.030 Definitions

1. **"New Construction"** (or **"Newly Constructed"**) means a building that is new construction, previously unoccupied, or substantially changed or Remodeled (as defined herein). Any construction work, alteration, remodel, replacement, repair, or renovation of any building(s) or structure(s) (collectively **"Remodel"**) shall constitute New Construction when:

A. Residential Remodel (1-2 units).

(1) Any construction that Remodels more than fifty percent (50%) of the existing Square Footage (as defined herein) of any of the following major structural components:

- (i) exterior walls (measured by lineal feet);
- (ii) interior walls (measured by lineal feet);
- (iii) roof/ceiling (measured by multiplying the length by width);
- (iv) floor and/or foundation (measured by multiplying the length by width); or

(2) The addition of seven hundred (700) or more square feet.

B. Non-Residential Remodel.

(1) Any construction that Remodels more than fifty percent (50%) of the existing Square Footage (as defined herein) of any of the following major structural components:

- (i) exterior walls (measured by lineal feet);
- (ii) interior walls (measured by lineal feet);
- (iii) roof (measured by multiplying the length by width);
- (iv) floor and/or foundation (measured by multiplying the length by width);

- (2) The addition of seven hundred (700) or more square feet; or
- (3) The Remodel project has a permit valuation of three hundred thousand dollars (\$300,000) or more.

Regarding Non-Residential buildings, when there is a Remodel that qualifies hereunder as New Construction, compliance with the electrification requirements herein shall only apply to the following for a multi-tenant building:

- (i) the floor area of the leased premises being Remodeled (for example, for a tenant improvement that affects the tenant's portion of a building's total gross floor area); or
- (ii) when the common area of the building or the project are being Remodeled, the common area of the building or project that are owned or controlled by the property owner (for example, a Remodel of a building that only affects common areas of the building or project).

C. Cumulative Analysis.

Remodel of the major structural components and addition of square footage is cumulative over time from the date this ordinance is enacted.

2. **"Non-Residential"** means buildings with the following occupancies: non-residential; residential of four (4) or more stories; hotel and motel; and commercial (e.g., retail, restaurant, office, and industrial).

3. **"Square Footage"** means:

- (a) walls (interior or exterior walls) measured by lineal distance;
- (b) floor/foundation and roof/ceiling areas measured by multiplying the length by width of the area.

15.22.040 Non-Residential Photovoltaic System Required.

A. All New Construction of Non-Residential buildings shall be required to install a minimum five (5) kilowatt direct current (kWdc) on-site photovoltaic system, except as provided in 15.22.040 (B) or (C) below.

The required photovoltaic system shall be sized based on gross floor area of the building or leased premises. If the gross floor area of the New Construction is more than one thousand (1,000) square feet, then for each square foot of the gross floor area that exceeds one thousand (1,000)

square feet the size of the photovoltaic system shall be increased by four (4) watts per square foot.

- (1) The building official may reduce (by the minimum extent necessary) the size of the photovoltaic system to the extent the size required herein exceeds the reasonable average annual electricity demand for the proposed use of the building. The burden is on the property owner or occupant to provide a written report from a certified energy analyst which establishes the electrical demand for the building based on the proposed use of the building. The City's certified energy analyst shall confirm the report and analysis provided by the owner/occupant.

ADDITIONAL TERMS

1. 15.23.050 Energy Storage Pre-Wiring

This requirement shall apply to all New Construction, not solely Low-Rise Residential. See the revisions to this section below.

All ~~Low-Rise Residential buildings~~ New Construction as defined in Section 15.22.030 of this code shall be prewired for the installation of battery storage. The pre-wiring shall be in accordance with California Building, Residential, and Electrical Codes and be adequately sized by a licensed professional to accommodate the backup loads installed in the critical load panel with a minimum of five (5) kwh.

2. 5.106.5.3.3 EV Charging Space Calculation

Change the EV Capable chargers to EV Ready. See the revisions to this section below.

5.106.5.3.3 EV charging space calculation Where parking is included in the project scope, at least twenty percent (20%) of the total number of parking spaces on a building site, provided for all types of parking facilities, and no less than one, shall have an EVSE installed, ~~with and~~ an additional fifteen (15) percent ~~parking facilities being electric vehicle charging spaces (EV Capable Spaces) capable of supporting future EVSE of spaces shall be EV Ready.~~ Calculations for the required number of EV spaces shall be rounded up to the nearest whole number. ~~[N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.~~



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: November 10, 2021
ORIGINATING DEPT: Community Development Department/City Attorney's Office
SUBJECT: **Introduce (1st Reading) Ordinance 521 – Providing Regulations Concerning Two-Unit Residential Development in Single-Family Residential Zones and Providing Regulations Concerning Urban Lot Split Subdivisions in Single-Family Residential Zones**

BACKGROUND:

State lawmakers have become increasingly concerned about the lack of housing supply in the State of California and have proposed multiple bills intended to address this concern. Last September, the State Legislature adopted, and the Governor signed, one such bill – Senate Bill 9 (SB 9) – which requires proposed housing developments containing no more than two residential units on a single parcel within a single-family residential zone to be considered ministerially. SB 9 further requires a local agency to ministerially approve a parcel map for an urban lot split to create two parcels from one single-family residential parcel that meets certain requirements.

This item is before the City Council to consider introduction of Ordinance 521 to provide regulations concerning two-unit residential development and urban lot split subdivisions in single-family residential zones in order to implement SB 9.

DISCUSSION:

The City of Solana Beach currently allows single-family development and Accessory Dwelling Units (ADUs) pursuant to subsection (D) of Section 17.20.040 of the Municipal Code in single-family residential zones. However, the State legislature adopted SB 9 to require local jurisdictions to approve infill developments in existing single-family zones, subject only to objective local standards that would permit at least two units of 800

COUNCIL ACTION:

square feet per lot in single-family zones and that allow for the division of one existing lot into two lots of at least 1,200 square feet. Pursuant to Government Code Section 65852.21(j), a local agency may adopt an ordinance to implement the provisions of SB 9. Therefore, Staff recommends this proposed ordinance be introduced to comply with and implement State law. The ordinance would create a process for ministerial review and approval of applications for two-unit development and urban lot split subdivisions, subject to limitations provided for in SB 9.

CEQA COMPLIANCE STATEMENT:

This Ordinance is exempt from the provisions of the California Environmental Quality Act (“CEQA”) pursuant to Government Code Sections 65852.21(j) and 66411.7(n), because the adoption of an ordinance to implement SB 9 shall not be considered a project under Division 13 of the Public Resources Code.

FISCAL IMPACT: N/A

OPTIONS:

- Approve Staff recommendation and introduce Ordinance 521.
- Approve Staff recommendation with alternative amendments/modifications.
- Deny Staff recommendation - If no action is taken, state law will govern the application for the construction or development of two-unit development and urban lot split subdivisions in single-family residential zones in the City.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Government Code Sections 65852.21(j) and 66411.7(n) because the adoption of an ordinance to implement SB 9 shall not be considered a project under Division 13 of the Public Resources Code; and
3. Introduce Ordinance 521 regulating two-unit development and urban lot split subdivisions in single family residential zones.

CITY MANAGER’S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

ORDINANCE 521

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ADDING SECTION 17.20.040(R) TO THE SOLANA BEACH MUNICIPAL CODE TO PROVIDE FOR REGULATIONS CONCERNING TWO-UNIT RESIDENTIAL DEVELOPMENTS IN SINGLE FAMILY RESIDENTIAL ZONES, AMENDING CHAPTER 17.12 AND SECTION 17.20.020 MAKING TWO-UNIT RESIDENTIAL DEVELOPMENTS A PERMITTED USE IN SINGLE-FAMILY RESIDENTIAL ZONES, AND ADDING CHAPTER 16.48 TO THE SOLANA BEACH MUNICIPAL CODE TO PROVIDE REGULATIONS CONCERNING URBAN LOT SPLIT SUBDIVISIONS IN SINGLE-FAMILY RESIDENTIAL ZONES

WHEREAS, the City Council of the City of Solana Beach seeks to implement Senate Bill 9 (SB 9) (Chapter 162, Statutes 2021) through the implementation of regulations concerning two-unit residential developments and urban lot split subdivisions in single-family residential zones; and

WHEREAS, state lawmakers are increasingly concerned about the lack of supply of housing units in the State of California; and

WHEREAS, the State Legislature adopted SB 9 in order to require local jurisdictions to approve infill developments of up to four units in existing single-family zones, subject only to objective local standards that would permit at least two units of 800 square feet per lot in single family zones; and

WHEREAS, this ordinance is exempt from the California Environmental Quality Act pursuant to Government Code Sections 65852.21(j) and 66411.7(n) because the adoption of an ordinance to implement SB 9 shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

NOW, THEREFORE, the City Council of the City of Solana Beach hereby ordains as follows:

Section 1. All of the statements set forth in the recitals above are true and correct and are incorporated herein.

Section 2. Section 17.20.040(R) "Two-unit residential developments in single family zones" is added to Chapter 17.20 "Specific Requirements" of the Solana Beach Municipal Code to read as follows:

"17.20.040(R) Two-unit residential developments in single family zones.

A. Purpose and Findings.

1. The purpose of this section is to provide regulations for the establishment of two-unit residential developments in single-family residential zones and to define an approval process for such two-unit residential developments consistent with Government Code Section 65852.21, or any successor statute. The intent of this section is to provide opportunities for more housing in existing single family residential zones as mandated by state law. It is also the goal to provide development standards to ensure the orderly development of these units in appropriate areas of the City.

2. Two-unit residential developments are residential uses consistent with the uses permitted in zones that allow for single-family residential development.

3. Government Code Section 65852.21 preempts the density limitations established by the General Plan and the underlying zones in which two-unit residential developments created pursuant to the requirements of this subsection are permitted. Incompatibility with the City's density limitations shall not provide a basis to deny a two-unit residential development that otherwise conforms to the requirements of this section.

B. A two-unit residential development containing no more than two residential units within a single-family residential zone shall be considered ministerially, without discretionary review or a hearing, if the proposed housing meets all of the standards set forth below. For purposes of this section, a two-unit residential development contains two residential units if the development proposes two new units or if it proposes to add one new unit to one existing unit.

1. If a parcel includes an existing single family home, one additional unit of not more than 825 square feet may be developed pursuant to this section. No more than 25 percent of the existing exterior structural walls shall be demolished to create the two-unit residential development, unless the existing single family home has not been occupied by a tenant in the last three years.

2. If a parcel does not include an existing single family home, or if an existing single family home is proposed to be demolished in connection with the creation of a two-unit residential development, two units of not more than 825 square feet each may be developed pursuant to this section.

3. Each unit in a two-unit residential development shall be separated by a distance of at least ten feet from any other structure on the parcel; however, units may be adjacent or connected if the structures meet building code safety standards and are sufficient to allow separate conveyance.

4. Unit Count. The following limitations apply to the number of units that may be created on a single parcel.

a. If a parcel was created subject to the urban lot split subdivision provisions of Chapter 16.48, no more than two units -- including primary dwelling units, accessory dwelling units, and/or junior accessory dwelling units in any combination -- shall be permitted on a parcel.

i. If a parcel was created subject to the urban lot split subdivision provisions of Chapter 16.48 and includes an existing or proposed two-unit development, then no accessory dwelling units or junior accessory dwelling units shall be permitted on the parcel.

ii. If a parcel was created subject to the urban lot split subdivision provisions of Chapter 16.48 and includes one primary dwelling unit only, then one accessory dwelling unit or one junior accessory dwelling unit for each primary dwelling unit is permitted.

b. If a parcel was not created subject to the urban lot split subdivision provisions of Chapter 16.48, no more than four units -- including primary dwelling units, accessory dwelling units, and/or junior accessory dwelling units in any combination -- shall be permitted on a parcel.

i. If a parcel was not created subject to the urban lot split subdivision provisions of Chapter 16.48 and includes an existing or proposed two-unit development, then one accessory dwelling unit may be developed for each primary dwelling unit on the parcel.

ii. If a parcel was not created subject to the urban lot split subdivision provisions of Chapter 16.48 and includes a single primary dwelling unit, then one accessory dwelling unit and one junior accessory dwelling unit may be developed instead of a two-unit residential development.

C. A two-unit residential development shall be prohibited in each of the following circumstances:

1. The two-unit residential development would require demolition or alteration of any of the following types of housing:
 - a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
 - b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - c. Housing that has been occupied by a tenant in the last three years. An applicant for a two-unit residential development must demonstrate whether any existing housing on the parcel was owner occupied or vacant to Director's satisfaction.
2. The parcel subject to the proposed housing development is a parcel on which an owner of residential real property has exercised the owner's rights under Government Code Section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
3. The parcel subject to the proposed housing development is located within a historic district or property included on the State Historic Resources Inventory, as defined in Public Resources Code Section 5020.1, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.
4. If the two-unit residential development is on a parcel that is any of the following:
 - a. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural

protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.

b. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

c. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179 of the Government Code, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

d. A hazardous waste site that is listed pursuant to Government Code Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

e. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

f. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able

to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met: (i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction; or (ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

g. Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.

h. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

i. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species

protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

j. Lands under conservation easement.

5. If the two-unit residential development would cause there to be more than four total units – including primary dwelling units, accessory dwelling units, and/or junior accessory dwelling units – on any single parcel or on any two parcels that were created using the urban lot split subdivision provisions of Chapter 16.48.

D. Any construction of a two-unit residential development shall conform to all property development regulations of the zone in which the property is located including, but not limited to, height limits, setback, lot coverage, landscape, and floor area ratio (FAR), as well as all fire, health, safety and building provisions of this title, subject to the following exceptions:

1. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure. Verification of size and location of the existing and proposed structure by City staff requires the applicant to provide pre- and post-construction surveys by a California licensed land surveyor to the City's satisfaction.
2. For all other dwelling units proposed in connection with a two-unit residential development, a minimum setback of four feet, or the applicable setback for the zone district, whichever is less, is required from the rear and side property lines.
3. Limits on lot coverage, floor area ratio, open space, and size must permit two units of 800 square feet each in connection with a two-unit residential development.
4. New dwelling units proposed in connection with a two-unit residential development shall not exceed 16 feet in height measured from preexisting grade or finished grade, whichever is lower, to the highest point of the roof.

5. For a two-unit residential development connected to an onsite wastewater treatment system, the applicant shall provide a percolation test completed within the last 5 years, or, if the percolation test has been recertified, within the last 10 years.
6. All dwelling units created in connection with a two-unit residential development shall have independent exterior access.
7. For applications that do not involve an urban lot split subdivision pursuant to Chapter 16.48, one of the dwellings on the lot must be the bona fide principal residence of at least one legal owner of the lot containing the dwelling, as evidenced at the time of approval of the two-unit residential development by appropriate documents of title and residency. Prior to the issuance of a building permit, the applicant shall provide evidence that a covenant has been recorded stating that one of the dwelling units on the lot shall remain owner occupied.
8. Two-unit residential developments shall only be used for rentals of terms of longer than thirty (30) days.
9. To ensure compliance with the provisions of the California Coastal Act of 1976, the following parking requirements apply:
 - a. One parking space shall be required for each two-unit residential development.
 - c. If a two-unit residential development replaces an existing garage or other required parking, replacement spaces shall be provided in accordance with the requirements of the underlying zone.
10. Design. When a two-unit residential development dwelling unit is proposed on a parcel with an existing single family dwelling unit, the new unit shall utilize the same exterior materials and colors as the existing dwelling unit.
11. Two-unit residential developments shall provide a new separate gas, electric, and water utility connection directly between each dwelling unit and the utility. The connection may be subject to a connection fee or capacity charge.
12. Two-unit residential developments shall be required to provide fire sprinklers.

13. Two-unit residential developments shall be required to provide a solar photovoltaic (PV) system as an electricity source.

14. In no event shall grading pursuant to an application submitted under this chapter exceed one hundred (100) cubic yards.

E. Applications for two-unit residential developments located in the Coastal Zone must be submitted together with a copy of a valid Coastal Development Permit issued by the California Coastal Commission.

F. Applications for two-unit residential developments conforming to the requirements of this section shall be considered ministerially without discretionary review or a hearing by the director of community development. Incomplete applications will be returned with an explanation of what additional information is required.

G. A proposed two-unit residential development may be denied if the director of community development makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5 of the Government Code, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

H. Prior to the issuance of a building permit for a two-unit residential development dwelling unit, the property owner shall record a covenant with the County Recorder's Office, the form and content of which is satisfactory to the City Attorney. The covenant shall notify future owners of the owner occupancy requirements, the approved size and attributes of the units, and minimum rental period restrictions. The covenant shall also reflect the number of units approved and provide that no more than four total units may be created on any single parcel or on any two parcels created using urban lot split subdivision procedures. If an urban lot split subdivision was approved, the covenant shall provide that no variances shall be permitted other than those code deviations expressly allowed by this Chapter. This covenant shall remain in effect so long as a two-unit residential development exists on the parcel.

I. In cases of conflict between this section and any other provision of this title, the provisions of this section shall prevail. To the extent that any provision of this section is

in conflict with State law, the applicable provision of State law shall control, but all other provisions of this section shall remain in full force and effect.”

Section 3. Subparagraph D.1 of Section 17.12.010 of the Solana Beach Municipal Code is amended to read as follows:

“b. Two-Unit Residential Development. Any primary dwelling units designed and used to house two households living independently of each other on the same legal lot. Dwelling units may be attached or detached and are subject to the provisions of Section 17.20.040(R).

“c. Duplex. Any building(s) designed and used to house three or more families living independently of each other on the same legal lot. Dwelling unit may be attached or detached. Minimum separation between principal structures on the same lot is 15 feet.”

Section 4. Table 17.12.020-A in Section 17.12.020 of the Solana Beach Municipal Code is amended to read as follows (changes shown in underline and strikeout):

		ZONE															
USE		ER-1	ER-2	LR	LMR	MR	MHR	HR	C	SC	LC	OP	PI	LI	A	OSR	ROW
1. RESIDENTIAL USES																	
1	Single-Family Dwellings	P	P	P	P	P	P	P	E	E	E	E	E	E	P	PL	E
<u>1.5</u>	<u>Two-Unit Residential Development</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>
2	<u>Duplex Two-Family Dwellings (duplex)</u>	E	E	E	E	P	P	P	PL	PL	PL	E	E	E	E	E	E

Section 5. Section 17.20.020 of the Solana Beach Municipal Code is amended by adding a new subparagraph “E” to read as follows:

“E. Two-unit Residential Developments. Two-unit residential developments shall be permitted in the (ER-1), (ER-2), (LR), (LMR) zones pursuant to SBMC 17.20.040(R) (Two-unit Residential Developments in Single-Family Zones).”

Section 6. Chapter 16.48. “Urban Lot Split Requirements” of the Solana Beach Municipal Code is hereby added to read as follows:

**“Chapter 16.48
URBAN LOT SPLIT SUBDIVISION REQUIREMENTS**

Sections:

- 16.48.010 Urban lot split subdivision.**
- 16.48.020 Preparation of urban lot split map.**
- 16.48.030 Application.**
- 16.48.040 Information to be filed with urban lot split map.**
- 16.48.050 Requirements for urban lot split map.**
- 16.48.060 Application of objective standards.**
- 16.48.070 Grading plan.**
- 16.48.080 Preliminary title report.**
- 16.48.090 Revised urban lot split map.**
- 16.48.100 City Engineer – Duties.**
- 16.48.110 Consideration of urban lot split map – Notice of decision.**
- 16.48.120 Disapproval of urban lot split map.**
- 16.48.130 Transmittal of urban lot split map to County Recorder.**
- 16.48.140 Correction and amendment of urban lost split map.**

16.48.010 Urban lot split subdivision.

No person shall create an urban lot split subdivision except by the filing of an urban lot split map approved pursuant to this title and the Subdivision Map Act.

16.48.020 Preparation of urban lot split map.

The urban lot split map shall be prepared by or under the direction of a registered civil engineer or licensed land surveyor, shall show the location of streets and property lines bounding the property and shall conform to all of the following provisions:

- A. The provisions of Section 66445 of the Subdivision Map Act.
- B. Shall be based upon a field survey made in conformity with the Land Surveyors Act. (Gov. Code § 66448)

16.48.030 Application.

A. A subdivider applying for an urban lot split subdivision plat shall file an application with the City Engineer, together with copies of an urban lot split map. An applicant for an urban lot split subdivision shall sign and submit with the application an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three (3) years from the date of the approval of the urban lot split. An affidavit shall not be required of an applicant that is either a “community land trust” or a “qualified nonprofit corporation” as defined in the Revenue and Taxation Code.

B. The City Engineer shall not accept an application or map for processing unless the Department finds that the urban lot split map is consistent with the zoning provisions of this code and that all approvals and permits required by the city zoning provisions for the project have been given or issued.

C. The City Engineer shall not accept an application or map an urban lot split located in the Coastal Zone unless it is submitted together with a copy of a valid Coastal Development Permit issued by the California Coastal Commission.

D. Notwithstanding the provisions of subsection B of this section, an urban lot split map may be processed concurrently with documents, permits or approvals required by the zoning provisions of this code, if the applicant first waives the time limits for processing, approving or conditionally approving or disapproving an urban lot split map provided by this title or the Subdivision Map Act.

16.48.040 Information to be filed with urban lot split map.

Such information as may be prescribed by the rules and regulations approved by the city council and such additional information as the City Engineer may find necessary with respect to any particular case to implement the provisions of this title shall accompany the urban lot split map at the time of submission, including a certificate of an engineer or land surveyor in accordance with Section 66449 of the Subdivision Map Act, and a certificate in accordance with Section 66450 of the Subdivision Map Act relating to unincorporated territory.

16.48.050 Requirements for urban lot split map.

The City Engineer shall ministerially approve a parcel map for an urban lot split only if the City Engineer determines that the parcel map for the urban lot split meets all of the following requirements:

- A. Both newly created parcels shall be no smaller than 1,200 square feet.
- B. Both newly created parcels shall be of approximately equal lot area, which for purposes of this paragraph shall mean that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.
- C. New unit size shall be not greater than 825 square feet. Maps shall show the footprints of existing and proposed structures.
- D. The parcel being subdivided is located within an (ER-1), (ER-2), (LR), or (LMR) zone permitting single family dwellings described in Chapter 17.20 SBMC.
- E. The parcel being subdivided is not located on a site that is any of the following:
1. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.
 2. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
 3. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 of the Government Code, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179 of the Government Code, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
 4. A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or

Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

5. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2 of the Government Code.

6. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

(i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.

(ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

7. Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for

streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.

8. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

9. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

10. Lands under conservation easement.

F. The proposed urban lot split would not require demolition or alteration of any of the following types of housing:

1. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

3. A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application under this Chapter.

4. Housing that has been occupied by a tenant in the last three years. An applicant for an urban lot split subdivision must demonstrate wither any existing housing on the parcel was owner occupied or vacant to Director's satisfaction.

G. The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

H. The parcel has not been established through prior exercise of an urban lot split as provided for in this Chapter.

I. Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this Chapter.

J. All easements required for the provision of public services and facilities shall be dedicated or conveyed by an instrument in a form acceptable to the Department of Community Development.

K. Units constructed on an urban lot split subdivision approved pursuant to this chapter shall be subject to and comply with the minimum setback requirements specified in SBMC 17.20.040(R).D.

L. Units constructed on an urban lot split subdivision approved pursuant to this chapter shall not exceed sixteen feet (16') in height measured from preexisting grade or finished grade, whichever is lower, to the highest point of the roof.

M. Each unit located on a parcel created pursuant to this chapter shall have vehicular ingress and egress to the public right-of-way, which shall be either through access over land owner in fee or evidences by a recorded easement in favor of the parcel requiring right-of-way access.

N. There shall be provided no less than one space per unit of off-street parking.

O. Each unit shall be required to provide a solar photovoltaic (PV) system as an electricity source.

P. The uses allowed on a parcel created pursuant to this chapter shall be limited to residential uses.

Q. Dwelling units constructed on urban lot split subdivision lots shall only be used for rentals of terms of longer than thirty (30) days.

R. Prior to approval of an urban lot split subdivision, the applicant shall have complied with the covenant recording requirement contained in SBMC 17.20.040(R).D.7 and 17.20.040(R).H.

16.48.060 Application of Objective Standards.

Development proposed on lots created by an urban lot split subdivision shall comply with all objective zoning standards, objective subdivision standards, and objective design review standards applicable to the parcel based on the underlying zoning; provided, however, that the application of such standards shall be reduced if the standards would have the effect of physically precluding the construction of two units on either of the resulting parcels created pursuant to this chapter or would result in a unit size of less than 800 square feet. Any waivers or reductions of development standards shall be the minimum waiver or reduction necessary to avoid physically precluding two units of 800 square feet, and no additional variances shall be permitted.

16.48.070 Grading plan.

There shall be filed with each urban lot split map a grading plan showing graded building site elevations and grading proposed for the creation of building sites or for construction or installation of improvements to serve the subdivision. The grading plan, together with the original topography contours, may be shown on an exhibit to the urban lot split map. The grading plan shall indicate approximate earthwork volumes of proposed excavation and filling operations. In the event no grading is proposed, a statement to that effect shall be placed on the urban lot split map. In no event shall grading pursuant to an application submitted under this chapter exceed one hundred (100) cubic yards.

16.48.080 Preliminary title report.

There shall be filed with each urban lot split map, a current preliminary title report of the property being subdivided or altered.

16.48.090 Revised urban lot split map.

Where a subdivider desires to revise an approved urban lot split map, the subdivider may file with the City Engineer, prior to the expiration of the approved urban lot split map, a revised urban lot split map on payment of the fees specified in SBMC 16.08.010.

16.48.100 City Engineer – Duties.

The City Engineer or his or her designee is authorized and directed to carry out the following duties, concerning applications for urban lot split maps under this chapter:

A. Obtain the recommendations of other city departments, governmental agencies or special districts as may be deemed appropriate or necessary by the City Engineer in order to carry out the provisions of this title;

B. Consider all recommendations and the results of all investigations and ministerially approve, or disapprove the application.

16.48.110 Consideration of urban lot split map – Notice of decision.

Within 50 calendar days after a complete application for an urban lot split map is filed with it, the City Engineer shall ministerially approve or disapprove such map. The time limit specified in this paragraph may be extended by mutual consent of the applicant and the city. If the urban lot split map is disapproved, the reasons therefor shall be stated in the notice of disapproval.

16.48.120 Disapproval of urban lot split map.

The City Engineer shall not approve an urban lot split map under any of the following circumstances:

A. The land proposed for division is a lot or parcel which was part of an urban lot split map that the City previously approved.

B. The subdivision proposes creation of more than two lots or more than four units total among the two lots.

C. The City Engineer finds that the urban lot split map does not meet the requirements of this code or that all approvals or permits required by this code for the project have not been given or issued.

D. Based on a preponderance of the evidence, the building official finds that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Government Code Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

E. The urban lot split's failure to comply with applicable, objective requirements imposed by the Subdivision Map Act and this title. Any decision to disapprove an urban lot split map shall be accompanied by a finding identifying the applicable, objective requirements imposed by the Subdivision Map Act and this title or the conditions of approval which have not been met or performed.

16.48.130 Transmittal of urban lot split map to County Recorder.

After the approval by the City of an urban lot split map, the applicant or its agent shall transmit the map to the County Recorder. An urban lot split subject to Section 66493 of the Subdivision Map Act shall be processed in compliance with Government Code Section 66464(b).

16.48.140 Correction and amendment of urban lot split map.

Corrections of and amendments to the urban lot split map shall be made pursuant to Section 66469 et seq. of the Act.

Section 7. The City Council finds that this Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Government Code Sections 65852.21(j) and 66411.7(n) because the adoption of an ordinance to implement SB 9 shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

Section 8. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter, or its application to any person or circumstance, if for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Chapter, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

EFFECTIVE DATE: This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

INTRODUCED AND FIRST READ by the City Council of the City of Solana Beach at a regular meeting thereof on the ____ day of ____ 2021 .

PASSED, ADOPTED, AND APPROVED by the City Council of the City of Solana Beach at a regular meeting thereof this ____ day of ____ 2021 by the following vote to wit:

AYES:
NAYS:
ABSTAIN:
ABSENT:

LESA HEEBNER, Mayor of the
City of Solana Beach, California

ATTEST:

ANGELA IVEY, City Clerk of the
City of Solana Beach, California

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF SOLANA BEACH)

I, ANGELA IVEY, City Clerk of the City of Solana Beach, hereby certify that the foregoing ORDINANCE NO. XXXX passed at the regular meeting of the City Council of the City of Solana Beach held on the ____ day of ____ after having been read at the regular meeting of said City Council held on the ____ day of ____ 2021.

ANGELA IVEY, City Clerk of the
City of Solana Beach, California

ORDINANCE NO. XXXX



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: November 10, 2021
ORIGINATING DEPT: Engineering Department
SUBJECT: **Public Hearing: Council Consideration of Resolution 2021-126 - Approving an Amendment to the *TransNet* Local Street Improvement Program Of Projects**

BACKGROUND:

The San Diego Association of Governments (SANDAG) is required by state and federal laws to develop and adopt a Regional Transportation Improvement Program (RTIP) every two years. The RTIP is a multi-year program of proposed major highway, arterial, transit, and bikeway projects including the *TransNet* Program of Projects. The current 2021 RTIP was adopted by the SANDAG Board on February 26, 2021 and covers the five-year fiscal period 2020/21 through 2024/25. The 2021 RTIP can be downloaded at the following SANDAG website:

https://www.sandag.org/uploads/publicationid/publicationid_4747_28774.pdf

This item is before the City Council to consider adopting Resolution 2021-126 (Attachment 1) to amend the RTIP by adding four new projects and to redistribute previously programmed *TransNet* funding to match the projects and funding listed in the City's Capital Improvement Program for FY 2021/22.

DISCUSSION:

The RTIP is a planning document that lists all major transportation improvement projects for the region. A transportation project generally has to be listed in the RTIP in order to be eligible for *TransNet*, State and Federal funding. The RTIP for San Diego County is prepared by SANDAG. SANDAG prepares a five-year program and updates this program every two years with input provided by local agencies in the county. Amendments to the RTIP can be made quarterly with specified limitations.

CITY COUNCIL ACTION:

SANDAG requires local agencies to submit a separate project submittal form for each project that is to be included in the RTIP. The submittal of the projects to SANDAG must include evidence of formal action by the legislative body of the City, preferably by resolution. SANDAG also requires that the local agency hold a public meeting prior to adoption or amendment of the five-year RTIP project list. The current RTIP includes the Pavement Resurfacing (SB16) and Pavement Maintenance (SB18) projects for Solana Beach. This amendment proposes to add four additional projects and reallocate the *TransNet* funding to match the City’s Capital Improvement Plan, as shown in the table below:

Project Title	Current FY21/22 RTIP Amount	Proposed FY21/22 RTIP Amount
Pavement Resurfacing (SB16)	150,000	38,000
Pavement Maintenance (SB18)	100,000	
Santa Helena Neighborhood Trail Design		70,000
Glencrest Sidewalk Installation		75,000
Safe Routes to School Masterplan (Local Matching Funds for \$165,000 Grant)		55,000
South Acacia Avenue Reconstruction Design		12,000
Total	250,000	250,000

CEQA COMPLIANCE STATEMENT:

Amendment of the RTIP is not a project under CEQA. Environmental review is conducted prior to commencing each project as necessary.

FISCAL IMPACT:

The Capital Improvement Plan Budget in the FY 2021/22 budgeted a combined total of \$250,000 in *TransNet* funds for annual pavement management and the four additional projects listed in the table above. Adopting the RTIP amendment will allow the City to add the new projects into the RTIP and reprogram the *TransNet* funding in the RTIP to match the funding in the City’s CIP budget.

WORK PLAN:

N/A

OPTIONS:

- Adopt Staff recommendations.
- Provide direction to Staff.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Conduct the Public Hearing: open the public hearing, report Council disclosures, receive public testimony, and close the public hearing.
2. Adopt Resolution 2021-126 approving an amendment to the SANDAG 2021 Regional Transportation Improvement Program (RTIP) adding four new projects and reallocating the *TransNet* funding for Fiscal Year 2021/22.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachment:

1. Resolution 2021-126

RESOLUTION 2021 - 126

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE *TRANSNET* LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2021 THROUGH 2025

WHEREAS, on November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (*TransNet* Extension Ordinance); and

WHEREAS, the *TransNet* Extension Ordinance provides that SANDAG, acting as the Regional Transportation Commission, shall approve on a biennial basis a multi-year program of projects submitted by local jurisdictions identifying those transportation projects eligible to use transportation sales tax (*TransNet*) funds; and

WHEREAS, the City of Solana Beach was provided with an estimate of annual *TransNet* local street improvement revenues for fiscal years 2021 through 2025; and

WHEREAS, the City of Solana Beach approved its 2020 *TransNet* Local Street Improvement Program of Projects (POP) on April 21, 2020 and the City of Solana Beach desires to make adjustments to its Program of Projects; and

WHEREAS, the City of Solana Beach has held a noticed public hearing with an agenda item that clearly identified the proposed amendment prior to approval of the projects by its authorized legislative body in accordance with Section 5(A) of the *TransNet* Extension Ordinance and Rule 7 of SANDAG Board Policy No. 31.

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

1. That City of Solana Beach requests that SANDAG make the following changes to its 2020 POP (the "Amendment") as programmed in the 2021 RTIP.
2. That pursuant to Section 2(C)(1) of the *TransNet* Extension Ordinance, the City of Solana Beach certifies that no more than 30 percent of its annual revenues shall be spent on local street and road maintenance-related projects as a result of the Amendment.
3. That pursuant to Section 4(E)(3) of the *TransNet* Extension Ordinance, the City of Solana Beach certifies that all new or changed projects, or major reconstruction projects included in the Amendment and funded by *TransNet* revenues shall accommodate travel by pedestrians and bicyclists, and that any exception to this requirement permitted under the Ordinance and proposed was clearly noticed as part of the City of Solana Beach's public hearing process for the Amendment.

4. That the City of Solana Beach does hereby certify that all other applicable provisions of the *TransNet* Extension Ordinance and SANDAG Board Policy 31 have been met.
5. That the City of Solana Beach agrees to indemnify, hold harmless, and defend SANDAG, the San Diego County Regional Transportation Commission, and all officers and employees thereof against all causes of action or claims related to City of Solana Beach's *TransNet* funded projects.
6. That the City Council approves an amendment to the SANDAG 2021 Regional Transportation Improvement Program (RTIP) of projects for Fiscal Years 2021 through 2025 to add four new projects and reallocate the TransNet funding for Fiscal Year 2021/22.

PASSED AND ADOPTED this 10th day of November, 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: November 10, 2021
ORIGINATING DEPT: Engineering Department
SUBJECT: **Public Hearing: Council Consideration of Resolution 2021-129 for Fiscal Year 2022/23 Community Development Block Grant Funds – Americans with Disabilities Act (ADA) Pedestrian Ramp Improvements**

BACKGROUND:

The City of Solana Beach (City) is eligible to apply for Federal Community Development Block Grant (CDBG) funding administered locally through the County of San Diego Department of Housing and Community Development (County). The County has recommended that the City target Americans with Disabilities Act (ADA) improvements to improve the accessibility and safety for persons with disabilities, which is one of the CDBG goals. The City Council (Council) has approved previous annual CDBG applications to construct ADA compliant pedestrian ramps at public street intersections throughout the City.

For the upcoming application, Staff prepared for Council's consideration a new list of street intersections that may be improved with ADA compliant pedestrian ramps (Attachment 1, Exhibit A). This item is before the City Council for the consideration of Resolution 2021-129 (Attachment 1), which would approve the list of ramps and authorize Staff to apply for the Fiscal Year (FY) 2022/23 CDBG funding program.

DISCUSSION:

The County has indicated that the City's anticipated CDBG funding will be approximately \$54,626 for this annual grant application. Staff developed a list of locations consistent with the anticipated funding. The ramps listed in Attachment 1, Exhibit A, are at locations with either no existing pedestrian ramp or with an existing ramp that does not meet current standards. The number of ramps to be constructed will be adjusted to match the available funding. As this Council action has been advertised as a public hearing, any information,

CITY COUNCIL ACTION:

comments, and testimony received on this item will be attached to this report and sent to the County along with the City's application.

CEQA COMPLIANCE STATEMENT:

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(c) of the State CEQA Guidelines.

FISCAL IMPACT:

There is no impact to the General Fund due to the use of Federal CDBG Funds. Staff anticipates that the City will receive CDBG funding of approximately \$54,626 for FY 2022/23. Currently, \$45,700 is appropriated in the FY 2022/23 CIP Budget for the CDBG ADA pedestrian ramps. If approved by Council, an additional \$9,000 will be appropriated to the FY 2022/23 CIP Budget to fully expend the anticipated CDBG funding.

WORK PLAN:

N/A

OPTIONS:

- Approve Staff recommendations and approve the CDBG application.
- Provide alternative direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Adopt Resolution 2021-129:
 - a. Finding that the funding request and project implementation are exempt from the California Environmental Quality Act pursuant to the State CEQA Guidelines.
 - b. Approving the list of public street ADA ramp locations.
 - c. Requesting FY 2022/23 Community Development Block Grant Funds for ADA pedestrian ramp improvements at various public street intersections listed in Attachment 1, Exhibit A.

- d. Finding that all of FY 2022/23 CDBG funds, presently estimated at a total of \$54,626, are designated to be used for ADA pedestrian ramp improvements.
- e. Appropriating an additional \$9,000 in the CDBG Fund to the Construction account in FY 2022/23.
- f. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.
- g. Authorizing the City Manager to execute the County contract for management and implementation of the CDBG program.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution No. 2021-129

RESOLUTION 2021-129

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, REQUESTING FISCAL YEAR 2022/23 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR CONSTRUCTION OF ADA PEDESTRIAN RAMPS

WHEREAS, the City Council of the City of Solana Beach participates in the Community Development Block Grant (CDBG) Program as administered through the County of San Diego as the City is not eligible to submit as an "Entitlement City"; and

WHEREAS, the City desires to utilize the CDBG funds for ADA improvements to improve the accessibility and safety for persons with disabilities; and

WHEREAS, on November 10, 2021, the City Council held a duly noticed public hearing to consider the application of requesting CDBG funds; and

WHEREAS, section 15301(c) of the State CEQA Guidelines categorically exempts operation, repairs, maintenance or minor alteration to existing streets, sidewalks, gutters and similar facilities.

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

1. That the above recitations are true and correct.
2. That the City Council finds the funding request and project implementation are exempt from the California Environmental Quality Act pursuant to Section 15301(c) the State CEQA Guidelines.
3. That the City Council approves the list of public street ADA Ramp Locations (Exhibit A).
4. That the City Council requests the Fiscal Year (FY) 2022/23 Community Development Block Grant Funds for ADA pedestrian ramp improvements at various public street intersections listed in Exhibit A.
5. That the City Council finds that all of FY 2022/23 CDBG funds, presently estimated at a total of \$54,626, are designated to be used for ADA pedestrian ramp improvements.
6. That the City Council approves appropriating an additional \$9,000 in the CDBG Fund to the Construction account in FY 2022/23.

7. That the City Council authorizes the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.
8. That the City Council authorizes the City Manager to execute the County contract for management and implementation of the CDBG project.

PASSED AND ADOPTED this 10th day of November, 2021 at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

**EXHIBIT A
Resolution 2021-129**

**City of Solana Beach
FY 2022-23 CDBG Application**

Proposed ADA Ramps Locations

No.	Cross Streets		Corner(s)
1	San Andres Dr	Las Banderas Dr	NW/NE/SE
2	South Sierra Ave (east side)	Behind 511 S. Highway 101	east side
3	San Mario Dr	Santa Petra Dr	NW/SW
4	Santa Victoria	Santa Carina	NW/NE
5	Santa Victoria	San Patricio Dr	NE/SE
6	Santa Victoria	Santa Alicia	NE/SE

All locations listed above have non-standard ramps to be removed and replaced with current ADA ramp standards.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: November 10, 2021
ORIGINATING DEPT: City Clerk's Office
SUBJECT: **Citizen Commission Vacancy: Public Arts Commission Appointment**

BACKGROUND:

Appointments to City Commissions and Committees are conducted in accordance with Council Policy No. 5 - *Appointment of Private Citizens to Committees, Boards, Task Forces* (Attachment 2). The Public Arts Commission's appointments are made by Council-at-large. A majority vote of the City Council is required for appointment

This item is before the City Council to discuss and appoint a community member to serve out the remainder of an existing term on the Public Arts Commission. Commission member Sharon Perkowski resigned from the Public Arts Commission in June 2021. Her position's term expires at the end of January 2023.

DISCUSSION:

On June 25, 2021, the City Clerk posted a Notice of Vacancy, per Government Code 54974(a), with an application deadline of July 6th, in an effort to refill the position and bring the Commissions to full membership as quickly as possible.

At the Council Meeting on July 14, 2021, Council extended the application period to August 25, 2021, to allow more time than the required 10 days for any additional applicants. At the September 8, 2021 Council Meeting, Council appointed Marilyn Barnett to the Commission, but she was unable to accept due to other obligations. Therefore, the application period was extended to November 1, 2021, for a new application period. On September 16, 2021, the City Clerk posted the Notice of Vacancy (Attachment 1) for the extended application period. Recruitment notices were posted on the City's Official bulletin board, the City's website, two e-blast notices were e-mailed out to subscribers, and Citizen Commission Members were notified.

Application Submittals

As of the preparation of this report, two applications were received by the deadline and the applicants are listed on the Application Status List (Attachment 3). If applications are

CITY COUNCIL ACTION: <hr/> <hr/>

received after the deadline, they will not be forwarded as Council no longer considers late applications. Applications were not posted online but were submitted to Council for review and are available for public viewing at the City Clerk's Office.

CEQA COMPLIANCE STATEMENT: Not a project as defined by CEQA.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Make an appointment to the vacancy.
- Extend the deadline for submittal of additional applications.

DEPARTMENT RECOMMENDATION:

Staff recommends that City Council appoint one (1) member to the Public Arts Commission nominated/appointed by *Council-at-large* with a term ending January 2023.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gregory Wade, City Manager

Attachment:

1. Vacancy Notice
2. Council Policy No. 5
3. List of Applicants
4. Applications



PUBLIC NOTICE CITIZEN COMMISSION POSITION VACANCY DEADLINE

CITY OF SOLANA BEACH VOLUNTEERS SERVING ON BEHALF OF THE CITY COUNCIL

Applications are currently being accepted through **Monday, November 1, 2021 by 5:30 p.m.** City Council is scheduled to make appointments at the November 10, 2021 City Council Meeting.

PUBLIC ARTS COMMISSION

The Public Arts Commission participates in reviewing certain matters regarding community art opportunities and conducts certain City events. [Agenda Posting page](#)

One vacancy – term will expire January 2023



Regular Meetings: 4th Tuesday of each month at 5:30 p.m.
Virtually or at City Hall, due to COVID changes, as appropriate

Requirements: At least 18 yrs. old ♦ Resident of the City.

Composition: 7 members who are all appointed by the Council At-large.

Staff Liaison: Kayla Moshki at 858-720-2438 or kmoshki@cosb.org

New applicants may want to review any past Agendas posted on the City's website or contact the Staff Liaison for any questions about the Commission. See the City's website for members, expiring positions, and further information.

Applicant Process

[Citizen Interest Forms](#) (Applications) and additional information on the Commissions can be found on the City's website at www.cityofsolanabeach.org (Left tabs: City Government, City Clerk, Citizen Committees) OR at City Hall, 635 S. Highway 101, Solana Beach, (858) 720-2400. Please contact the City Clerk with any questions regarding the recruitment/appointment process.

For specific questions about the Commission, contact the Commission Staff Liaison above.

Posted September 16, 2021
Angela Ivey, City Clerk

CITY OF SOLANA BEACH	Policy No. 5
COUNCIL POLICY	Adopted: May 15, 1989 Revised: January 23, 2008 by Resolution 2008-23
GENERAL SUBJECT: Citizen Boards, Commissions & Committees	
SPECIFIC SUBJECT: Appointments of Citizens to Boards, Commissions, Committees and Task Forces.	

PURPOSE:

The purpose of this policy is to establish a consistent process and procedure for appointments to City sponsored Citizen Boards, Commissions, Committees and Task Forces.

POLICY STATEMENT:

Appointments to Citizen Boards, Commissions, Committees and Task Forces are made in accordance with the municipal code and/or specific guideline, as provided, to provide consistency.

POLICY PROCEDURES:

1. All private citizens interested in serving on any Board, Commission, Committee or Task Force or similar group must complete and file with the City Clerk a Citizen Interest Form (application) which may be obtained from the City Clerk's office.
2. Nominations
Councilmembers may nominate private citizens for appointment subject to ratification by a majority of the City Council. Such ratification shall take place at a regular City Council meeting and a duly docketed agenda item.
3. Appointment Protocol
 - a. Appointments will be made in accordance with municipal code requirements. For example, the municipal code may require that a Commission have five positions appointed by individual Councilmembers.
 - b. Appointments that are not outlined in the municipal code and are at-large appointment positions may be nominated by any Councilmember. In the event of multiple appointments, appointments may be divided among individual Councilmembers to share the appointment responsibilities. If the appointments are

shared, it will be for that one time and will not be construed as official individual appointments that would carry forward.

- c. The decision to proceed with an individual appointment alternative for at-large positions will be subject to majority vote of the City Council with such vote taking place at a regular City Council Meeting.

4. Appointments to Outside Agencies

When the City is asked by an outside agency to recommend a private citizen to serve on a Board, Commission, Committee or Task Force or similar group, such recommendation shall be made by the Council and approved by a majority vote of the City Council.

**City of Solana Beach
Citizen Commission Members
Appointed by City Council**

Deadline – November 1, 2021 5:30 p.m.

LIST OF APPLICANTS

Public Arts Commission Applicants		Application Received
Last Name	First Name	
Bostrom	Stacy	10-08-2021
Day	Kristi	10-26-2021

ATTACHMENT 4

Applications

***This attachment is available for
viewing at the City Clerk's Office***

City of Solana Beach
635 S. Highway 101, Solana Beach, CA 92075
858-720-2400



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: November 10, 2021
ORIGINATING DEPT: City Manager's Department
SUBJECT: **Adopt (2nd Reading) Ordinances Nos. 519 and 520 – Amending Sections 6.36.010, 6.36.040, 17.56.020 and 17.56.080 of the Solana Beach Municipal Code to Comply with State Mandated Organic Waste Disposal Requirements**

BACKGROUND:

On August 25, 2021, City Council (Council) adopted Ordinance No. 517 amending Chapter 6.20 of the Solana Beach Municipal Code (SBMC) to address state organics recycling mandates outlined in Senate Bill No. 1383 (SB 1383). SB 1383 was signed into law on September 19, 2016, to reduce organic waste disposal by 75% and increase edible food recovery by 20% in California by 2025. In addition to adopting an organics recycling ordinance, the law requires that jurisdictions adopt additional regulations and policies to create a market for recycled organics and further reduce waste headed for the landfill.

Jurisdictions were previously required to adopt a Construction Demolition Waste Diversion (C&D) Ordinance and a Model Water Efficient Landscape Ordinance (MWELO) and the City has both in place. However, SB 1383 stipulates that the currently adopted versions must comply with any new requirements outlined in SB 1383.

To comply with the state mandated organic waste disposal requirements, the City Council introduced Ordinance 519 (Attachment 1) amending Sections 6.36.010 and 6.36.040 of the Solana Beach Municipal Code and Ordinance 520 (Attachment 2) amending Sections 17.56.020 and 17.56.080 of the Solana Beach Municipal Code on October 27, 2021.

This item is before the City Council to consider adoption (2nd Reading) of Ordinance 519 amending Sections 6.36.010 and 6.36.040 of the Solana Beach Municipal Code and

CITY COUNCIL ACTION:

Ordinance 520 amending Sections 17.56.020 and 17.56.080 of the Solana Beach Municipal Code.

DISCUSSION:

When Council adopted Ordinance 517, the City implemented enforcement mechanisms to compel businesses and residents to recycle their organic waste. SB 1383 has additional requirements that jurisdictions need to implement as well.

Ordinances 519 and 520 address the update of the Construction and Demolition (C&D) and Model Water Efficient Landscaping ordinances.

Construction Waste Diversion

A jurisdiction is already required to adopt CALGreen Sections 4.408.1 and 5.408 in its municipal code. Projects requiring local construction permits are to divert from landfills at least 65 percent of the C&D materials generated at the project site. The SB 1383 regulations require jurisdictions to have a mechanism by which they can enforce CALGreen's 65 percent C&D debris recovery rate requirement. This ensures the maximum amount of organic waste commingled with C&D debris is recovered from building projects throughout the state.

The City implemented a construction waste diversion requirement before it was required by CALGreen. The City set a 50 percent diversion requirement which was an aggressive target at the time of adoption. Since then, CALGreen requirements increased diversion requirements to 65 percent surpassing the City's requirement. The City cannot have a less stringent restriction so Staff recommends Council adopt Ordinance 519 to amend the code to include that the diversion requirement must be in accordance with the latest revisions of the CALGreen Building Code.

Model Water Efficient Landscape Ordinance

Soil Amendment, Compost and Mulch: A Jurisdiction is already required to adopt the MWEL, Sections 492.6(a)(3)(B), (C) and (D) in its municipal code. It applies to certain landscape projects as identified in Section 490.1. The regulations require jurisdictions to have a mechanism by which to enforce the following:

1. The incorporation of soil amendments when planting;
2. The use of compost for landscape installations with a minimum of four cubic yards per 1,000 square feet and a depth of six inches; and
3. The application of a minimum three-inch layer of mulch for planting areas.

Post-Consumer Organic Mulch Products: A Jurisdiction is also already required to adopt the MWEL Section 492.6(a)(3)(G) in its municipal code. It instructs covered landscape projects to use organic mulch materials made from recycled or post-consumer goods over inorganic materials or virgin forest products. The SB 1383 regulations require that jurisdictions enforce existing requirements regarding the

preferential use of recycled and post-consumer organic mulch materials. Using recycled and post-consumer compost and mulch materials may be an opportunity for the jurisdiction to help meet its SB 1383 procurement target. For example, a landscaper could act as a direct service provider and procure compost and mulch on behalf of the jurisdiction, provided all procurement requirements are met.

Reporting: In its annual report to CalRecycle, each jurisdiction must provide the number of landscaping projects subject to the MWELo, Sections 492.6(a)(3)(B), (C), (D) and (G).

Staff reviewed the City's MWELo and confirmed the provisions do comply with new SB 1383 requirements with two additions. The first is to incorporate by reference the most recent revisions of CALGreen's MWELo requirements if they are more stringent than the City's. The second is a small addition to allow an exception to the requirement for a minimum three-inch layer of mulch for planting areas of 5 percent of the landscape area if it is designated in the plan as an insect habitat. Thus, Staff recommends that Council adopt Ordinance 520 to make these amendments to the City's municipal code.

CEQA COMPLIANCE STATEMENT:

This is not a "project" as defined by the California Environmental Quality Act (CEQA) and is exempt pursuant to Section 15061(b)(3) of the State CEQA Guidelines (14 CCR 15061(b)(3)).

FISCAL IMPACT:

There is no direct fiscal impact as a result of this item. Implementation and enforcement of Ordinance 519 and 520, if adopted, would be the responsibility of City Staff.

WORK PLAN:

This item is included in the Environmental Sustainability section of the FY 2021/2022 Work Plan.

OPTIONS:

- Adopt Ordinances 519 and 520 amending Sections 6.36.010, 6.36.040, 17.56.020 and 17.56.080 to the Solana Beach Municipal Code to address State organics recycling mandates.
- Do not adopt Ordinances 519 and 520 and provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council adopt Ordinances 519 and 520 amending Sections 6.36.010, 6.36.040, 17.56.020 and 17.56.080 to the Solana Beach Municipal Code to address State organics recycling mandates.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Ordinance 519
2. Ordinance 520

ORDINANCE 519

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AMENDING SECTIONS 6.36.010 AND 6.36.040 OF THE SOLANA BEACH MUNICIPAL CODE TO COMPLY WITH STATE MANDATED ORGANIC WASTE DISPOSAL REQUIREMENTS

WHEREAS, SB 1383, the Short-lived Climate Pollutant Reduction Act of 2016, requires the California Department of Resources Recycling and Recovery (CalRecycle) to develop regulations to reduce organics in landfills as a source of methane. As adopted by CalRecycle, these SB 1383 regulations (SB 1383 Regulations) place requirements on multiple entities including the City, residential households, commercial businesses and business owners, commercial edible food generators, haulers, self-haulers, food recovery organizations, and food recovery services to support achievement of statewide organic waste disposal reduction targets; and

WHEREAS, the City to adopted Ordinance 517 to enforce relevant provisions of the SB 1383 Regulations; and

WHEREAS, SB 1383 requires the City to adopt a Construction Waste Diversion ordinance in accordance with CALGreen Section 4.408.1 and 5.408 that diverts construction waste from landfills at least 65 percent of the materials generated at the project site.

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

Section 1. Sections 6.36.010 and 6.36.040 of the Solana Beach Municipal Code are hereby amended as follows:

Chapter 6.36 CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING

Sections:

- 6.36.010 Definitions.
- 6.36.020 Construction and demolition debris diversion requirements.
- 6.36.030 Submission of waste management plan.
- 6.36.040 Review of waste management plan.
- 6.36.050 Compliance with waste management plan.
- 6.36.060 Exemption.
- 6.36.070 Enforcement.

6.36.010 Definitions.

For the purposes of this chapter, the following definitions shall apply:

- A. "Administrative penalty" means any penalty or fine assessed to an applicant pursuant to SBMC 6.36.070.
- B. "Applicant" means any individual, firm, limited liability company, association, partnership, political subdivision, government agency, municipality, industry, public or private for profit or nonprofit corporation, or any other entity whatsoever who applies to the city for the applicable permits to undertake any construction, demolition, or renovation project within the city.
- C. "City-sponsored project" means any project where the improvements are or will be upon completion owned by the city.
- D. "Construction" means the building of any improvement or any portion thereof including any tenant improvements to an existing facility or structure.
- E. "Construction and demolition debris" means used or discarded materials removed from premises during construction or renovation of a structure resulting from construction, remodeling, repair, deconstruction, or demolition operations on any pavement, house, commercial building, or other structure.
- F. "Conversion rate" means the rate set forth in the standardized conversion rate table approved by the city pursuant to this chapter for use in estimating the volume or weight of materials identified in a waste management plan.
- G. "Covered project" shall have the meaning set forth in SBMC 6.36.020.
- H. "Deconstruction" means the process of carefully dismantling a building or structure in order to salvage components for reuse and recycling.
- I. "Demolition" means the decimating, razing, ruining, tearing down or wrecking of any facility, structure, pavement or building, whether in whole or in part, whether interior or exterior.
- J. "Divert" means to use construction or demolition debris for any purpose other than disposal in a landfill or transformation facility.
- K. "Diversion requirement" means the redirection of the minimum percentage as determined and required by California Green Building Standards Code, 24 CCR, Part 11 of the total construction and demolition debris generated by a project via reuse or recycling, unless the applicant has been granted an exemption pursuant to SBMC 6.36.060, in which case the diversion requirement shall be the maximum feasible diversion rate established by the WMP compliance official for the project.
- L. "Final building approval" means acceptance by the city that all requirements and conditions of the project have been met.
- M. "Project" means any activity which requires an application for a building or demolition permit or any similar permit from the city.

N. "Recycling" means the process of collecting, sorting, cleansing, treating, and reconstituting materials that would otherwise become solid waste, and returning them to the economic mainstream in the form of raw material for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace.

O. "Remodel" means any change, addition, or modification in an existing structure.

P. "Renovation" means any change, addition, or modification in an existing structure.

Q. "Reuse" means further or repeated use of construction or demolition debris.

R. "Salvage" means the controlled removal of construction or demolition debris from a permitted building or demolition site for the purpose of recycling, reuse, or storage for later recycling or reuse.

S. "Total costs" means the total construction value of the project as calculated by the community development department using the city's standard commercial and residential valuation formulas.

T. "Waste management plan" (also referred to as "WMP") means the information required by SBMC 6.36.030, submitted by the applicant, on a city-approved form, for any covered project.

U. "WMP compliance official" is the staff person responsible for implementing this chapter. The WMP compliance official shall be the director of engineering/public works or his or her designee.

V. "WMP review fee" means the fee for processing WMP applications as adopted by the city council by resolution, if any.

W. "WMP report" means the final calculation of construction and demolition debris diversion for the project as described in SBMC 6.36.050. (Ord. 377 § 2, 2008)

6.36.040 Review of waste management plan.

A. Approval. Notwithstanding any other provision of this code, no plan check shall be approved for any covered project unless the WMP compliance official has approved the WMP. Approval shall not be required, however, where an emergency demolition, as determined by the WMP compliance official, is required to protect public health or safety. The WMP compliance official shall not approve a WMP unless it meets the following conditions:

1. Provides all of the information set forth in SBMC 6.36.030; and
2. Indicates that the minimum percentage of all C&D debris generated by the project will be diverted as determined and required by California Green Building Standards Code, 24 CCR, Part 11 as may be amended from time to time by the State.

Upon determining that the above conditions have been met, the WMP compliance official shall mark the WMP "Approved" and notify the community development department.

B. Nonapproval. If the WMP compliance official determines that the WMP is incomplete or fails to indicate that the minimum percentage as determined and required by California Green Building Standards Code, 24 CCR, Part 11 of all C&D debris generated by the project will be reused or recycled, he or she shall:

1. Contact the applicant to discuss the WMP, make recommendations for additional diversion, and obtain and note verbal confirmation from the applicant of changes to the WMP that would meet the requirements of this chapter; or
2. Return the WMP to the applicant marked "Denied," including a statement of reasons, and so notify the community development department, which shall withhold permit issuance until the WMP is resubmitted and approved; or
3. Return the WMP to the applicant marked "Further Explanation Required."

Notwithstanding any other provision of this code, the decisions of the WMP compliance official shall be final. (Ord. 377 § 2, 2008)

EFFECTIVE DATE: This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall proceed with publication pursuant to the provisions of Government Code §36933.

INTRODUCED AND FIRST READ at a meeting of the City Council of the City of Solana Beach, California, on the 27th day of October, 2021; and

THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, on the ____ day of ____, 2021, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

ORDINANCE 520

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AMENDING SECTIONS 17.56.020 and 17.56.080 OF THE SOLANA BEACH MUNICIPAL CODE TO COMPLY WITH STATE MANDATED ORGANIC WASTE DISPOSAL REQUIREMENTS

WHEREAS, SB 1383, the Short-lived Climate Pollutant Reduction Act of 2016, requires the California Department of Resources Recycling and Recovery (CalRecycle) to develop regulations to reduce organics in landfills as a source of methane. As adopted by CalRecycle, these SB 1383 regulations (SB 1383 Regulations) place requirements on multiple entities including the City, residential households, commercial businesses and business owners, commercial edible food generators, haulers, self-haulers, food recovery organizations, and food recovery services to support achievement of statewide organic waste disposal reduction targets; and

WHEREAS, the City adopted Ordinance 517 to enforce relevant provisions of the SB 1383 Regulations; and

WHEREAS, SB 1383 requires the City to adopt a Water Efficient Landscape ordinance in accordance with the State's Model Water Efficient Landscape Ordinance (MWELo), Sections 492.6(a)(3)(B), (C), (D) and (G) in order to comply with requirements mandated by SB 1383 including enforcement mechanisms.

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

Section 1. Sections 17.56.020 and 17.56.080 of the Solana Beach Municipal Code are hereby amended as follows:

Chapter 17.56 WATER EFFICIENT LANDSCAPE REGULATIONS

17.56.020 Findings.

This chapter implements the Water Conservation in Landscaping Act. The requirements of this chapter reduce water use associated with irrigation of outdoor landscaping by setting a maximum amount of water to be applied to landscaping and by designing, installing and maintaining water efficient landscapes consistent with the water allowance. The provisions of this chapter are equivalent to or at least as effective, where deviations have been made, to the provisions of the State Model Water Efficient Landscape Ordinance and Executive Order No. B-29-15.

The requirements herein are intended to reduce water usage in Solana Beach to the

same extent as the Model Landscape Ordinance prepared by the state of California and Executive Order No. B-29-15. In implementing this law, the city shall endeavor to apply the law in a manner which will result in long-term water savings to the citizens of the state as required by law. The water savings shall be achieved through permanent landscape rules using irrigation management, greater use of drought-tolerant plantings and improved design criteria.

If, after the adoption of this ordinance, the California Department of Water Resources, or its successor agency, amends 23 CCR, Division 2, Chapter 2.7, Sections 492.6(a)(3)(B) (C), (D), and (G) of the Model Water Efficient Landscape Ordinance September 15, 2015 requirements in a manner that requires Jurisdictions to incorporate the requirements of an updated Model Water Efficient Landscape Ordinance in a local ordinance, and the amended requirements include provisions more stringent than those required in this Section, the revised requirements of 23 CCR, Division 2, Chapter 2.7 shall be enforced.

In adopting this chapter, the city council finds and determines that this chapter will be as effective as the State Model Landscape Ordinance and Executive Order No. B-29-15. (Ord. 467, 2015; Ord. 430, 2011)

17.56.080 Soils management report.

A. The soils management report required by SBMC 17.56.070 shall be prepared by a licensed landscape architect, licensed civil engineer, licensed architect, or other landscape professional licensed by the state to do this work and shall contain the following information:

1. An analysis of the soil for the proposed landscaped areas of the project that includes information about the soil texture, soil infiltration rate, pH, total soluble salts, sodium, and percent organic matter.
2. Recommendations about soil amendments that may be necessary to foster plant growth and plant survival in the landscaped area using efficient irrigation techniques.
3. In projects with multiple landscape installations (i.e., single-family subdivision), a soil sampling rate of one in seven lots or approximately 15 percent will satisfy this requirement. Large landscape projects shall sample at a rate equivalent to one in seven lots.

B. When a project involves mass grading of a site the applicant shall submit the soil management report that complies with subsection A of this section with the certificate of completion required by SBMC 17.56.230.

C. The soils management report shall comply with Sections 492.6 (a)(3)(B)(C), (D) and (G) of the Model Water Efficient Ordinance and shall include information regarding proposed soil amendments and mulch as follows:

1. The report shall identify the type and amount of mulch for each area where mulch is applied. A minimum three-inch layer of mulch shall be applied on all exposed soil surfaces in each landscaped area except in turf areas, creeping or rooting ground covers or direct seeding applications where mulch is contraindicated. Highly flammable mulch material shall not be used. To provide habitat for beneficial insects and other wildlife up to five percent (5%) of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.
2. Compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than six percent organic matter in the top six inches of the soil are exempt from adding compost and tilling.
3. The mulching portion of seed/mulch slurry in hydro-seeded applications shall comply with subsection A of this section. (Ord. 467, 2015; Ord. 430, 2011)

EFFECTIVE DATE: This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall proceed with publication pursuant to the provisions of Government Code §36933.

INTRODUCED AND FIRST READ at a meeting of the City Council of the City of Solana Beach, California, on the 27th day of October, 2021; and

THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, on the ____ day of ____, 2021, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk