

# CITY OF SOLANA BEACH

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



## AGENDA

### Joint REGULAR Meeting

Wednesday, February 27, 2019 \* 6:00 p.m.

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

- City Council meetings are video recorded and archived as a permanent record. The [video](#) recording captures the complete proceedings of the meeting and is available for viewing on the City's website.
- Posted Reports & Supplemental Docs contain records up to the cut off time prior to meetings for processing new submittals. Complete records containing meeting handouts, PowerPoints, etc. can be obtained through a [Records Request](#).

#### PUBLIC MEETING ACCESS

The Regular Meetings of the City Council are scheduled for the 2nd and 4th Wednesdays and are broadcast live on Cox Communications-Channel 19, Spectrum(Time Warner)-Channel 24, and AT&T U-verse Channel 99. 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.

#### AGENDA MATERIALS

A full City Council agenda packet including relative supporting documentation is available at City Hall, the Solana Beach Branch [Library](#) (157 Stevens Ave.), La Colonia Community Ctr., and online [www.cityofsolanabeach.org](http://www.cityofsolanabeach.org). Agendas are posted at least 72 hours prior to regular meetings and at least 24 hours prior to special meetings. Writings and documents regarding an agenda of an open session meeting, [received](#) after the official posting, and distributed to the Council for consideration, will be made available for public viewing at the same time. In addition, items received at least 1 hour 30 minutes prior to the meeting time will be uploaded online with the courtesy agenda posting. Materials submitted for consideration should be forwarded to the [City Clerk's department](#) 858-720-2400. The designated location for viewing of hard copies is the City Clerk's office at City Hall during normal business hours.

#### SPEAKERS

Please submit a speaker slip to the City Clerk prior to the meeting, or the announcement of the Section/Item, to provide public comment. Allotted times for speaking are outlined on the speaker's slip for each agenda section: Oral Communications, Consent, Public Hearings and Staff Reports.

#### SPECIAL ASSISTANCE NEEDED

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 at least 72 hours prior to the meeting.

As a courtesy to all meeting attendees, please set cellular phones and pagers to silent mode and engage in conversations outside the Council Chambers.

#### CITY COUNCILMEMBERS

**David A. Zito**, Mayor

**Jewel Edson**, Deputy Mayor

**Judy Hegenauer**, Councilmember

**Kristi Becker**, Councilmember

**Kelly Harless**, Councilmember

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

**SPEAKERS:**

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

**READING OF ORDINANCES AND RESOLUTIONS:**

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

**CALL TO ORDER AND ROLL CALL:**

**CLOSED SESSION REPORT:** (when applicable)

**FLAG SALUTE:**

**APPROVAL OF AGENDA:**

**PROCLAMATIONS/CERTIFICATES:** *Ceremonial*

*None at the posting of this agenda*

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

1. Earl Warren Stormwater Project

**ORAL COMMUNICATIONS:**

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip (located on the back table) to the City Clerk. Comments relating to items on this evening's agenda are taken at the time the items are heard. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each presentation is THREE MINUTES (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

**COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:**

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

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

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion. Any member of the public may address the City Council on an item of concern by submitting to the City Clerk a speaker slip (located on the back table) before the Consent Calendar is addressed. Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be 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 City Council Meetings held November 28, 2018 and December 19, 2018.

### [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 January 26 – February 8, 2019.

### [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.*

## **A.3. General Fund Adopted Budget for Fiscal Year 2018-2019 Changes.** (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2018-2019 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.*

## **A.4. Transnet Funds Transfer.** (File 0390-35)

Recommendation: That the City Council

1. Adopt **Resolution 2019-021** approving the transfer of \$6,250 of TransNet funds from the Pavement Resurfacing Project (SANDAG MPO ID SB16) to the Stevens-Valley Corridor Improvement Project (SANDAG MPO ID SB17).

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

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## **A.5. Junior Lifeguard Program Surf Class.** (File 0270-30)

Recommendation: That the City Council

1. Adopt **Resolution 2019-024** to add the Surf Class Junior Lifeguard sessions to the Junior Lifeguard program.

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

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**A.6. Junior Lifeguard Uniform Purchase.** (File 0270-30)

Recommendation: That the City Council

1. Adopt **Resolution 2019-026**:
  - a. Approving the \$35,500 purchase from the vendor, QS Wholesale, to add uniform items to the Junior Lifeguard Program store.
  - b. Authorizing the City Manager to execute an agreement for the uniform purchase through QS Wholesale.

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

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**A.7. Assessment District Improvement Funds Closeout.** (File 1010-90)

Recommendation: That the City Council

1. Adopt **Resolution 2019-006**:
  - a. Closing the Cedros Improvement District Redemption Fund.
  - b. Declaring a surplus of funds in the District's Redemption Fund and directing Staff to distribute the surplus funds as provided by Section 10427.1 of the California Streets and Highways Code.
2. Adopt **Resolution 2019-007**:
  - a. Closing the Barbara-Granados Undergrounding District Improvement Fund.
  - b. Declaring a surplus of funds in the District's Improvement Fund and directing Staff to distribute the surplus funds as provided by Section 10427.1 of the California Streets and Highways Code.
3. Adopt **Resolution 2019-008**:
  - a. Closing the Pacific Undergrounding District Improvement Fund.
  - b. Declaring a surplus of funds in the District's Improvement Fund and directing Staff to distribute the surplus funds as provided by Section 10427.1 of the California Streets and Highways Code.
4. Adopt **Resolution 2019-009**:
  - a. Closing the South Solana Sewer District Improvement Fund.
  - b. Declaring a surplus of funds in the District's Improvement Fund and directing Staff to distribute the surplus funds as provided by Section 10427.1 of the California Streets and Highways Code.

[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.*

**NOTE: The City Council shall not begin a new agenda item after 10:30 p.m. unless approved by a unanimous vote of all members present. (SBMC 2.04.070)**



## **B. PUBLIC HEARINGS:** (B.1.- B.2.)

This portion of the agenda provides citizens an opportunity to express their views on a specific issue as required by law after proper noticing by submitting a speaker slip (located on the back table) to the City Clerk. After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record. An applicant or designee(s) for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. All other speakers have three minutes each. Please be aware of the timer light on the Council Dais.

### **B.1. Introduce (1<sup>st</sup> Reading) Ordinance 500 – Affordable Housing** (File 0650-20)

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. Consider introducing **Ordinance No. 500** amending Chapter 17.70 (Affordable Housing) of the Solana Beach Municipal Code (SBMC).
3. Find the project exempt from CEQA under Guidelines 15061(b)(3).
4. Find that the proposed changes to SBMC Chapter 17.70 are consistent with the General Plan and would not be detrimental to the public interest, health, safety, convenience, or welfare of the City as required under SBMC Section 17.76.070.

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

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### **B.2. Public Hearing: 236 Patty Hill, Applicant: Nicholas / Hirsch; Case 17-18-01, APN: 263-670-27** (File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC and the PHSP (236 Patty Hill Specific Plan), may be found to be consistent with the General Plan, and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a Development Review Permit (DRP). Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing; Report Council Disclosures; Receive Public Testimony; Close the Public Hearing.
2. Find the project exempt from 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 2019-022** conditionally approving a DRP to construct a new single-level, single-family residence with an attached three-car garage and perform associated site improvements at 236 Patty Hill Drive, Solana Beach

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

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**C. STAFF REPORTS: (C.1. - C.5.)**

*Submit speaker slips to the City Clerk.*

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

Recommendation: That the City Council

1. Accept and File the Cash and Investment Report for the quarter ended December 31, 2018.

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

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**C.2. Introduce (1<sup>st</sup> Reading) Ordinance 501 – Skateboarding in Skate Park at La Colonia** (File 0740-20, 0740-80)

Recommendation: That the City Council

1. Introduce **Ordinance 501** amending Solana Beach Municipal Code (SBMC) section 11.12.020(AA) to allow skateboarding in the designated area of La Colonia being constructed as a skate park.

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

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**C.3. Affordable Housing Development Opportunity Request for Proposals at 140 S. Sierra** (File 0490-20, 0650-20)

Recommendation: That the City Council

1. Adopt **Resolution 2019-023** authorizing the City Manager to issue a Request for Proposals for an affordable housing development on City-owned property located at 140 S. Sierra Avenue, Solana Beach (Distillery Site).

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

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**C.4. Adopt (2nd Reading) Ordinance 485 - City Council Compensation** (File 0520-10)

Recommendation: That the City Council

1. Adopt **Ordinance 485** amending Solana Beach Municipal Code (SBMC) section 2.04.020 to reflect the compensation adjustment to take effect when a new term of office commences in December 2020.

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

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**C.5. 2019 Annual Citizen Commission Remaining Appointments.** (File 0120-06)

Recommendation: That the City Council

1. Appoint four (4) members to the **Parks and Recreation** Commission nominated/appointed by *Council-at-large* for two-year terms.
  - a. Three (3) vacancies for two-year terms until 2021.
  - b. One (1) vacancy for a one-year term until 2020.
2. Appoint three (3) members to the **Public Arts** Commission nominated/appointed by *Council-at-large* for the following positions/terms:
  - a. Two (2) vacancies for two-year terms until 2021.
  - b. One (1) vacancy for a one-year term until 2020.

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

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**WORK PLAN COMMENTS:**

*Adopted June 13, 2018*

**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 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-Edson, Alternate-Zito
- b. County Service Area 17: Primary- Harless, Alternate-Edson
- c. Escondido Creek Watershed Authority: Becker /Staff (no alternate).
- d. League of Ca. Cities' San Diego County Executive Committee: Primary-Becker, Alternate-Harless and any subcommittees.
- e. League of Ca. Cities' Local Legislative Committee: Primary-Harless, Alternate-Becker
- f. League of Ca. Cities' Coastal Cities Issues Group (CCIG): Primary-Becker, Alternate-Harless
- g. North County Dispatch JPA: Primary-Harless, Alternate-Becker
- h. North County Transit District: Primary-Edson, Alternate-Becker
- i. Regional Solid Waste Association (RSWA): Primary-Hegenauer, Alternate-Becker
- j. SANDAG: Primary-Zito, 1<sup>st</sup> Alternate-Edson, 2<sup>nd</sup> Alternate-Becker, and any subcommittees.
- k. SANDAG Shoreline Preservation Committee: Primary-Hegenauer, Alternate-Zito
- l. San Dieguito River Valley JPA: Primary-Hegenauer, Alternate-Zito
- m. San Elijo JPA: Primary-Zito, Primary-Becker, Alternate-City Manager
- n. 22<sup>nd</sup> Agricultural District Association Community Relations Committee: Primary-Edson, Primary-Harless

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

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

**ADJOURN:**

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**Next Regularly Scheduled Meeting is March 13, 2019**

Always refer the City's website Event Calendar for updated schedule or contact City Hall.

[www.cityofsolanabeach.org](http://www.cityofsolanabeach.org) 858-720-2400

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**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 February 27, 2019 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 February 21, 2019 at 10:00 a.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., February 27, 2019, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk  
City of Solana Beach, CA

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**UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:**

*Regularly Scheduled, or Special Meetings that have been announced, as of this Agenda Posting. Dates, times, locations are all subject to change. See the [Citizen Commission's Agenda webpages](#) or the City's Events [Calendar](#) for updates.*

- **Budget & Finance Commission**  
Thursday, March 21, 2019, 5:30 p.m. (City Hall)
- **Climate Action Commission**  
Wednesday, March 20, 2019, 5:30 p.m. (City Hall)
- **Parks & Recreation Commission**  
Thursday, March 14, 2019, 4:00 p.m. (Fletcher Cove Community Center)
- **Public Arts Commission**  
Tuesday, March 26, 2019, 5:30 p.m. (City Hall)
- **View Assessment Commission**  
Tuesday, March 19, 2019, 6:00 p.m. (Council Chambers)

# CITY OF SOLANA BEACH

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



## MINUTES

Joint Meeting - Closed Session

Wednesday, November 28, 2018 \* 5:00 p.m.

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

### CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Peter Zahn, Councilmember

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

### CALL TO ORDER AND ROLL CALL:

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

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Lesa Heebner, Peter Zahn  
Absent: None  
Also Present: Greg 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)  
Two (2) Potential case(s).
- 2. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION**  
Pursuant to Government Code Section 54956.9(d)(4)  
One (1) Potential case(s).
- 3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION** Added 11-27-18  
Pursuant to Government Code Section 54956.9(d)(2)  
Two (2) Potential case(s)
- 4. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION** Added 11-27-18  
Pursuant to Government Code Section 54956.9(d)(4)  
One (1) Potential case(s).

### ADJOURN:

Mayor Zito adjourned the meeting at 6:10 p.m.

Angela Ivey, City Clerk

Approved: \_\_\_\_\_

**AGENDA ITEM A.1.**

# CITY OF SOLANA BEACH

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



## MINUTES

### Joint REGULAR Meeting

Wednesday, November 28, 2018 \* 6:00 p.m.

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

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

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#### CITY COUNCILMEMBERS

**David A. Zito, Mayor**

**Jewel Edson, Deputy Mayor**

**Judy Hegenauer, Councilmember**

**Lesa Heebner, Councilmember**

**Peter Zahn, Councilmember**

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

#### CALL TO ORDER AND ROLL CALL:

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

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Lesa Heebner, Peter Zahn

Absent: None

Also Present: Greg Wade, City Manager  
Johanna Canlas, City Attorney  
Angela Ivey, City Clerk,  
Dan King, Assistant City Manager  
Mo Sammak, City Engineer/Public Works Dir.  
Marie Berkuti, Finance Manager  
Joseph Lim, Community Development Dir.

#### CLOSED SESSION REPORT:

No reportable action.

#### FLAG SALUTE:

#### APPROVAL OF AGENDA:

**Motion:** Moved by Councilmember Heebner and second by Deputy Mayor Edson to approve. **Approved 5/0.** Motion carried unanimously.

#### ORAL COMMUNICATIONS:

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a



speaker slip (located on the back table) to the City Clerk. Comments relating to items on this evening's agenda are taken at the time the items are heard. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each presentation is THREE MINUTES (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

Kristine Schindler presented a PowerPoint (on file) and spoke about crossing guard safety, specifically at the corner of Lomas Santa Fe and Santa Helena, where she stood for an hour twice a day monitoring safety issues, and that more than traffic calming measures were needed on Lomas Santa Fe.

Torgen Johnson spoke about meeting with the Mayor and Planning Commissioners of the City of Malibu to discuss the consequences of utilities that cut corners on public safety, the similar safety issues at San Onofre which was just issued a major violation notice by the U.S. Nuclear Regulatory Commission, a request that Council send a letter to State and Federal agencies urging greater safety at San Onofre, that there were two near-misses in July and August that he would summarize in a letter and send to Council tomorrow with suggested action items and the various State and Federal agencies who should be contacted.

### **COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:**

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

### **A. CONSENT CALENDAR:** (Action Items) (A.1. – A.4.)

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion. Any member of the public may address the City Council on an item of concern by submitting to the City Clerk a speaker slip (located on the back table) before the Consent Calendar is addressed. Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be 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 City Council Meetings held May 30, 2018, June 13, 2018, June 26, 2018 and June 27, 2018.

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

**Motion:** Moved by Councilmember Heebner and second by Deputy Mayor Edson to approve. **Approved 5/0.** Motion carried unanimously.

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

Recommendation: That the City Council

1. Ratify the list of demands for October 20 - November 09, 2018.

#### **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 Heebner and second by Deputy Mayor Edson to approve. **Approved 5/0.** Motion carried unanimously.

**A.3. General Fund Adopted Budget for Fiscal Year 2018-2019 Changes.** (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2018-2019 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 Heebner and second by Deputy Mayor Edson to approve. **Approved 5/0.** Motion carried unanimously.

**A.4. Public Safety 800 MHz Radios Purchase.** (File 0260-40)

Recommendation: That the City Council

1. Adopt **Resolution 2018-144:**
  - a. Authorizing the purchase of 800 MHz radios from Motorola Solutions in the amount of \$146,696.
  - b. Authorizing an appropriation of \$12,243 to the Grant Revenue and the Marine Safety Equipment expenditure accounts in the Public Safety Special Revenue Fund for the use of SHSP funds.
  - c. Authorizing an appropriation of \$11,274 to the CSA-17 Revenue and the Fire Equipment expenditure accounts in the Public Safety Special Revenue Fund for the use of CSA -17 funds.
  - d. Authorizing an appropriation of \$3,483 and \$18,096 in the Marine Safety and Fire Equipment expenditure accounts, respectively, in the Asset Replacement Fund.
  - e. Authorizing the City Treasurer to amend the FY 2018/19 Adopted Budget accordingly.

Item A.4. Report (click here)

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**Motion:** Moved by Councilmember Heebner and second by Deputy Mayor Edson to approve. **Approved 5/0.** Motion carried unanimously.

**C. STAFF REPORTS: (C.1.)**

*Submit speaker slips to the City Clerk.*

**C.1. Solana Energy Alliance Activities and Operational Results Quarterly Report**  
(File 1010-40)

Recommendation: That the City Council

1. Receive and file report on Solana Energy Alliance (SEA) Activities and Operations and provide comment and/or direction; and
2. Consider adoption of **Resolution 2018-150** authorizing the City Manager to enter into a Professional Services Agreement with Tosdal Law Firm for legal services not to exceed \$75,000 in support of SEA.

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 as the first quarterly update of the Solana Energy Alliance (S.E.A.). and introduced the consultant team, SEA had been operating since June of this year, and performance information will be presented, and that PCIA methodology was still being determined at this time.

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

Barbara Boswell, Bayshore Consulting, continued the PowerPoint showing expected net positive results of over one million dollars for the year, feedback from most customers had been positive, and showed "How to Read Your Bill."

Jeff Fuller, The Energy Authority, continued the PowerPoint reviewing the financial outlook, some regulatory effects on the forecast, the Power Charge Indifference Adjustment (PCIA) exit fee, the rate results summary to date and forecast, five-year impact of existing vs. proposed methodology, and the Energy Risk Management Policy.

Ty Tosdal, Tosdal Law Firm, Regulatory Special Counsel for SEA, continued the PowerPoint reviewing the high priority regulatory proceedings and activity.

Greg Wade, City Manager, stated that a proposed central buyer was coming into play because all load serving entities had to procure their own resource adequacy, that SEA had procured its resource adequacy for all of 2019, and continued the PowerPoint.

Council, Staff, and Consultants discussed opportunities to close the gap of future potential deficits, potential savings, utilizing savings, congestion costs, that all obligations would be met, setting rates, central buyer concept and its pros and cons, storage of energy, congestion and revenue rights, and forecasting conservatively.

Public speakers

Al Evans spoke about living in Solana Beach since 1975, the comprehensive Staff Report, the lower electrical rates were good, the ongoing concern by many of such a complicated oversight for such a small city, being unconvinced there was no increase in overhead for the City, concern that the demand would be higher for less supply as more CCAs formed, being told there would be no cost to the City but a loan was made and now \$75k was being spent for legal fees, wondering if it were true that 93.8% of the energy being used in Solana Beach was being provided by the SEA program since when the switch was flipped it all came from SDG&E through the transmission lines, concern about the call center experience, concern

about increase in energy cost and PCIA, and his hopes that the program would be successful but still had some of the same concerns as before.

Lane Sharman spoke about his first introducing the idea in to the City, recognize PCIA was a market aberration, paying for energy not used would burn off over time and the PCIA would evaporate eventually, the benefit of increasing of the green gas-free content and reducing the renewable content, the difference between renewable and greenhouse gas-free was large hydro, urging Council to ask for a scenario for 2019 as a way of meeting deficits, the amazing budget and consultants making the program successful, and honoring participants opting up to 100%.

Alan Barnebey spoke about the S.E.A. entering into partnerships with other local entities to enhance the financial position, wondering what the relationship was between Calpine Data Manager and the large Calpine Energy Company, and hoped that SEA was not purchasing energy from the larger Calpine Energy.

Tracy Richmond spoke of his support, to consider joining others to mitigate the PCIA, their ability to collect funds for future use that SEA customers were not using and would never use because they were not SDG&E customers any longer, the bill needing to be improved greatly, now that he went to solar and does not receive any bill or notices from anyone and the thought someone owes him money, the better rates and the increase in renewables, were great, and the overall purpose was to save the planet.

Greg Wade, City Manager, explained that SEA had about 500 net energy metering (NEM) customers in the City, 100 were net surplus generators, that a challenge with the NEM bill was that SDG&E could not show NEM charges, that it was being worked on to get everyone a notice, but in the meantime, SEA was tracking the credits and usage of NEM customers, and that Barb Boswell had and would speak with anyone regarding their bill.

Thomas Heywood spoke of his support for the CCA, proud that Solana Beach was doing it, that it was very popular in northern California and there was a track record for it, the issues with San Onofre, the overcharges, benefit to have more local control than in the hands of SDG&E, pushing sources of alternative storage, not wanting to use natural gas, energy needing to be 100% renewable, and his bill being reasonable using solar.

Greg Wade, City Manager, stated that the initial loan that was made to front Staff and legal costs, negotiate with the consulting team, establish a lock box and enterprise fund to protect to City's general fund, work of Barb Boswell of Bayshore Consulting who had extensive experience on the matters, internal Staff work, upfront mailing costs, establishing a website for public information and outreach, all in order to establish the CCA. He said that the City would reimburse itself from revenue made from the CCA, with full payment due in July 2019.

Council, Staff, and Consultants discussed the call center tracking quality, weekly reports, addressing customers' needs and inquiries, including some call center information at quarterly reports, that a rule last year would delay any future CCE's from serving load, which was after the City filed its implementation plan to the P.U.C. by end of the calendar year, they could launch the following year, many cities were going through their technical studies at this time which would come out soon, that the City was in constant contact with other CCA's

sharing experiences, and continued discussion on potential opportunity for future partnerships.

Santiago Chuck, Calpine, stated that Calpine Energy Solutions was a subsidiary of Calpine Corp. which was based in San Diego and were a data manager services, customer contact center services, for 16 operating CCAs in the State of California, and were not involved with power procurement part.

Jeff Fuller, The Energy Authority, stated that he did not know offhand if they had procured energy from Calpine for Solana Beach but knew that they had procured from them for other CCAs, and would look into it.

Barb Boswell, consultant, stated that there were restrictions with how the bill could be presented, that a request had been submitted to SDGE for changes and some were made quickly and some would come in February, and some were taken under advisement, that it was due to the way that their billing was set up which did not include 3<sup>rd</sup> party billing, that changing the order and the calculation was challenging, that legislation was written requiring the CCA to work with them, that this was not unique to the SDGE territory, one benefit of the bill was that SDGE did present what they would have charged the customer, which was not true in other areas,

Greg Wade, City Manager, stated that SDGE was a partner, there were many meetings for the year prior to the launch, that SDG&E did create some systems because they were obligated to do so, that they were still making system upgrades, and they had identified a large budget impact to bring them fully operable.

Ty Tosdal spoke about regulations and restrictions of billing, which had to be a joint function, would have to be changed to create a better bill, initial CCAs having similar issues, the City of Lancaster's many challenges, and the billing being a historically contentious point and required some effort to work through.

Discussions continued regarding their looking into a scenario of a distinction between renewable and greenhouse gas-free and would be bringing back with information on whether there would be any benefits and savings, bringing back a cumulative net position related to costs and liabilities and seeing when it moves beyond that start-up costs, going into more work with Tosdal Law Firm and about to discuss with San Diego and north county cities to see if any interest in sharing some costs, and the positives including lower rates, better renewables, local control.

**Motion:** Moved by Councilmember Zahn and second by Councilmember Heebner to approve. **Approved 5/0.** Motion carried unanimously.

Mayor Zito recessed the meeting at 8:10 p.m. for a break and reconvened at 8:15 p.m.

**B. PUBLIC HEARINGS:** (B.1. – B.3.)

This portion of the agenda provides citizens an opportunity to express their views on a specific issue as required by law after proper noticing by submitting a speaker slip (located on the back table) to the City Clerk. After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be

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

### **B.1. Public Hearing: Fire Mitigation, Park and Public Use Facilities Development Impact Fees.** (File 0390-23)

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. Introduce **Ordinance 492** establishing the Fire Mitigation Impact Fee (FMIF).
3. Introduce **Ordinance 493** establishing the Park Development Impact Fee (PDIF).
4. Introduce **Ordinance 496** establishing the Public Use Facilities Impact Fee (PUFIF).
5. Adopt **Resolution 2018-147**:
  - a. Accepting the 2018 Development Impact Fee (DIFs) Nexus and Calculation Report (Nexus Report) dated July 2, 2018.
  - b. Establishing the FMIF and determining that the FMIF shall be paid based upon the use of land set forth in the Summary of Development Impact Fee Rates table included in the Nexus Report, dated July 2, 2018.
  - c. Establishing that the FMIF shall become effective upon the effective date of Ordinance 492.
  - d. Establishing the PDIF and determining that the PDIF shall be paid based upon the use of land set forth in the Summary of Development Impact Fee Rates table included in the Nexus Report, dated July 2, 2018.
  - e. Establishing that the PDIF shall become effective upon the effective date of Ordinance 493.
  - f. Establishing the PUFIF and determining that the PUFIF shall be paid based upon the use of land set forth in the Summary of Development Impact Fee Rates table included in the Nexus Report, dated July 2, 2018.
  - g. Establishing that the PUFIF shall become effective upon the effective date of Ordinance 496.

#### Item B.1. Report (click here)

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Greg Wade, City Manager, introduced the item.

Marie Berkuti, Finance Manager, introduced the item and the consultants Scott Thorpe and Chu Thai, from Revenue and Cost Specialists.

Chu Thai, consultants, presented a PowerPoint (on file) reviewing development fees that can help mitigate impacts in the community.



Marie Berkuti, Finance Manager, continued the PowerPoint (on file).

Greg Wade, City Manager, said that two of the three proposed fees already existed since pre-incorporation of the City, and that the facilities fee was the new proposed fee.

Mayor Zito opened the public hearing.

Council disclosures.

Council, Staff, and Consultants discussion included that fees were paid at the time of the building permit application, the park fee accounting for the newly acquired acreage at La Colonia Park, a remodel tearing down and adding in a different location would be the increase of square footage, tracking fees paid and applying any credit due for the ongoing change in square footage of a property, matching the fees to future ongoing CPI (Consumer Price Index) increases and potential cap of the increase per year, factoring in visitors to public lands in the transient occupancy tax which all benefited the public lands and sand replenishment, and 1% for public art.

Discussion continued regarding a cap to the CPI increase, lower the fees or applying a scale due to the number of affordable units, capping fees on developments having to add fire sprinklers, capping fee for remodels at 75% of new home construction, once application was complete the fees should be settled instead of later in case the fees had increased, and existing projects deemed complete being subject to the former fees.

**Motion:** Moved by Mayor Zito and second by Councilmember Heebner to close the public hearing. **Approved 5/0.** Motion carried unanimously.

**Motion:** Moved by Mayor Zito and second by Councilmember Heebner to approve with modifications capping the CPI cap at 2 ½%, that designated affordable units with a 55-year deed restriction would be subject to a fee reduction for those units (1-5 units = 50% reduction, 6-9 units = 75% reduction, and 10+ units = fees waived), waive fire fee for remodels requiring fire sprinkler systems, cap remodel construction at 75% of the fee of new home construction fees, and the new fees would not apply to projects applications deemed complete at the time of each new fee increase. **Approved 5/0.** Motion carried unanimously.

## **B.2. Public Hearing: City's Schedule of Fees Update Fiscal Year 2018-19.** (File 0390-23)

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 2018-148** updating the Fiscal Year 2018-19 Schedule of Fees.

### Item B.2. Report (click here)

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Greg Wade, City Manager, introduced the item.

Marie Berkuti, Finance Manager, introduced the item and consultants.

Chu Thai, consultants, presented a PowerPoint (on file).

Mayor Zito opened the public hearing.

**Motion:** Moved by Councilmember Heebner and second by Councilmember Zahn to close the public hearing. Approved 5/0. **Motion carried unanimously.**

Council, Staff, and Consultants discussed specifying a block party's street closure fee differently and at the standard special event fee, capping an annual CPI at 2 ½%, increasing or maintain the initial \$600 filing fee for View Assessment Applications, and refunding only a portion of the filing fee if claimants pull the applications less than two weeks before the scheduled View Assessment Commission meeting.

**Motion:** Moved by Councilmember Heebner and second by Councilmember Zahn to approve with modifications of discussed specifying a block party street closure fee at \$50, capping an annual CPI at 2 ½%, maintaining the initial \$600 filing fee for View Assessment Applications, and refunding only a portion of the filing fee if claimants pull the applications less than two weeks before the scheduled View Assessment Commission meeting. **Approved 5/0.** Motion carried unanimously.

### **B.3. Public Hearing: Mixed Use Development Northwest Corner of Highway 101 and Dahlia Drive, Applicant: Zephyr Partners, Case 17-14-08.** (File 0610-60)

This Item was removed from the Agenda.

### **C. STAFF REPORTS:** (C.2. - C.6.)

*Submit speaker slips to the City Clerk.*

### **C.2. Adopt (2nd Reading) Ordinance 489 – Mayoral Duties.** (File 0410-90)

Recommendation: That the City Council

1. Adopt **Ordinance 489** adding Section 2.04.015 to the Solana Beach Municipal Code, which would codify Mayoral duties as set out in state law.

#### Item C.2. Report (click here)

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Councilmember Heebner proposed to add a reference to Council Policy 5 regarding appointment protocol to Boards, Committees, and Commissions and that the Ordinance would be re-introduced at this meeting due to this modification.

**Motion:** Moved by Councilmember Heebner and second by Deputy Mayor Edson to approve re-introduce the ordinance with modifications adding reference to Council Policy 5. **Approved 5/0.** Motion carried unanimously.

**Motion:** Moved by Councilmember Heebner and second by Councilmember Zahn to move Item C.6. before Item C.3. **Approved 5/0.** Motion carried unanimously.

**C.6. Adopt (2nd Reading) Ordinance 491 adding Subsection 17.72.110(E) to the Solana Beach Municipal Code to Exempt City and City-Sponsored Projects.**

(File 0600-95)

Recommendation: That the City Council

1. Adopt **Ordinance 491** adding subsection 17.72.110(E) to make the expiration and extension requirements of section 17.72.110 inapplicable to City and City-sponsored projects.

Item C.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 Zahn and second by Deputy Mayor Edson to approve. **Approved 5/0.** Motion carried unanimously.

**C.3. Introduce (1<sup>st</sup> Reading) Ordinance 495 – Shared Mobility Program.** (File 0840-40)

Recommendation: That the City Council

1. Introduce **Ordinance 495** establishing the guidelines for the Shared Mobility Plot Program.

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.*

Greg Wade, City Manager, introduced the item.

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

Kristine Schindler spoke about being a member of BikeWalkSolana, moving forward on this item, her involvement the City of Encinitas' effort for this program, would help with public outreach, education, and community bike rides.

Council and Staff discussed the intention to utilize one vendor, the same rates as other cities, to negotiate whether the city program would be dock or dock-less, geo-fenced areas for parking, and including in the RFI (Request For Information) to apply issues directly with the operator as a provision.

**Motion:** Moved by Councilmember Heebner and second by Councilmember Hegenauer to approve. **Approved 5/0.** Motion carried unanimously.

**C.4. Introduce (1<sup>st</sup> Reading) Ordinance 497 – Sidewalk Vending.** (File 0390-45)

Recommendation: That the City Council

1. Find this action is exempt from the CEQA pursuant to Sections 15061(b)(3) and 15378(b)(5) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly; and
2. Introduce **Ordinance 497** adding Chapter 4.52 "Sidewalk Vending" to the Solana Beach Municipal Code.

Item C.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.*

Greg Wade, City Manager, introduced the item.

Joe Lim, Community Development Director, said that it would establish a sidewalk vending program to permit and regulate sidewalk vending in compliance with the state bill, included regulations to ensure no interference with emergency services, flow of vehicle or pedestrian traffic, maintain reasonable use and maintenance of sidewalks, maximize the public's access to and along the coast, and reduce exposure to claims and litigation, ensure access to individuals with disabilities, and provide for regulations of hours of operation, locations, restrictions, and prohibitions in some instances.

**Motion:** Moved by Councilmember Heebner and second by Deputy Mayor Edson to approve. **Approved 5/0.** Motion carried unanimously.

**C.5. Citizen's Initiative Petition for a Proposed Ordinance Regarding Commercial Cannabis (Marijuana) Retailers in Non-Residential Zones and Deliveries/Cultivation in All Zones.** (File 0430-15)

Recommendation: That the City Council

1. Provide direction on Council's course of action regarding the eligible petition:
  - a. Adopt **Ordinance 494** relating to use of the Commercial Cannabis (Marijuana) Retailers in Non-Residential Zones and Deliveries/Cultivation in All Zones Retailers in Non-Residential Zones and Deliveries/Cultivation in All Zones; or
  - b. Submit Ordinance 494 to the voters at the next general election, November 3, 2020; or
  - c. Order a report and return within 30 days to a City Council meeting.

Item C.5. Report (click here)

Item C.5. Supplemental Docs (Updated 11-28 at 3pm)

*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.

Angela Ivey, City Clerk stated that a Notice of Intent to Circulate a Petition was filed, a Ballot Title and Summary was prepared and provided to the proponent, published in the paper, and petitions were submitted prior to the deadline, that signature verification and review of all petition requirements resulted in a Certification of Sufficiency, and that the item was now before Council to consider the three options.

Terry-Ann Skelly submitted a handout (on file) and spoke about parenting of her children in the City, the proposal was overreaching and took control away from the City, wondered where the retail outlets would be placed, and encouraged Council to take the time to order a 30-day report.

Megan Rapp spoke about being a high school senior, her participation in the San Dieguito Alliance program Team Presenters who had never used alcohol or drugs and spoke to schools, commercial marijuana businesses in the area making their job more difficult to sway kids from the use of drugs and instead tempt them, her concern about the promotional advertising for vaping oils, candies, cookies, and drinks, and asked Council to ensure a safe and healthy community.

Judy Strang spoke about spending the entire day at a public health conference about tobacco and marijuana issues, that San Dieguito Alliance supported Option C to order a report, that La Colonia Changers wrote a note to them sharing their concern if commercial marijuana businesses were allowed.

Kelly McCormick spoke about being a parent of 2 teenagers, running a youth mentoring program, advocating for public health policies that supported young adults becoming productive members of society, the ballot initiative putting young people, residents, and businesses of the City at risk, the industry peddling a federally illegal psychoactive drug, the THC content of many products sold would be at 90% and designed to appeal to young people, pot shops normalizing marijuana use, the deceiving ballot initiative language that would actually allow cultivation, manufacturing, and retail sales of recreation marijuana, the law already allowing medical pot exchange between patients and caregivers, residents already being allowed to grow up to 6 plants in their homes, that initiative having a dramatic impact in the character and reputation of Solana Beach, and her request that Council take the time to conduct a study so voters would be better informed.

Peggy Walker spoke about her support for Option C, her work in youth tobacco, alcohol, and drug use prevention in educational institutions, her concern about the impact of pot shops on the youth, her concerns as a resident of the impact on the community character, and the business sector, the initiative proposing land use rules serving the commercial marijuana industry and not Solana Beach, removing control from Council who were elected to set public policy, being contrary to a healthy lifestyle and family friendly environment, it overstepping Prop 64 which promised that cities would retain control over their land use and make decisions about marijuana businesses locally, it allowing pot shops in five zoning areas including office professional impacting a large part of a 4x4 sq. mi. City, and ordering a report could show it might affect businesses, community redevelopment plans, real estate values, public safety, tourism, character of the community, costs to permit, operations, violations, and penalties, signage, advertising, security, nuisance abatement, odor mitigation, traffic and parking, loitering, and other potential issues.

Council discussed that putting it to the vote of the people would occur in 2020, which allows time to address the concerns stated in a future report without the time constraint, a future report would be more recent and relative at election time, that social media in Solana Beach reported deceptive ballot initiative tactics, and support of looking into the issues.

**Motion:** Moved by Councilmember Heebner and second by Mayor Zito to approve submitted the initiative to a vote at the November 2020 General Election. **Approved 5/0.** Motion carried unanimously.

**COMPENSATION & REIMBURSEMENT DISCLOSURE: None**

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

**ADJOURN:**

Mayor Zito adjourned the meeting at 10:09 p.m.

Angela Ivey, City Clerk

Approved: \_\_\_\_\_



# CITY OF SOLANA BEACH

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



## MINUTES

Joint SPECIAL Meeting

Wednesday, December 19, 2018 \* 6:00 p.m.

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

- City Council meetings are video recorded and archived as a permanent record. The video recording captures the complete proceedings of the meeting and is available for viewing on the City's website.
- Posted Reports & Supplemental Docs contain records up to the cut off time prior to meetings for processing new submittals. Complete records containing meeting handouts, PowerPoints, etc. can be obtained through a Records Request.

### CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Peter Zahn, Councilmember

### CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Kristi Becker, Councilmember

Kelly Harless, Councilmember

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

### CALL TO ORDER AND ROLL CALL:

Mayor Zito called the meeting to order at 6:03 p.m.

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

Absent: Peter Zahn

Also Present: Greg Wade, City Manager  
Johanna Canlas, City Attorney  
Angela Ivey, City Clerk,  
Dan King, Assistant City Manager  
Mo Sammak, City Engineer/Public Works Dir.  
Marie Berkuti, Finance Manager  
Joe Lim, Community Development Dir.

### FLAG SALUTE:

### APPROVAL OF AGENDA:

**Motion:** Moved by Councilmember Hegenauer and second by Councilmember Heebner to approve. **Approved 4/0/1 (Absent: Zahn).** Motion carried.

**C. STAFF REPORTS: (C.1. - C.3.)**

*Submit speaker slips to the City Clerk.*

**C.2. Acknowledgement of Outgoing Councilmembers.**

1. Recognition of Councilmember Lesa Heebner and Councilmember Peter Zahn concluding an eight-month appointment to fill a vacant seat on the City Council.

Mayor Zito stated that outgoing Councilmember Peter Zahn was not present and sent a video (on file) to say goodbye to the Council and the City.

Mayor Zito presented a thank you from City Council to Councilmember Heebner.

Greg Wade, City Manager, presented a thank you from the City to Councilmember Heebner for her service.

Councilmember Hegenauer and Councilmember Edson shared their thoughts and thanks.

Councilmember Heebner thanked the City Council, Staff, her husband, and the community.

Peter Cohen thanked Councilmember Heebner and Councilmember Zahn for filling empty seats, and thanked Council and Staff for maintaining ongoing City operations.

**C.1. City Council Reorganization: Installment of Newly Elected Councilmembers.**

(File 0410-85)

Recommendation: That the City Council

1. Permit the City Clerk to proceed with the Installment of Elected Councilmembers and administer the Oath of Office to Councilmember Elect Kristi Becker and Councilmember Elect Kelly Harless.

**Item C.1. Report (click here)**

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Angela Ivey, City Clerk, administered the Oath of Office to Councilmember Kristi Becker and Councilmember Kelly Harless.

**ORAL COMMUNICATIONS: None**

**COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:**

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

**C.3. Annual Mayoral Rotation: Mayor / Deputy Mayor Appointments.** (File 0410-85)

Recommendation: That the City Council

1. Review and consider designation of the 2019 Mayor and Deputy Mayor for a term of December 12, 2018 to December 11, 2019.

a. Councilmembers make a nomination for Mayor. Call for the vote.

**Motion:** Moved by Councilmember Edson and second by Mayor Zito to appoint Dave Zito as Mayor. **Approved 5/0.** Motion carried unanimously.

b. Appointed Mayor Calls for nomination of a Deputy Mayor. Call for the vote.

**Motion:** Moved by Mayor Zito and second by Councilmember Hegenauer to appoint Jewel Edson as Deputy Mayor. **Approved 5/0.** Motion carried unanimously.

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.*

**ADJOURN:**

Mayor Zito adjourned the meeting at 6:22 p.m.

Angela Ivey, City Clerk

Approved: \_\_\_\_\_



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 27, 2019  
**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- 01/26/19 through 02/08/19

Check Register-Disbursement Fund (Attachment 1)		\$	558,043.03
Health Insurance for February	February 1, 2019		46,045.44
Net Payroll	February 8, 2019		155,051.92
Federal & State Taxes	February 8, 2019		38,474.56
PERS Retirement (EFT)	February 8, 2019		43,045.20
TOTAL		\$	<u>840,660.15</u>

## 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 January 26, 2019 through February 8, 2019 reflects total expenditures of \$840,660.15 from various City funding sources.

## WORK PLAN:

N/A

CITY COUNCIL ACTION: \_\_\_\_\_  
 \_\_\_\_\_

**OPTIONS:**

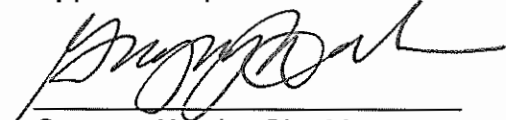
- Ratify the register of demands.
- Do not ratify and provide direction.

**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

PENTAMATION  
 DATE: 02/07/2019  
 TIME: 16:30:06

CITY OF SOLANA BEACH, CA  
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1  
 ACCTPA21

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20190126 00:00:00.000' and '20190208 00:00:00.000'  
 ACCOUNTING PERIOD: 8/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94204	01/31/19	1135	AFFORDABLE PIPELINE SERV	00165006520	H-STORM DRAIN MAINT	0.00	1,140.00
1011	94205	01/31/19	2137	AFLAC	001	JANUARY 18	0.00	895.40
1011	94206	01/31/19	1968	ANGELA IVEY	00150005150	CLRK LNCH-IVEY 12/3	0.00	20.00
1011	94206	01/31/19	1968	ANGELA IVEY	00150005150	CLRK LNCH-BAVIN 12/3	0.00	20.00
TOTAL CHECK							0.00	40.00
1011	94211	01/31/19	1914	US BANK	00165006530	FCCC MICROWAVE RV	0.00	-181.02
1011	94211	01/31/19	1914	US BANK	00150005150	LAMNTNG POUCHS/ENVLPS	0.00	-142.21
1011	94211	01/31/19	1914	US BANK	00150005150	CNCL FRAMES-COLLAGES	0.00	-122.01
1011	94211	01/31/19	1914	US BANK	00150005150	CNCL FRAMES-COLLAGES	0.00	-32.31
1011	94211	01/31/19	1914	US BANK	00150005150	CNCL FRAMES-COLLAGES	0.00	-19.41
1011	94211	01/31/19	1914	US BANK	00150005150	ACCIDENTAL PURCHASE	0.00	-6.00
1011	94211	01/31/19	1914	US BANK	001	PRE-FUNDED ADJUSTMENT	0.00	-0.01
1011	94211	01/31/19	1914	US BANK	00170007110	TREE LIGHT-STRW BALES	0.00	0.01
1011	94211	01/31/19	1914	US BANK	00160006170	EMT RENEWAL-SVC FEE	0.00	2.50
1011	94211	01/31/19	1914	US BANK	00150005150	PHOTOS-CNCL COLLAGE	0.00	2.99
1011	94211	01/31/19	1914	US BANK	00165006530	PWI WATER	0.00	4.19
1011	94211	01/31/19	1914	US BANK	00150005100	COUNCIL SUPPLIES	0.00	5.29
1011	94211	01/31/19	1914	US BANK	00150005150	ACCIDENTAL PURCHASE	0.00	6.00
1011	94211	01/31/19	1914	US BANK	00165006530	PWI WATER	0.00	8.38
1011	94211	01/31/19	1914	US BANK	00150005400	FF/PM PANEL SUPPLIES	0.00	8.52
1011	94211	01/31/19	1914	US BANK	00160006170	FLAG POLE ROPE	0.00	9.69
1011	94211	01/31/19	1914	US BANK	00150005150	PENS	0.00	9.79
1011	94211	01/31/19	1914	US BANK	00150005450	HOSTING DOMAINS-NOV	0.00	9.95
1011	94211	01/31/19	1914	US BANK	00160006170	WATER/TBL CLOTH	0.00	11.02
1011	94211	01/31/19	1914	US BANK	00150005200	CLOSED SESSION-12/12	0.00	12.00
1011	94211	01/31/19	1914	US BANK	00150005250	CLOSED SESSION-12/12	0.00	12.00
1011	94211	01/31/19	1914	US BANK	00150005200	CLOSED SESSION-12/05	0.00	12.95
1011	94211	01/31/19	1914	US BANK	00170007110	TREE LIGHT SUPPLIES	0.00	13.01
1011	94211	01/31/19	1914	US BANK	00160006170	MAILING-RADIO BG SVC	0.00	13.65
1011	94211	01/31/19	1914	US BANK	00160006170	ROOF MAINT SUPPLIES	0.00	14.00
1011	94211	01/31/19	1914	US BANK	00150005200	CLOSED SESSION-11/28	0.00	14.00
1011	94211	01/31/19	1914	US BANK	00160006120	PRIME MEMBERSHIP	0.00	14.00
1011	94211	01/31/19	1914	US BANK	00165006560	STRIP LIGHTS	0.00	14.99
1011	94211	01/31/19	1914	US BANK	00165006510	APWA-GOLDBERG-12/11	0.00	15.00
1011	94211	01/31/19	1914	US BANK	00150005450	BATTERIES	0.00	15.29
1011	94211	01/31/19	1914	US BANK	00165006510	DPW-4 MAPS	0.00	16.00
1011	94211	01/31/19	1914	US BANK	00170007110	TREE LIGHT ORNAMENTS	0.00	16.28
1011	94211	01/31/19	1914	US BANK	00160006170	WATER/MRKRS-TRAINING	0.00	18.43
1011	94211	01/31/19	1914	US BANK	00150005150	FRAMES FOR COUNCIL	0.00	19.47
1011	94211	01/31/19	1914	US BANK	00165006570	LIGHT BULBS	0.00	19.49
1011	94211	01/31/19	1914	US BANK	00160006140	CLEAR POUCHES	0.00	19.95
1011	94211	01/31/19	1914	US BANK	00160006170	JUMPER CABLES	0.00	19.99
1011	94211	01/31/19	1914	US BANK	00150005250	CLOSED SESSION-11/28	0.00	20.00
1011	94211	01/31/19	1914	US BANK	00160006170	LOGO CONV FOR UNIFRMS	0.00	22.00
1011	94211	01/31/19	1914	US BANK	00170007110	TREE LIGHT REFRSHMNTS	0.00	25.70
1011	94211	01/31/19	1914	US BANK	00160006170	ROPE	0.00	26.95
1011	94211	01/31/19	1914	US BANK	27060006120	STRIKETM-FUEL	0.00	30.01
1011	94211	01/31/19	1914	US BANK	00150005450	BATTERIES	0.00	32.18
1011	94211	01/31/19	1914	US BANK	00150005150	CNCL PICTURES-COLLAGE	0.00	32.28

ATTACHMENT 1



PENTAMATION  
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CITY OF SOLANA BEACH, CA  
CHECK REGISTER - DISBURSEMENT FUND

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SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20190126 00:00:00.000' and '20190208 00:00:00.000'  
ACCOUNTING PERIOD: 8/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94211	01/31/19	1914	US BANK	00150005150	GIFTS-COUNCIL	0.00	32.69
1011	94211	01/31/19	1914	US BANK	00150005150	COUNCIL MTG-COFFEE	0.00	33.90
1011	94211	01/31/19	1914	US BANK	00150005150	COUNCIL-CAKES	0.00	36.00
1011	94211	01/31/19	1914	US BANK	00150005400	FF/PM PANEL SUPPLIES	0.00	37.65
1011	94211	01/31/19	1914	US BANK	00150005250	CLOSED SESSION-12/05	0.00	38.85
1011	94211	01/31/19	1914	US BANK	00160006120	BRUSHES/FNNL/SPRY BTL	0.00	42.58
1011	94211	01/31/19	1914	US BANK	00150005150	DAIS WATER CUPS	0.00	44.28
1011	94211	01/31/19	1914	US BANK	00150005100	SPECIAL MTG-12/17	0.00	44.53
1011	94211	01/31/19	1914	US BANK	00150005400	CLERK PANEL-RFRSHMNTS	0.00	45.85
1011	94211	01/31/19	1914	US BANK	00150005450	TELEPHONE HEADSET	0.00	46.99
1011	94211	01/31/19	1914	US BANK	00160006170	ROOF MAINT SUPPLIES	0.00	49.85
1011	94211	01/31/19	1914	US BANK	00160006120	DRY ERASE BRD/MRKS	0.00	53.82
1011	94211	01/31/19	1914	US BANK	00170007110	BREAKFAST-VOLUNTEERS	0.00	59.40
1011	94211	01/31/19	1914	US BANK	00170007110	TREE LIGHT WREATHS	0.00	63.87
1011	94211	01/31/19	1914	US BANK	00150005450	CONSTANT CONTACT-DEC	0.00	65.00
1011	94211	01/31/19	1914	US BANK	00150005400	FF/PM PANEL LUNCH	0.00	65.22
1011	94211	01/31/19	1914	US BANK	00165006530	LIGHT BULBS	0.00	69.99
1011	94211	01/31/19	1914	US BANK	27060006120	STRIKETM-FUEL	0.00	71.79
1011	94211	01/31/19	1914	US BANK	00150005150	COUNCIL-CAKES	0.00	71.98
1011	94211	01/31/19	1914	US BANK	00150005150	CNCL FRAMES-COLLAGES	0.00	75.39
1011	94211	01/31/19	1914	US BANK	00150005150	TABS/SCSSRS/PNS/CLIPS	0.00	80.57
1011	94211	01/31/19	1914	US BANK	00170007110	TREE LIGHT REFRSHMNTS	0.00	82.60
1011	94211	01/31/19	1914	US BANK	00160006120	E237/230 FUEL	0.00	82.86
1011	94211	01/31/19	1914	US BANK	00150005400	CLERK PANEL-LUNCH	0.00	83.95
1011	94211	01/31/19	1914	US BANK	00165006560	LIGHT BULBS	0.00	87.03
1011	94211	01/31/19	1914	US BANK	00170007110	SPARKLETTES	0.00	91.48
1011	94211	01/31/19	1914	US BANK	00160006170	STORAGE BINS	0.00	96.71
1011	94211	01/31/19	1914	US BANK	00160006170	EMT RENEWAL	0.00	100.00
1011	94211	01/31/19	1914	US BANK	00150005100	CLOSED SESSION-11/28	0.00	100.50
1011	94211	01/31/19	1914	US BANK	00150005100	CLOSED SESSION-12/12	0.00	104.64
1011	94211	01/31/19	1914	US BANK	00150005150	FILES/PAPER/TABS	0.00	105.28
1011	94211	01/31/19	1914	US BANK	00165006560	POST DRIVER PART	0.00	109.99
1011	94211	01/31/19	1914	US BANK	00150005400	FF/PM PANEL LUNCH	0.00	115.00
1011	94211	01/31/19	1914	US BANK	00150005150	TABS/SHEET PROTECTRS	0.00	115.52
1011	94211	01/31/19	1914	US BANK	00160006120	7 MATTRESS PROTECTORS	0.00	118.93
1011	94211	01/31/19	1914	US BANK	00150005100	CLOSED SESSION-12/05	0.00	120.21
1011	94211	01/31/19	1914	US BANK	00170007110	TREE LIGHT-STRW BALES	0.00	129.18
1011	94211	01/31/19	1914	US BANK	00150005150	FILES/ENELOPES	0.00	133.57
1011	94211	01/31/19	1914	US BANK	00150005450	RAM	0.00	135.74
1011	94211	01/31/19	1914	US BANK	00160006170	BREAKFAST-TRAINING	0.00	138.99
1011	94211	01/31/19	1914	US BANK	00160006170	DAILY PLANNER	0.00	141.46
1011	94211	01/31/19	1914	US BANK	00150005150	LAMNTNG POUCHS/ENVLPS	0.00	142.21
1011	94211	01/31/19	1914	US BANK	00150005300	ACA SOFTWARE/FORMS	0.00	166.19
1011	94211	01/31/19	1914	US BANK	00160006120	T237 VEHICLE MAINT	0.00	180.50
1011	94211	01/31/19	1914	US BANK	00165006570	FCCC MICROWAVE RB	0.00	181.02
1011	94211	01/31/19	1914	US BANK	00160006170	BATTERY CHARGER	0.00	188.56
1011	94211	01/31/19	1914	US BANK	00150005150	CNCL FRAMES-COLLAGES	0.00	206.83
1011	94211	01/31/19	1914	US BANK	00150005400	EE APPREC-BAGS	0.00	330.76
1011	94211	01/31/19	1914	US BANK	00160006120	TOWELS/CLNR/DTRGNT	0.00	411.25
1011	94211	01/31/19	1914	US BANK	00150005400	EE APPREC-TUMBLERS	0.00	442.71
1011	94211	01/31/19	1914	US BANK	00150005150	COUNCIL PICTURE	0.00	449.00
1011	94211	01/31/19	1914	US BANK	00150005400	EE XMAS-GIFTS	0.00	600.00

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 ACCOUNTING PERIOD: 8/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94211	01/31/19	1914	US BANK	00160006170	TIDE BOOKS	0.00	617.86
1011	94211	01/31/19	1914	US BANK	00150005400	EE APPREC-DEPOSIT	0.00	1,434.15
1011	94211	01/31/19	1914	US BANK	50999356510	9935 RCL WTR PARTS	0.00	1,451.97
TOTAL CHECK							0.00	10,171.83
1011	94212	01/31/19	5441	CALIFORNIA SKATEPARKS	45994386510	9438.10-SKATE PRK-DEC	0.00	6,456.77
1011	94212	01/31/19	5441	CALIFORNIA SKATEPARKS	45994386510	9438 SKT PRK RTN-DEC	0.00	339.83
1011	94212	01/31/19	5441	CALIFORNIA SKATEPARKS	45994386510	9438SKT PRK CNTGY-DEC	0.00	50,217.54
1011	94212	01/31/19	5441	CALIFORNIA SKATEPARKS	45994386510	9438SKT PRK CNT R-DEC	0.00	2,643.03
1011	94212	01/31/19	5441	CALIFORNIA SKATEPARKS	459	9438SKT PRK CNT R-DEC	0.00	-2,643.03
1011	94212	01/31/19	5441	CALIFORNIA SKATEPARKS	459	9438 SKT PRK RTN-DEC	0.00	-339.83
TOTAL CHECK							0.00	56,674.31
1011	94213	01/31/19	3479	TINA COMONTOFSKI	001	RFND-FCCC 01/19/19	0.00	422.00
1011	94214	01/31/19	3902	CORODATA RECORDS MANAGEM	00150005150	RECORDS STRG-DEC	0.00	327.86
1011	94214	01/31/19	3902	CORODATA RECORDS MANAGEM	00150005150	RECORDS STRG-OCT	0.00	347.52
TOTAL CHECK							0.00	675.38
1011	94215	01/31/19	3710	COUNTY OF SAN DIEGO	00165006520	FY18/19 STRMWTR PROG	0.00	871.00
1011	94216	01/31/19	1964	CSAC EXCESS INSURANCE AU	12550005465	FY18 EWC PREM ADJ	0.00	6,422.00
1011	94217	01/31/19	134	DIXIELINE LUMBER CO INC	00165006570	ELECTRIC TAPE/ PLATE	0.00	8.31
1011	94218	01/31/19	1242	DSR - DOOR SERVICE & REP	00165006570	SRV CALL-DOOR RPRS-CH	0.00	1,724.48
1011	94219	01/31/19	4601	FIREWATCH	00165006570	INSPCT SPRNKLRL-LC	0.00	129.72
1011	94220	01/31/19	2593	GOLDFARB & LIPMAN	65278007810	SA PROF SVC PE 12/31	0.00	295.00
1011	94221	01/31/19	2102	LEGAL SHIELD CORP	001	PPD LEGAL-JAN 18	0.00	90.65
1011	94222	01/31/19	252	MAR-CON PRODUCTS, INC.	00165006520	STRM DRAIN GRATE	0.00	294.16
1011	94223	01/31/19	3961	EVAN MASON	00150005400	LIVESCAN	0.00	20.00
1011	94224	01/31/19	4738	MEDICAL EYE SERVICES	00150005400	ROUNDING-JAN 19	0.00	-0.23
1011	94224	01/31/19	4738	MEDICAL EYE SERVICES	001	EE# --JAN 19	0.00	11.29
1011	94224	01/31/19	4738	MEDICAL EYE SERVICES	001	EE# -JAN 19	0.00	29.14
1011	94224	01/31/19	4738	MEDICAL EYE SERVICES	001	VISION JANUARY 19	0.00	443.82
TOTAL CHECK							0.00	484.02
1011	94225	01/31/19	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	17.78
1011	94225	01/31/19	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	2.22
1011	94225	01/31/19	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	8.89
1011	94225	01/31/19	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	10.00
1011	94225	01/31/19	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	10.00
TOTAL CHECK							0.00	48.89
1011	94226	01/31/19	50	OFFICE DEPOT INC	00150005350	PENS/LAMENATING POUCH	0.00	23.07

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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94227	01/31/19	3754	PAL GENERAL ENGINEERING	20293626510	9362.19 PAV CONT-DEC	0.00	490.56
1011	94227	01/31/19	3754	PAL GENERAL ENGINEERING	20293626510	9362.19 PAV RPR-DEC	0.00	37,665.08
1011	94227	01/31/19	3754	PAL GENERAL ENGINEERING	20293626510	9362PAV CONT RTN-DEC	0.00	25.82
1011	94227	01/31/19	3754	PAL GENERAL ENGINEERING	20293626510	9362PAV RPR RTN-DEC	0.00	1,982.37
1011	94227	01/31/19	3754	PAL GENERAL ENGINEERING	202	9362PAV RPR RTN-DEC	0.00	-1,982.37
1011	94227	01/31/19	3754	PAL GENERAL ENGINEERING	202	9362 PAV CONT RTN-DEC	0.00	-25.82
TOTAL CHECK							0.00	38,155.64
1011	94228	01/31/19	1087	PREFERRED BENEFIT INS AD	001	DENTAL JANUARY 19	0.00	2,540.00
1011	94228	01/31/19	1087	PREFERRED BENEFIT INS AD	00150005400	ADMIN FEE JANUARY 19	0.00	6.75
1011	94228	01/31/19	1087	PREFERRED BENEFIT INS AD	001	EE TIMING JAN 19	0.00	-66.72
TOTAL CHECK							0.00	2,480.03
1011	94229	01/31/19	141	SANTA FE IRRIGATION DIST	00165006560	012448001 11/21-01/02	0.00	59.01
1011	94229	01/31/19	141	SANTA FE IRRIGATION DIST	00165006560	012448000 11/21-01/02	0.00	115.54
1011	94229	01/31/19	141	SANTA FE IRRIGATION DIST	00165006560	005506015 11/16-01/15	0.00	136.32
1011	94229	01/31/19	141	SANTA FE IRRIGATION DIST	00165006560	005506016 11/16-01/15	0.00	194.18
1011	94229	01/31/19	141	SANTA FE IRRIGATION DIST	00165006560	005979003 11/16-01/15	0.00	453.19
1011	94229	01/31/19	141	SANTA FE IRRIGATION DIST	20375007510	005979004 11/16-01/15	0.00	252.04
1011	94229	01/31/19	141	SANTA FE IRRIGATION DIST	20375007510	007732000 11/16-01/15	0.00	154.80
TOTAL CHECK							0.00	1,365.08
1011	94230	01/31/19	141	SANTA FE IRRIGATION DIST	00165006560	005837000 11/02-11/21	0.00	181.76
1011	94231	01/31/19	141	SANTA FE IRRIGATION DIST	00165006560	005837001 11/02-11/21	0.00	113.44
1011	94232	01/31/19	169	SDG&E CO INC	00165006570	UTILITIES-11/30-01/08	0.00	1,382.67
1011	94232	01/31/19	169	SDG&E CO INC	00165006540	UTILITIES-12/04-01/08	0.00	904.23
1011	94232	01/31/19	169	SDG&E CO INC	00165006540	UTILITIES-11/30-01/08	0.00	473.17
1011	94232	01/31/19	169	SDG&E CO INC	00165006530	UTILITIES-11/30-01/08	0.00	476.50
1011	94232	01/31/19	169	SDG&E CO INC	00165006530	UTILITIES-12/04-01/08	0.00	835.15
1011	94232	01/31/19	169	SDG&E CO INC	20375007510	UTILITIES-12/04-01/08	0.00	2,491.10
1011	94232	01/31/19	169	SDG&E CO INC	00165006570	UTILITIES-12/04-01/08	0.00	5,284.00
1011	94232	01/31/19	169	SDG&E CO INC	21100007600	UTILITIES-11/30-01/08	0.00	6,563.29
TOTAL CHECK							0.00	18,410.11
1011	94233	01/31/19	280	SPARKLETTS INC	00150005350	DRINK WATER-JAN CH	0.00	167.00
1011	94234	01/31/19	3810	SUPERIOR PRESS	00150005300	PR CHECKS/VOUCHERS	0.00	278.18
1011	94235	01/31/19	5561	VANESSA KLINE	001	1718.26/650 S CEDROS	0.00	318.75
1011	94235	01/31/19	5561	VANESSA KLINE	213	1718.26/650 S CEDROS	0.00	2,125.00
1011	94235	01/31/19	5561	VANESSA KLINE	001	1718.26/650 S CEDROS	0.00	2,272.50
TOTAL CHECK							0.00	4,716.25
1011	94236	02/04/19	1231	STAPLES CONTRACT & COMME	00150005300	CRD HLDR/POST IT/PENS	0.00	32.57
1011	94237	02/07/19	2906	ACE UNIFORMS & ACCESSORI	21460006120	BOOTS-SPANN	0.00	732.68
1011	94237	02/07/19	2906	ACE UNIFORMS & ACCESSORI	00160006120	PNTS/SHRTS/JCKT-SPANN	0.00	1,333.30
TOTAL CHECK							0.00	2,065.98
1011	94238	02/07/19	1135	AFFORDABLE PIPELINE SERV	50900007700	I-SEWER CLEANING	0.00	425.00

PENTAMATION  
DATE: 02/07/2019  
TIME: 16:30:06

CITY OF SOLANA BEACH, CA  
CHECK REGISTER - DISBURSEMENT FUND

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SELECTION CRITERIA: transact\_gl\_cash='1011' and transact\_ck\_date between '20190126 00:00:00.000' and '20190208 00:00:00.000'  
ACCOUNTING PERIOD: 8/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94239	02/07/19	3704	ARCO GASPRO PLUS	00165006560	AUTO FUEL 01/03-02/02	0.00	51.80
1011	94239	02/07/19	3704	ARCO GASPRO PLUS	00165006570	AUTO FUEL 01/03-02/02	0.00	86.34
1011	94239	02/07/19	3704	ARCO GASPRO PLUS	00165006510	AUTO FUEL 01/03-02/02	0.00	94.97
1011	94239	02/07/19	3704	ARCO GASPRO PLUS	50900007700	AUTO FUEL 01/03-02/02	0.00	103.60
1011	94239	02/07/19	3704	ARCO GASPRO PLUS	00160006120	AUTO FUEL 01/03-02/02	0.00	216.24
1011	94239	02/07/19	3704	ARCO GASPRO PLUS	00165006530	AUTO FUEL 01/03-02/02	0.00	250.38
1011	94239	02/07/19	3704	ARCO GASPRO PLUS	00160006140	AUTO FUEL 01/03-02/02	0.00	256.11
1011	94239	02/07/19	3704	ARCO GASPRO PLUS	00165006520	AUTO FUEL 01/03-02/02	0.00	276.26
1011	94239	02/07/19	3704	ARCO GASPRO PLUS	00160006170	AUTO FUEL 01/03-02/02	0.00	446.01
TOTAL CHECK								1,781.71
1011	94240	02/07/19	4832	AT&T CALNET 3	00165006540	9391012279 12/24-1/23	0.00	43.46
1011	94240	02/07/19	4832	AT&T CALNET 3	50900007700	9391012277 12/24-1/23	0.00	13.34
TOTAL CHECK								56.80
1011	94241	02/07/19	1561	CDW GOVERNMENT INC	13550005450	75 MICROSOFT USR LICNS	0.00	2,033.25
1011	94242	02/07/19	1295	CITY OF DEL MAR	00150005450	IT MAINT SUPPORT-DEC	0.00	1,350.00
1011	94243	02/07/19	5336	COLANTUONO, HIGHSMITH, &	65278007820	SDCOE CONSORTIUM-DEC	0.00	2.68
1011	94244	02/07/19	127	COX COMMUNICATIONS INC	00150005450	CTYINTRNT 01/19-02/18	0.00	579.69
1011	94244	02/07/19	127	COX COMMUNICATIONS INC	00150005450	TV BRDCAST 01/10-02/9	0.00	1,163.89
TOTAL CHECK								1,743.58
1011	94245	02/07/19	412	CSMFO	00150005300	2019 MEMBRSHPP-BERKUTI	0.00	110.00
1011	94246	02/07/19	2098	CULLIGAN OF SAN DIEGO	00160006120	WATER FLTR 12/01-1/31	0.00	85.60
1011	94247	02/07/19	213	DEPARTMENT OF TRANSPORTA	00165006540	MAINT 10/18-12/18	0.00	523.30
1011	94247	02/07/19	213	DEPARTMENT OF TRANSPORTA	00165006540	ELECT 10/18-12/18	0.00	424.91
TOTAL CHECK								948.21
1011	94248	02/07/19	5543	DOMUSSTUDIO ARCHITECTURE	45094496510	9449.01 MS CNTR-DEC	0.00	760.00
1011	94249	02/07/19	269	DUDEK & ASSOCIATES INC.	50998336510	9833 PUMP STN-DEC	0.00	3,500.00
1011	94250	02/07/19	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 02/08/19	0.00	10,341.62
1011	94251	02/07/19	3859	ICMA RETIREMENT TRUST-RH	001	ICMA PD 02/08/19	0.00	2,006.96
1011	94252	02/07/19	2315	INFRASTRUCTURE ENGINEERI	50998236510	9823-SWR INFLW-TASK#5	0.00	8,500.00
1011	94253	02/07/19	5488	TYCO FIRE & SECURITY MAN	00160006120	FIRE EXTNGSHR INSPCT	0.00	169.00
1011	94254	02/07/19	5407	PJ CASTORENA, INC.	55000007750	CCA MAILR-1/21 & 1/28	0.00	103.27
1011	94255	02/07/19	2019	NORTH COUNTY EVS, INC	00160006120	T237 REPAIR-12/17	0.00	315.00
1011	94255	02/07/19	2019	NORTH COUNTY EVS, INC	00160006120	E237 REPAIR-12/11	0.00	3,644.51
TOTAL CHECK								3,959.51

PENTAMATION  
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CITY OF SOLANA BEACH, CA  
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SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20190126 00:00:00.000' and '20190208 00:00:00.000'  
 ACCOUNTING PERIOD: 8/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94256	02/07/19	50	OFFICE DEPOT INC	00150005300	DATE/INVOICE STAMPS	0.00	233.30
1011	94256	02/07/19	50	OFFICE DEPOT INC	00155005550	HEADPHONES	0.00	128.82
1011	94256	02/07/19	50	OFFICE DEPOT INC	00155005560	DESK PAD CALENDAR	0.00	5.81
1011	94256	02/07/19	50	OFFICE DEPOT INC	00155005550	BATTERIES/PLANNER	0.00	37.80
1011	94256	02/07/19	50	OFFICE DEPOT INC	00155005550	TRASH CAN/PENS/DIVDRS	0.00	50.75
TOTAL CHECK							0.00	456.48
1011	94257	02/07/19	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 01/18	0.00	1,209.31
1011	94258	02/07/19	5560	JOSEPH PENNELL	00160006170	UNIFORM REMBURSMENT	0.00	425.23
1011	94259	02/07/19	4658	PLACEWORKS, INC	21355005550	1714.20/959 GENEVIEVE	0.00	1,200.00
1011	94260	02/07/19	958	QUESTYS SOLUTIONS	00150005150	MAINT/UPGRD 4/19-3/20	0.00	2,479.37
1011	94261	02/07/19	2260	REDFLEX TRAFFIC SYSTEMS,	00165006540	RED LIGHT CAMERA-DEC	0.00	7,158.00
1011	94262	02/07/19	4080	JENNIFER REED	00150005350	ADMIN SVC-JAN	0.00	110.00
1011	94263	02/07/19	257	SAN DIEGO COUNTY SHERIFF	21960006110	LAW ENFORCEMENT-DEC	0.00	8,537.64
1011	94263	02/07/19	257	SAN DIEGO COUNTY SHERIFF	00160006110	LAW ENFORCEMENT-DEC	0.00	339,705.36
TOTAL CHECK							0.00	348,243.00
1011	94264	02/07/19	169	SDG&E CO INC	55000007750	SEA CCA SVC-AUG	0.00	-2,345.56
1011	94264	02/07/19	169	SDG&E CO INC	55000007750	SEA CCA SVC-SEP	0.00	-2,323.30
1011	94264	02/07/19	169	SDG&E CO INC	55000007750	SEA CCA SVC-OCT	0.00	-2,303.77
1011	94264	02/07/19	169	SDG&E CO INC	55000007750	SEA CCA SVC-OCT	0.00	2,303.77
1011	94264	02/07/19	169	SDG&E CO INC	55000007750	SEA CCA SVC-SEP	0.00	2,323.30
1011	94264	02/07/19	169	SDG&E CO INC	55000007750	SEA CCA SVC-AUG	0.00	2,345.56
1011	94264	02/07/19	169	SDG&E CO INC	55000007750	SEA CCA SVC-JULY	0.00	2,368.80
TOTAL CHECK							0.00	2,368.80
1011	94265	02/07/19	156	SHARP REES-STEALY MEDICA	00150005400	PRE-EMPLOYMENT SCREEN	0.00	683.00
1011	94266	02/07/19	31	SOLANA BEACH CHAMBER OF	25055005570	Q2 VISITOR CENTER	0.00	3,750.00
1011	94267	02/07/19	13	SOLANA BEACH FIREFIGHTER	001	FD DUES PD 02/08/19	0.00	863.50
1011	94268	02/07/19	4959	TELECOM LAW FIRM	00150005250	PROF SVC-10/11-11/05	0.00	630.00
1011	94269	02/07/19	2097	UT SAN DIEGO - NRTH COUN	50998566510	9856.19-NTC B#2019-01	0.00	956.78
1011	94270	02/07/19	3242	VAN DYKE LANDSCAPE ARCHI	45994386510	9438.10SK8 PK DSN-DEC	0.00	1,100.00
1011	94271	02/07/19	3723	WAGWORKS	00150005400	FSA ADMIN-JAN	0.00	118.25
1011	V900014	02/07/19	4600	KYLE KOSZEWNIAK	12050005460	MILEAGE-01/16/19	0.00	17.86
TOTAL CASH ACCOUNT							0.00	558,043.03
TOTAL FUND							0.00	558,043.03

PENTAMATION  
DATE: 02/07/2019  
TIME: 16:30:06

CITY OF SOLANA BEACH, CA  
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SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20190126 00:00:00.000' and '20190208 00:00:00.000'  
ACCOUNTING PERIOD: 8/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
TOTAL REPORT							0.00	558,043.03



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 27, 2019  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** **Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2018-2019**

**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 February 13, 2019.

**DISCUSSION:**

The following table reports the revenue, expenditures, and transfers for 1) the Adopted General Fund Budget approved by Council on June 14, 2017 (Resolution 2017-095) and 2) any resolutions passed by Council that amended the Adopted General Fund Budget.

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES  
As of February 13, 2019

Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
Reso 2017-095	Adopted Budget	17,916,600	(17,098,600)	(401,600) (1)	\$ 416,400
Reso 2018-070	Fiscal Year 2018/19 Appropriation Revisions	76,100	(229,900)	-	262,600
Reso 2018-089	Crossing Guards	38,507	(59,242)	-	241,865
Reso 2018-101	SBFA MOU	-	(185,425)	-	56,440
Reso 2018-093	City-Wide Janitorial Services	-	(8,620)	-	47,820
Reso 2018-117	Crossing Guards	19,253	(29,620)	-	37,453
Reso 2018-128	Pers Side Fund	-	155,700	-	193,153
Reso 2019-019	Mid-Year Budget Adjustments	569,000	(265,100)	(109,336) (2)	387,717
(1) Transfers to:					
	Debt Service for Public Facilities		151,100		
	City CIP Fund		250,500	401,600	
(2) Transfer to:					
	TEA21/ISTEA			109,336	

**COUNCIL ACTION:**

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**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 2018-2019 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:** February 27, 2019  
**ORIGINATING DEPT:** Finance Department  
**SUBJECT:** **Consideration of Adoption of Resolution No. 2019-021 - Approval of TransNet Fund Transfer**

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## **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 2018 RTIP was adopted by the SANDAG Board on September 28, 2018 and covers the five-year fiscal period 2018/19 through 2022/23. The RTIP includes projects funded by the 2004 Proposition A (TransNet Extension).

This item is before the City Council to consider adopting Resolution No. 2019-021 (Attachment 1) which would transfer funds to a completed TransNet-funded Capital Improvement Project from a current ongoing TransNet-funded project.

## **DISCUSSION:**

The Stevens-Valley Corridor Improvement Project (SANDAG MPO ID SB17) is completed and was closed in 2018 with the adoption of the current 5-year RTIP. The project has a negative balance of \$6,250 in the TransNet Account because funds from an ongoing project account were not drawn down in time to charge the Stevens-Valley Corridor Improvement Project RTIP account. The proposed transfer will move \$6,250 from an existing account into the closed project account to reconcile the negative balance. The Pavement Resurfacing Project (SANDAG MPO ID SB16) is an ongoing project, annually funded through 2023, and has available TransNet funds. The \$6,250 transfer will increase the total funds received for the Stevens-Valley project to \$250,500, which is the amount that had been previously programmed in the 2016 RTIP.

CITY COUNCIL ACTION:

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**CEQA COMPLIANCE STATEMENT**

Transfer of funding between projects does not require a CEQA determination. Environmental review will be addressed prior to City Council approval to advertise construction bids for each of the other projects listed in the RTIP.

**FISCAL IMPACT:**

The transfer of the \$6,250 from an ongoing RTIP project to a completed TransNet funded RTIP project is needed to comply with the TransNet Ordinance and audit rules. Staff is proposing to transfer \$6,250 of TransNet funds from the Pavement Resurfacing Project (SANDAG MPO ID SB16) to the Stevens-Valley Corridor Improvement Project (SANDAG MPO ID SB17) to reconcile the negative balance and to satisfy the TransNet Ordinance and audit rules.

**WORK PLAN:**

N/A

**OPTIONS:**

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

**DEPARTMENT RECOMMENDATION:**

Staff recommends that City Council adopt Resolution 2019-021 approving the transfer of \$6,250 of TransNet funds from the Pavement Resurfacing Project (SANDAG MPO ID SB16) to the Stevens-Valley Corridor Improvement Project (SANDAG MPO ID SB17).

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

  
\_\_\_\_\_  
Gregory Wade, City Manager

Attachments

1. Resolution No. 2019-021

**RESOLUTION NO. 2019-021**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE TRANSFER OF TRANSNET FUNDS TO A COMPLETED RTIP PROJECT FROM ANOTHER ELIGIBLE TRANSNET PROJECT**

**WHEREAS**, on November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (TransNet) extension, and the 2018 Regional Transportation Improvement Program (RTIP) was adopted by the SANDAG Board on September 28, 2018; and

**WHEREAS**, the City of Solana Beach has completed the previously programmed Stevens-Valley Corridor Improvement Project, which has a negative balance of \$6,250 on the SANDAG fiscal and compliance audit; and

**WHEREAS**, to comply with a SANDAG fiscal and compliance audit, funds from an ongoing RTIP project need to be transferred in order to reconcile the negative balance.

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

1. That the foregoing recitations are true and correct.
2. That the City Council approves the transfer of \$6,250 of TransNet funds from the Pavement Resurfacing Project (SANDAG MPO ID SB16) to the Stevens-Valley Corridor Improvement Project (SANDAG MPO ID SB17).

**PASSED AND ADOPTED** this 27th day of February 2019, 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 –

\_\_\_\_\_  
DAVID A. ZITO, 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:** February 27, 2019  
**ORIGINATING DEPT:** Marine Safety  
**SUBJECT:** **Council Consideration of Resolution 2019-024 Approving an Enhancement to the Junior Lifeguard Program by Adding a Surf Class Session**

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### **BACKGROUND:**

The City of Solana Beach (City) runs a Junior Lifeguard Program that serves up to 1,000 children over a ten-week period during the summer season. The Solana Beach Junior Lifeguard Program (Program) has a long history of serving our community by providing youth, ages 7 – 16, with an ocean safety program that combines athletics and ocean-related curriculum, in a fun and educational atmosphere. The existing Program is currently undergoing an assessment and some enhancements are proposed. One of the enhancements is to introduce Surf Class, a surfing-specific instructional lesson for children aged 9 and older. Each session would be one week long with adjusted times to fit with the existing Junior Lifeguard Program. This would be a pilot program with enrollment capped at 15 for each session. The goal is to provide an opportunity for surfing instruction and encouragement to our community's youth, focusing on safety, conditioning, etiquette, style and technique by the City's Marine Safety Staff.

This item is before City Council to consider the approval of Resolution 2019-024 to add the Junior Lifeguard Surf Class sessions to the Program.

### **DISCUSSION:**

The City works extremely hard to provide an engaging and fun Public Education Program to the Solana Beach community. If approved, the Junior Lifeguard Surf Class will welcome all skill levels of participants ages 9 and older. This one-week course will be aimed at providing students with the opportunity to learn and pursue a lifelong enjoyment of surfing. Students will begin on surfboards made of soft foam and may progress to their own equipment after the initial evaluation on the first day. The class includes instruction in safety, conditioning, style, technique, etiquette, board selection and care, as well as environmental awareness. This Surf Class serves as a training

CITY COUNCIL ACTION:

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ground for those who are looking for a program more focused on surfing. Participants will learn how to surf better, paddle faster, and learn about the marine environment in and around the local breaks of Solana Beach. The Marine Safety Department believes these enhancements will benefit the City, the community and the Marine Safety Department by further educating and training these participants who frequent the beaches of Solana Beach.

The following information shows the current programs with the proposed Junior Lifeguard Program Surf Class.

Week	1	2	3	4	5	6	7	8	9	10
Track 1	Grom 1		Grom 2		Grom 3		Grom 4		Grom 5	
Track 2	Junior LG (9 – 16)				Junior LG (9 – 16)				Junior LG (9 – 16)	
Track 3	Elite Junior LG (14 – 16)					Elite Junior LG (14 – 16)				
Track 4	Surf Class 1	Surf Class 2	Surf Class 3	Surf Class 4	Surf Class 5	Surf Class 6	Surf Class 7	Surf Class 8	Surf Class 9	Surf Class 10

The Junior Lifeguard Surf Class is proposed to be a one-week session, at a cost of \$125 per session. Staff will utilize this pilot program to assess the demand and popularity to determine if this is something the City should make a permanent part of the Junior Lifeguard program.

The timing of the Surf Class will be staggered from the other Junior Lifeguard programs in an effort to prevent any additional traffic to the existing parking areas and public accesses. The Surf Class will be held from 9:45 AM to 11:45 AM each day. This timing will also give participants in the Surf Class the ability to participate in the afternoon session of Junior Lifeguards starting at Noon.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

The \$125 fee will be sufficient to cover the costs of the proposed pilot program.

**WORK PLAN:**

N/A

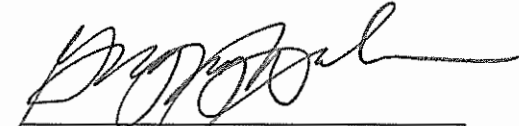
**OPTIONS:**

- Approve Staff recommendation and adopt Resolution 2019-024.
- Approve Staff recommendation subject to additional Council modifications.
- Do not approve Staff recommendation

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution 2019 - 024 to add the Surf Class Junior Lifeguard sessions to the Junior Lifeguard program.

**CITY MANAGER'S RECOMMENDATION:**

  
\_\_\_\_\_  
Gregory Wade, City Manager

Attachments:

1. Resolution 2019-024

**RESOLUTION NO. 2019-024**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ESTABLISHING A JUNIOR LIFEGUARD SURF CLASS SESSION**

**WHEREAS**, the City of Solana Beach (City) runs a highly successful Junior Lifeguard (Junior Guard) program that serves up to 1000 children over a 10 week period during the summer season, based out of Fletcher Cove; and

**WHEREAS**, the City desires to enhance the Junior Guard program to include a Surf Class session; and

**WHEREAS**, the goal is to provide an opportunity for surfing instruction and encouragement to our community's youth; and

**WHEREAS**, the Surf Class participants will receive instruction in safety, conditioning, style, technique, etiquette, as well as environmental awareness.

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the implementation of Surf Class program.
3. That Junior Lifeguard Surf Class fees are set at \$125 per one-week session.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of February 2019, 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 –

\_\_\_\_\_  
DAVID ZITO, 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:** February 27, 2019  
**ORIGINATING DEPT:** Marine Safety  
**SUBJECT:** **Council Consideration of Resolution 2019-026 Approving Uniform Purchase for Junior Lifeguard Program from QS Wholesale**

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## **BACKGROUND:**

The City of Solana Beach (City) runs a Junior Lifeguard program that serves up to 1,000 children over a ten-week period during the summer season. The Solana Beach Junior Lifeguard Program (Program) has a long history of serving our community by providing youth, ages 7 – 16, with an ocean safety program that combines athletics and ocean-related curriculum, in a fun and educational atmosphere. Each participant of the Junior Lifeguard Program wears a uniform to each day of each session. Being one of the most notable programs in the City, the participants and their parents have come to expect a high quality uniform product. These uniforms and other apparel have the City's logo on them and have become a symbol for the City and the Program, providing ongoing Program promotion and allowing participants and their families to wear them with pride.

This item is before City Council to request approval of Resolution 2019-026 approving a uniform purchase for the Junior Lifeguard Program in the amount of \$35,500 from QS Wholesale (Quiksilver).

## **DISCUSSION:**

The City works extremely hard to provide an educational, engaging and fun Program. One of the unique aspects of the City's Program is the superiority of uniform products supplied to the participants. In addition to the t-shirt included with enrollment, many parents choose to purchase additional items from the Program's store not only for their children, but also for themselves. Annual uniform orders are based on enrollment numbers, stock from previous years, and also sizing information gathered during the annual enrollment process.

CITY COUNCIL ACTION:

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In mid-December, Marine Safety Staff generated quotes from three (3) different vendors for the 2019 uniform order. Through their proposal, Quiksilver was able to distinguish themselves from the other vendors by providing considerably higher quality products, and the most competitive price. While not a requirement of the City's evaluation process, Quiksilver also has a total of 16 years of demonstrated experience successfully providing uniform apparel to the Solana Beach Marine Safety Department. This continuity in vendor relationship is especially helpful in allowing the Program to utilize some uniform items from year to year, reducing surplus and continuous replacement. Overall, the proposed vendor will allow the City to continue providing a recognizable, high quality, and competitively priced product for the Junior Lifeguard Program participants. The proposed vendor will also be able to meet the City's time table to deliver the uniforms before the Program start date, which may not be possible with an alternate vendor at this time.

In addition to Quiksilver's demonstrated experience in successfully providing uniforms to the Program, the City of Newport Beach, California, recently approved a similar deal for a similar program with the same pricing on shorts, visors and hats, and comparable pricing on backpacks and towels (but with a volume discount based on Newport Beach's significantly larger order numbers). The Solana Beach Junior Lifeguard Program would like to take advantage of a provision in the Newport Beach agreement (section 9) that allows the recommended vendor to work closely and cooperatively with other agencies that may have jurisdiction or interest in the work to be performed for Newport Beach. With the exception of a different logo, Solana Beach will utilize the same products from the Newport Beach agreement and Quiksilver has offered a proposed order based on the quantities our Program needs.

The quantities of uniforms being purchased each year has risen proportionally as Program enrollment has risen. With the success of the Program, this is the first year that the quantities being purchased are sufficiently high for Staff to seek City Council approval. Because the uniforms are sold to the Program participants as part of the enrollment price with additional items purchased both during enrollment and throughout the summer, it was unclear this year whether the City's procurement thresholds would require City Council approval. Given the enrollment numbers and anticipated uniform/apparel sales, Council authorization is required.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

The Fiscal Year 2018/19 Adopted Budget has appropriated \$43,500 for the Program's uniforms. The current proposal from QS Wholesale is for \$35,500, thereby requiring no additional funds be appropriated to cover the proposed purchase.

**WORK PLAN:**

This item is not mentioned in the Work Plan.

**OPTIONS:**

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


**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution 2019-026:

1. Approving the \$35,500 purchase from the vendor, QS Wholesale, to add uniform items to the Junior Lifeguard Program store.
2. Authorizing the City Manager to execute an agreement for the uniform purchase through QS Wholesale.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

  
\_\_\_\_\_  
Gregory Wade, City Manager

Attachments:

1. Resolution No. 2019-026

**RESOLUTION NO. 2019-026**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE JUNIOR LIFEGUARD PROGRAM UNIFORM PURCHASE FROM QS WHOLESALE**

**WHEREAS**, the City of Solana Beach (City) runs a highly successful Junior Lifeguard Program (Program) that serves up to 1,000 children over a 10 week period during the summer season, based out of Fletcher Cove; and

**WHEREAS** the Program requires participants to wear a uniform; and

**WHEREAS**, QS Wholesale has provided high quality products at the most competitive price to the City for the past 16 years; and

**WHEREAS**, the City purchases uniforms to stock the Program store each year for participants to purchase the necessary uniform.

**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 \$35,000 purchase from QS Wholesale to add uniform items to the Junior Lifeguard Program store.
3. That the City Council authorizes the City Manager to execute an agreement for the uniform purchase through QS Wholesale.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of February 2019, 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 –

\_\_\_\_\_  
DAVID ZITO, 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:** February 27, 2019  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** **Council Consideration of Resolutions to Closeout Assessment District Improvement Funds and Authorizing Refunds to Property Owners or Transfer to City for Maintenance of Improvements**

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## **BACKGROUND:**

Assessment Districts are created when private property owners request public improvements to be made that benefit the private property owners in the District, but not necessarily the rest of the municipality as a whole. The private property owners, therefore, fund the improvements themselves. An example of a public improvement that benefits private property owners is undergrounding power lines to improve their street view. Assessment Districts follow strict regulations to form and require a vote of the affected property owners. Once created, the City manages the funds associated with the revenue and expenditures required to fund the improvements.

Currently, the City has four such Districts with open funds. They are as follows:

- Assessment District 1: Cedros Improvement District
- Assessment District 2005-1: Barbara-Granados Utility Undergrounding District
- Assessment District 2005-2: Pacific Utility Undergrounding District
- Assessment District 2006-1 South Solana Sewer District

Some property owners are able to pay for the improvements up front, but for the remainder who cannot, the City issues bonds to fund the improvements immediately. The property owners then pay back the bond through an assessment levied against their property and pay the assessment over a 30-year period. They pay the assessments to the City through their annual consolidated property tax bill. The City then remits the proceeds to the bond trustee for payment to the bondholders.

COUNCIL ACTION:

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For each Assessment District that property owners approve, the City creates two funds: 1) a fund to track the revenues and expenses of the construction project associated with the District (Improvement Fund) and 2) a fund to track the issuance and repayment of the bond to finance the project (Redemption Fund).

Construction for all the Assessment District projects is complete, so all of the Improvement Funds for the Assessment Districts may be closed out. In addition, all bond obligations for the Cedros Improvement District were made and so the Redemption Fund used to track the issuance and repayment for this bond is ready to be closed out as well. The final accounting for the projects reflects surplus funds that may be returned to the property owners or transferred to the City for maintenance of those improvements.

This item is before the City Council to declare a surplus of funds in the Assessment Districts and to direct Staff on how to distribute the surplus funds.

### **DISCUSSION:**

The accounting for each of the four Assessment Districts is outlined separately below. However, when there is a surplus of funds in an Assessment District, the same California code governs what may be done with the funds and so this discussion will be the same for all the Districts and outlined in the final section.

#### Cedros Improvement District

This is the first Improvement District created by the City of Solana Beach in 1989 (Resolution No. 89-35) and was used to finance street improvements to Cedros such as curbs, gutters, sidewalks, driveways, retaining walls, street lights, fire hydrants and water meters. The project was completed in 1991 and the Improvement Fund associated with managing the construction costs of this project was closed in that year. The debt service fund used to manage the property tax assessments and repayment of bond obligations, however, remained open. All principal and interest payments were made and bond obligations have been paid, so the Cedros Redemption Fund is ready to be closed. There is a balance of \$13,199 in the fund.

#### Barbara-Granados Utility Undergrounding District

On March 22, 2006, the Barbara/Granados Utility Undergrounding District was approved by Council (Resolution No. 2006-044).

Property owners were given the option to prepay their individual assessment for the work or they could have an assessment levied against their property and the ability to pay the assessment over a 30-year period. The City received \$414,641 in prepaid assessments which required the District to generate an additional \$1,430,367 through the issuance of assessment district bonds to cover the estimated construction costs. Council subsequently approved the issuance of limited obligation improvement bonds in this amount.

After all revenues and expenditures related to the main line utility undergrounding project were recorded, a surplus of \$125,956 remains as detailed in the following table:

Bond	\$	1,430,366.93
Prepaid Assessments	\$	414,641.02
Interest Revenue	\$	19,049.89
<b>Total Revenue</b>	<b>\$</b>	<b>1,864,057.84</b>
Construction Costs	\$	1,647,348.83
Bond Issuance Costs	\$	85,370.52
Gains/Loss and Other	\$	5,382.82
<b>Total Expenses</b>	<b>\$</b>	<b>1,738,102.17</b>
<b>Surplus</b>	<b>\$</b>	<b>125,955.67</b>

#### Pacific Utility Undergrounding District

On March 22, 2006, the Pacific Utility Undergrounding District was approved by Council (Resolution No. 2006-045).

The City received \$383,898 in prepaid assessments which required the District to generate an additional \$458,656 through the issuance of assessment district bonds to cover the estimated costs of construction. Council subsequently approved the issuance of limited obligation improvement bonds in this amount.

After all revenues and expenditures related to utility undergrounding project were recorded, a surplus of \$1,544 remains as detailed in the following table:

Bond	\$	483,656.12
Prepaid Assessments	\$	383,898.43
Interest Revenue	\$	1,947.75
<b>Total Revenue</b>	<b>\$</b>	<b>869,502.30</b>
Construction Costs	\$	773,359.37
Bond Issuance Costs	\$	89,957.90
Gains/Loss and Other	\$	4,640.85
<b>Total Expenses</b>	<b>\$</b>	<b>867,958.12</b>
<b>Surplus</b>	<b>\$</b>	<b>1,544.18</b>

South Solana Sewer District

On September 13, 2006, the South Solana Sewer Assessment District was approved by Council (Resolution No. 2006-157).

The Engineer's Report prepared by Construction Testing & Engineering for the formation of the District estimated that total construction costs for the sewer improvement project would be \$751,613 for the main line and \$144,300 for the lateral lines.

The City received \$343,192 in prepaid assessments which required the District to generate an additional \$514,447 through the issuance of assessment district bonds to cover construction costs. Council subsequently approved the issuance of limited obligation improvement bonds in this amount. After lateral line construction was completed, the City refunded homeowners \$5,849 in surplus funds, because construction costs were less than the monies collected for this portion of the project.

After all revenues and expenditures related to the main line sewer project were recorded, a surplus of \$47,269 remains as detailed in the following table:

Bond	\$	514,447.28
Prepaid Assessments	\$	268,116.61
Lateral Prepays	\$	75,075.00
Interest Revenue	\$	12,894.34
<b>Total Revenue</b>	<b>\$</b>	<b>870,533.23</b>
Construction Costs	\$	786,964.76
Bond Issuance Costs	\$	30,450.00
Sewer Lateral Deposit Refunds	\$	5,849.00
<b>Total Expenses</b>	<b>\$</b>	<b>823,263.76</b>
<b>Surplus</b>	<b>\$</b>	<b>47,269.47</b>

Surplus Discussion

Section 10427 of the California Streets and Highways Code offers three options for the distribution of surplus funds in excess of \$1,000 in the case of bond proceeds: the surplus can be used as 1) a credit toward future payment due on assessments, 2) for maintenance of the project, or 3) the surplus can be used to call bonds, thereby reducing the outstanding assessments and term of the bond debt.

Staff is recommending that the surplus in all funds be credited back to the current property owners in the Assessment Districts. Each parcel's share of the surplus are calculated on a pro-rata basis based on the original benefit calculated for each property when the District was formed. For the parcels where the assessment was prepaid, the owner of record of each respective parcel will receive a direct refund. The property owners in the Cedros Assessment District will also receive a direct refund since all bond obligations have already been paid off.

The property owners who have their assessments collected through the County of San Diego property tax rolls, would receive the pro-rata share of the surplus as a credit toward future payment due on their assessment as set forth in Section 10427.1(c) and (d) of the California Streets and Highways Code.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

The payout of surplus funds will not have an impact on the City's budget, because the money is not part of the City's budget. Rather, the money is held in trust by the City on behalf of the property owners.

**WORK PLAN:**

N/A

**OPTIONS:**

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

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:


1. Adopt Resolution 2019-006
  - a. Closing the Cedros Improvement District Redemption Fund
  - b. Declaring a surplus of funds in the District's Redemption Fund and directing Staff to distribute the surplus funds as provided by Section 10427.1 of the California Streets and Highways Code
2. Adopt Resolution 2019-007
  - a. Closing the Barbara-Granados Undergrounding District Improvement Fund



- b. Declaring a surplus of funds in the District's Improvement Fund and directing Staff to distribute the surplus funds as provided by Section 10427.1 of the California Streets and Highways Code.
  
3. Adopt Resolution 2019-008
  - a. Closing the Pacific Undergrounding District Improvement Fund
  - b. Declaring a surplus of funds in the District's Improvement Fund and directing Staff to distribute the surplus funds as provided by Section 10427.1 of the California Streets and Highways Code.
  
4. Adopt Resolution 2019-009
  - a. Closing the South Solana Sewer District Improvement Fund
  - b. Declaring a surplus of funds in the District's Improvement Fund and directing Staff to distribute the surplus funds as provided by Section 10427.1 of the California Streets and Highways Code.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

  
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Gregory Wade, City Manager

Attachments:

1. Resolution 2019-006
2. Resolution 2019-007
3. Resolution 2019-008
4. Resolution 2019-009

## RESOLUTION 2019-006

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, DECLARING A SURPLUS IN THE REDEMPTION FUND FOR ASSESSMENT DISTRICT NO. 1 (CEDROS IMPROVEMENT DISTRICT) AND AUTHORIZING REFUNDS TO PROPERTY OWNERS**

**WHEREAS**, the City Council of the City of Solana Beach has conducted proceedings and completed construction for certain works of improvement in a special assessment district pursuant to the terms and provisions of the "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California; and

**WHEREAS**, said special assessment district is known and designated as Assessment District No. 1 (Cedros Improvement District), hereinafter referred to as the "Assessment District"; and

**WHEREAS**, after completion of the improvements and payment of all the claims from the Redemption Fund for said Assessment District and the bonds for this Assessment District have been terminated, there remains a surplus in the Redemption Fund; and

**WHEREAS**, the Council desires at this time to make a determination of the disposition of said surplus as so provided by Section 10427.1 of the California Streets and Highways Code; and

**WHEREAS**, the Council desires to distribute the surplus as a credit against the assessment pursuant to Section 10427.1 of the California Streets and Highways Code.

**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 accepts as complete the work of improvement, as set forth and described in the Resolution of Intention for these proceedings, and that all payments have been made for all existing claims, costs and expenses.
3. That the City Council declares that all available surplus monies, at this time remaining in the Redemption Fund, shall be used to benefit property owners within the boundaries of the Assessment District on a pro-rata basis generally determined as follows:

- a. The proportionate share of the surplus shall be returned to the person(s) owning the property for which the assessment or installment has been paid.

**PASSED AND ADOPTED** this 27th day of February 2019, 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 –

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DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

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JOHANNA N. CANLAS, City Attorney

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ANGELA IVEY, City Clerk

## RESOLUTION 2019-007

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, DECLARING A SURPLUS IN THE IMPROVEMENT FUND FOR ASSESSMENT DISTRICT NO. 2005-1 (BARBARA-GRANADOS UTILITY UNDERGROUNDING DISTRICT) AND AUTHORIZING REFUNDS TO PROPERTY OWNERS

**WHEREAS**, the City Council of the City of Solana Beach has conducted proceedings and completed construction for certain works of improvement in a special assessment district pursuant to the terms and provisions of the "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California; and

**WHEREAS**, said special assessment district is known and designated as Assessment District No. 2005-1 (Barbara-Granados Undergrounding District), hereinafter referred to as the "Assessment District"; and

**WHEREAS**, after completion of the improvements and payment of all the claims from the Improvement Fund for said Assessment District, there remains a surplus in the Improvement Fund; and

**WHEREAS**, the Council desires at this time to make a determination of the disposition of said surplus as so provided by Section 10427.1 of the California Streets and Highways Code; and

**WHEREAS**, the Council desires to distribute the surplus as a credit against the assessment pursuant to Section 10427.1 of the California Streets and Highways Code.

**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 accepts as complete the work of improvement, as set forth and described in the Resolution of Intention for these proceedings, and that all payments have been made for all existing claims, costs and expenses.
3. That the City Council declares that all available surplus monies, at this time remaining in the Improvement Fund, shall be used to benefit property owners within the boundaries of the Assessment District on a pro-rata basis generally determined as follows:
  - a. To those who paid in cash, the proportionate share of the surplus shall be returned to the person(s) owning the property

for which the assessment or installment has been paid.

- b. Where any part of an individual assessment remains unpaid and is payable in installments, the amount apportioned to each parcel shall be used to reduce outstanding assessments and subsequent assessment payments.

**PASSED AND ADOPTED** this 27th day of February 2019, 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 –

\_\_\_\_\_  
DAVID ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

\_\_\_\_\_  
ANGELA IVEY, City Clerk

## RESOLUTION 2019-008

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, DECLARING A SURPLUS IN THE IMPROVEMENT FUND FOR ASSESSMENT DISTRICT NO. 2005-2 (PACIFIC UTILITY UNDERGROUNDING DISTRICT) AND AUTHORIZING REFUNDS TO PROPERTY OWNERS

**WHEREAS**, the City Council of the City of Solana Beach has conducted proceedings and completed construction for certain works of improvement in a special assessment district pursuant to the terms and provisions of the "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California; and

**WHEREAS**, said special assessment district is known and designated as Assessment District No. 2005-2 (Pacific Utility Undergrounding District), hereinafter referred to as the "Assessment District"; and

**WHEREAS**, after completion of the improvements and payment of all the claims from the Improvement Fund for said Assessment District, there remains a surplus in the Improvement Fund; and

**WHEREAS**, the Council desires at this time to make a determination of the disposition of said surplus as so provided by Section 10427.1 of the California Streets and Highways Code; and

**WHEREAS**, the Council desires to distribute the surplus as a credit against the assessment pursuant to Section 10427.1 of the California Streets and Highways Code.

**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 accepts as complete the work of improvement, as set forth and described in the Resolution of Intention for these proceedings, and that all payments have been made for all existing claims, costs and expenses.
3. That the City Council declares that all available surplus monies, at this time remaining in the Improvement Fund, shall be used to benefit property owners within the boundaries of the Assessment District on a pro-rata basis generally determined as follows:
  - a. To those who paid in cash, the proportionate share of the surplus shall be returned to the person(s) owning the property

for which the assessment or installment has been paid.

- b. Where any part of an individual assessment remains unpaid and is payable in installments, the amount apportioned to each parcel shall be used to reduce outstanding assessments and subsequent assessment payments.

**PASSED AND ADOPTED** this 27th day of February 2019, 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 –

\_\_\_\_\_  
DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

\_\_\_\_\_  
ANGELA IVEY, City Clerk

## RESOLUTION 2019-009

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, DECLARING A SURPLUS IN THE IMPROVEMENT FUND FOR ASSESSMENT DISTRICT NO. 2006-1 (SOUTH SOLANA SEWER DISTRICT) AND AUTHORIZING REFUNDS TO PROPERTY OWNERS

**WHEREAS**, the City Council of the City of Solana Beach has conducted proceedings and completed construction for certain works of improvement in a special assessment district pursuant to the terms and provisions of the "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code of the State of California; and

**WHEREAS**, said special assessment district is known and designated as Assessment District No. 2006-1 (South Solana Sewer District), hereinafter referred to as the "Assessment District"; and

**WHEREAS**, after completion of the improvements and payment of all the claims from the Improvement Fund for said Assessment District, there remains a surplus in the Improvement Fund; and

**WHEREAS**, the Council desires at this time to make a determination of the disposition of said surplus as so provided by Section 10427.1 of the California Streets and Highways Code; and

**WHEREAS**, the Council desires to distribute the surplus as a credit against the assessment pursuant to Section 10427.1 of the California Streets and Highways Code.

**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 accepts as complete the work of improvement, as set forth and described in the Resolution of Intention for these proceedings, and that all payments have been made for all existing claims, costs and expenses.
3. That the City Council declares that all available surplus monies, at this time remaining in the Improvement Fund, shall be used to benefit property owners within the boundaries of the Assessment District on a pro-rata basis generally determined as follows:
  - a. To those who paid in cash, the proportionate share of the surplus shall be returned to the person(s) owning the property



for which the assessment or installment has been paid.

- b. Where any part of an individual assessment remains unpaid and is payable in installments, the amount apportioned to each parcel shall be used to reduce outstanding assessments and subsequent assessment payments.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of February, 2019, 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 –

\_\_\_\_\_  
DAVID ZITO, 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:** February 27, 2019  
**ORIGINATING DEPT:** Community Development  
**SUBJECT:** **Consider Introduction (1<sup>st</sup> Reading) of Ordinance 500 Amending Chapter 17.70 (Affordable Housing) of the Solana Beach Municipal Code**

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## **BACKGROUND:**

This item is before Council to consider introduction of Ordinance 500 (Attachment 1) amending Chapter 17.70 (Affordable Housing Ordinance) of the Solana Beach Municipal Code (SBMC). Consideration of these amendments reflects the City's ongoing commitment in promoting affordable housing units within the City, which comply with recent changes in state law.

## **DISCUSSION:**

In both 2017 and 2018, in an effort to address the state's housing shortage, the California State Legislature passed a number of Housing and Land Use laws that have a significant impact on public agencies. The following is a list of the housing related laws that were passed:

### ***2017 State Laws***

- SB 2 – Building Homes and Jobs Act
- SB 35 – Multi-family Housing project streamlining
- SB 540 – Workforce Housing Opportunity Zones (WHOZs) streamlining
- AB 73 – Housing sustainability districts streamlining
- SB 167 – Housing Accountability Act (HAA) amendments
- AB 1505 – Inclusionary Housing amendments
- AB 879 – Annual housing development reporting requirements
- AB 1397 – Housing Element site inventory changes
- AB 72 – HCD authority regarding Housing Element compliance determination

COUNCIL ACTION:

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### **2018 State Laws**

- AB 829 – Local government: funding: state assisted projects
- AB 1771/SB 828 – Regional Housing Needs Allocation process modifications
- AB 2238 – Local agency formation: regional housing need allocation: fire hazards: local health emergencies: hazardous and medical waste
- AB 2372 – Planning and zoning-density bonus floor area ratio bonus
- AB 2797 – Planning and zoning: density bonuses to be consistent with California Coastal Act
- SB 1227 – Density bonuses for student housing

While the State Legislature passed the aforementioned laws in an effort to address the housing supply and affordability crisis, the passage of these housing bills does not signal the end of policy discussion. Staff continues to monitor proposed 2019 housing bills as they progress through the legislative process and will provide additional updates to the City Council in the future.

The changes proposed in Ordinance 500 are consistent with the 2017 and 2018 State laws. The following is a summary of the proposed changes:

1. The Ordinance clarifies the requirement that both for-sale and for-rent developments of five (5) or more units shall construct and set aside 15 percent of all units to very low- or low-income households.
2. Changes to alternatives for provision of affordable units.
  - a. SBMC section 17.70.030 provides additional alternatives in providing affordable housing units including preservation and conversion of existing units and legalization of existing unpermitted dwelling units provided affordability restrictions for very low and low income households are recorded.
  - b. Given the additional alternatives identified in SBMC section 17.70.030 and the recent state mandates in ministerial approval of accessory dwelling units (ADUs) in residential zones, removal of accessory living units (ALU) provisions as an alternative means for providing on-site affordable housing.
  - c. Clarification that payment of Affordable Housing Impact Fees is an alternative for both for-sale and for-rent developments subject to City Council making the following findings provided under SBMC section 17.70.030 (E):
    - i. The affordable housing impact fees will be used to provide financial assistance to an identified affordable housing project that: (a) is proposed by an affordable housing developer; (b) has received all

discretionary approvals from the City and the Coastal Commission; and (c) requires additional funds to commence construction.

- ii. Provision of the affordable housing impact fee will create more affordable units than would be created by on-site provision of the affordable units.
3. Reduction of Development Impact Fees (DIF) for deed restricted affordable housing units developed. The language proposed for reduction of Development Impact Fees is consistent with the action and direction taken by City Council on November 28, 2018. The reductions are tiered based on the number of affordable housing units proposed. The reductions would apply as follows:
    - a. 50% DIF reduction for 1 to 5 affordable units
    - b. 75% DIF reduction for 6 to 9 affordable units
    - c. 100% DIF reduction for 10 or more affordable units

A redline version with the proposed changes to Chapter 17.70 is included in Attachment 2 of this report.

#### ***Findings under SBMC Section 17.76.070***

SBMC Section 17.76.070 requires that the following findings are made prior to any amendment to Title 17 Zoning of the SBMC:

- A. The proposed amendment is consistent with the general plan.
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Ordinance 500 is consistent with the general plan. The proposed revisions implement the affordable housing goals, objectives, policies, and programs of the City's Housing Element. Additionally, the proposed amendments to SBMC Chapter 17.70 are not detrimental to the public interest, health, safety, convenience or welfare of the City. The recommended changes are made to be compliant with state laws and in furtherance of the public interest.

#### **CEQA COMPLIANCE STATEMENT:**

This action is exempt from the provisions of the California Environmental Quality Act ("CEQA") 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:**

There is no fiscal impact as a result of this item.

**OPTIONS:**

- Approve the proposed amendment and adopt Ordinance No. 500.
- Deny the proposed amendment.
- Provide alternative direction and proposed modifications to Ordinance No. 500.

**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. Consider introducing Ordinance No. 500 amending Chapter 17.70 (Affordable Housing) of the SBMC.
3. Find the project exempt from CEQA under Guidelines 15061(b)(3).
4. Find that the proposed changes to SBMC Chapter 17.70 are consistent with the General Plan and would not be detrimental to the public interest, health, safety, convenience, or welfare of the City as required under SBMC Section 17.76.070.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

  
\_\_\_\_\_  
Gregory Wade, City Manager

Attachments:

1. Ordinance No. 500
2. Redline changes to Chapter 17.70

## ORDINANCE 500

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AMENDING CHAPTER 17.70 OF THE SOLANA BEACH MUNICIPAL CODE RELATED TO AFFORDABLE HOUSING

**WHEREAS**, in 2010, the City Council determined that establishing regulations and standards regarding the provision of affordable housing units is necessary to implement the City's General Plan relative to the provision of housing units for all economic sectors of its population; and

**WHEREAS**, the City Council determined that providing affordable units or impact fees would ensure that part of the City's remaining developable land is used to provide affordable housing; and

**WHEREAS**, the City continues to be committed to promote affordable housing unit development; and

**WHEREAS**, in 2018 the California Legislature passed a number of Housing and Land Use laws that have a significant impact on public agencies in an effort to address the state's housing shortage; and

**WHEREAS**, the proposed amendment includes development impact fee reductions consistent with City Council direction received on November 28, 2018; and

**WHEREAS**, the proposed amendment to Chapter 17.70 (Affordable Housing) is consistent with recently passed legislation; and

**WHEREAS**, on February 27, 2019, the City Council held a duly advertised public hearing to solicit comments, orally and in writing, from the public in consideration of the proposed changes to the Solana Beach Municipal Code (SBMC) Chapter 17.70 – Affordable Housing.

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

Section 1. All of the above statements are true.

Section 2. The City Council finds that this action is exempt from the provisions of the California Environmental Quality Act ("CEQA") 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 3. Solana Beach Municipal Code Section 17.76.070 requires that the following findings are made prior to any amendment to Title 17 Zoning:

- A. The proposed amendment is consistent with the general plan.
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Section 4. That the City Council hereby finds that the proposed amendment are consistent with the General Plan, in that the proposed revisions implement the affordable housing goals, objectives, policies, and programs of the City's Housing Element. Additionally, the proposed amendments to SBMC Chapter 17.70 are not detrimental to the public interest, health, safety, convenience or welfare of the City. The recommended changes are made to be compliant with the state laws and in furtherance of the public interest.

Section 5. Chapter 17.70 of the SBMC is hereby amended to read as follows:

**Chapter 17.70  
AFFORDABLE HOUSING**

Sections:

- 17.70.010 Purpose.**
- 17.70.015 Definitions.**
- 17.70.020 Affordable housing required – for-sale residential projects.**
- 17.70.025 Affordable housing required – rental residential projects.**
- 17.70.027 Fractional units.**
- 17.70.030 Alternatives for provision of affordable units.**
- 17.70.035 Affordable housing design and standards.**
- 17.70.040 Affordable housing plan and affordable housing agreement.**
- 17.70.045 Incentives.**
- 17.70.050 Affordable housing impact fees.**
- 17.70.055 Waivers of affordable housing requirements.**
- 17.70.060 Development Impact Fee Reductions**
- 17.70.065 Enforcement**

**17.70.010 Purpose.**

A. This chapter is adopted to establish regulations and standards regarding the provision of affordable housing. The council hereby determines that this chapter is necessary to assist in meeting the city's share of the regional housing needs, to implement the city's general plan and housing element relative to the provision of housing units for all economic sectors of its population, including households with very low and low incomes, and to require affordable housing in both rental and for-sale housing, consistent with the provisions of Government Code Sections 65850(q) and 65850.01.

B. New housing contributes to the demand for goods and services in the city, increasing local employment at wage levels which often do not permit employees to afford housing in the city. Further, new housing construction which does not include affordable units aggravates the existing shortage of affordable housing by absorbing the supply of available residential land. Providing affordable units or impact fees as required by this chapter will ensure that part of the city's remaining developable land is used to provide affordable housing.

**17.70.015 Definitions.**

Whenever the following terms are used in this chapter, they shall have the meaning established by this section:

A. "Condominium conversion" means conversion of rental multifamily dwellings or apartments to common-interest subdivisions such as condominiums, community apartments, stock cooperatives or planned developments.

B. "For-sale residential project" means a residential project, or portion thereof, that includes the creation of one or more dwelling units that may be sold individually, including condominiums, community apartments, stock cooperatives, planned developments, and individual lots and dwellings. A for-sale residential project also includes a condominium conversion.

C. "Rental residential project" means a residential project, or portion thereof, that creates dwelling units that cannot be sold individually.

D. "Residential project" means the construction, rehabilitation, remodeling, adaptive reuse, or replacement of structures to create one or more dwelling units. For the purposes of this chapter, a residential project includes a condominium conversion.

**17.70.020 Affordable housing required – for-sale residential projects.**

A. Affordable Units Required. Developers of for-sale residential projects providing five or more dwelling units, or five or more lots for sale for residential purposes, shall construct and set aside 15 percent of all units or lots for sale to very low or low income households (as defined by Health and Safety Code Sections 50105 and 50079.5, respectively) at sales prices affordable to such persons or households. For the purposes of this chapter, a unit is affordable if it meets the requirements for affordable housing costs for very low or low income households established by Health and Safety Code Section 50052.5 and regulations adopted by the California Department of Housing and Community Development (California Code of Regulations Title 25, Sections 6910 through 6924) determining affordability of residential housing units based upon household size and income levels.



B. Term of Affordability. The required affordable units shall remain affordable for 45 years from the date of final inspection, as shown on the inspection record card for the affordable unit.

C. Applicability to Alternatives. If the developer of a residential project proposes to provide for-sale affordable units as part of an alternative permitted by SBMC 17.70.030, the number and affordability of the for-sale affordable units shall be consistent with subsection A of this section, and the term of affordability shall be consistent with subsection B of this section.

D. Relation to Density Bonuses and Other Incentives. If a for-sale residential project receives a density bonus or other incentives pursuant to Section 65915 of the Government Code and the density bonus ordinance (SBMC 17.20.050), then the provisions of this chapter shall not apply to density bonus units as defined in the density bonus ordinance (SBMC 17.20.050), as required by Section 65915 of the Government Code.

**17.70.025 Affordable housing required - rental residential projects.**

A. Affordable Units Required. Developers of rental residential projects providing five or more dwelling units shall construct and set aside 15 percent of all units for rent to very low or low income households (as defined by Health and Safety Code Sections 50105 and 50079.5, respectively) at rents affordable to such persons or households. For the purposes of this chapter, a unit is affordable if it meets the requirements for affordable rent for very low or low income households established by Health and Safety Code Section 50053 and regulations adopted by the California Department of Housing and Community Development (California Code of Regulations Title 25, Sections 6910 through 6924) determining affordability of residential housing units based upon household size and income levels.

B. Term of Affordability. The required rental affordable units shall remain affordable for 55 years from the date of final inspection, as shown on the inspection record card for the affordable unit.

C. Applicability to Alternatives. If the developer of a residential project proposes to provide rental affordable units as part of an alternative permitted by SBMC 17.70.030, the number and affordability of the rental affordable units shall be consistent with subsection A of this section, and the term of affordability shall be consistent with subsection B of this section.

D. Relation to Density Bonuses and Other Incentives. If a rental residential project receives a density bonus or other incentives pursuant to Section 65915 of the Government Code and the density bonus ordinance (SBMC 17.20.050), then the provisions of this chapter shall not apply to density bonus units as defined in the density bonus ordinance (SBMC 17.20.050), as required by Section 65915 of the Government Code.

**17.70.027 Fractional units.**

A. Fractional Units. When the calculation of the number of affordable units required for a residential project results in a fraction of one-half or more, one additional affordable unit shall be provided. When the calculation results in a fraction of less than one-half, the developer shall either provide an additional affordable unit or pay an affordable housing impact fee calculated by multiplying the area (in square feet) of the average market-rate unit in the project by the fraction, and multiplying that number by the impact fee per square foot. (Example: if the average market-rate unit has 2,500 square feet, and there is a fraction of 0.2, the impact fee would total 500 multiplied by the impact fee per square foot.)

B. Fractional Unit Alternative. As an alternative, the developer may increase the number of bedrooms in the affordable unit(s) as follows:

1. One additional bedroom for fractions of greater than zero but not more than 0.3;
2. Two additional bedrooms for fractions greater than 0.3 but not more than 0.5;
3. Three additional bedrooms for fractions greater than 0.5 but not more than 0.7.

**17.70.030 Alternatives for provision of affordable units.**

A. Rental Units in a For-Sale Residential Project.

1. As permitted by Government Code Section 65589.8, a developer of a for-sale residential project may propose to provide rental affordable units rather than for-sale affordable units. The term and affordability of the rental affordable units and the affordable housing agreement and rent regulatory agreement shall conform with the provisions of SBMC 17.70.025(C).

2. If the developer elects to provide rental affordable units, at least 15 percent of the units in the residential project shall be rented to very low or low income households at affordable rents.

3. The rent regulatory agreement shall include provisions for sale of the affordable units and relocation benefits for tenants of the rental affordable units if the owner of the residential project later determines to offer any affordable units in the residential project for sale. The owner shall provide all notices to prospective tenants of the residential project required by state law and shall additionally, at the time sale of the units is proposed, provide all tenants of the rental affordable units with the same notices, rights, and relocation benefits as provided by state law and the municipal code for tenants in condominium conversions. The owner shall provide written notice to the city at least 90 days before offering any rental

affordable unit for sale. The owner shall provide as many for-sale affordable units at affordable housing cost as are required by SBMC 17.70.020(A). At the time of sale, documents acceptable to the community development director, all consistent with the requirements of this chapter, shall be recorded against the for-sale affordable units for a term of 45 years from the date of sale.

B. Construction of Off-Site Affordable Housing.

1. As an alternative to the construction of affordable units on-site, a developer may propose to construct an affordable housing development on other property within the city. If the units will be for-sale affordable units, the number, affordability, and term of affordability of the affordable units shall conform with the provisions of SBMC 17.70.020(C). If the units will be rental affordable units, the number, affordability, and term of affordability of the affordable units shall conform with the provisions of SBMC 17.70.025(C).

2. The affordable housing plan required by SBMC 17.70.040(A) shall provide evidence of the following, in addition to the requirements of SBMC 17.70.040(A):

a. Financing or a viable financing plan, which may include public funding, shall be in place for the off-site affordable units.

b. The off-site location must be suitable for the proposed affordable housing, consistent with any adopted affordable housing guidelines and the Housing Element, will not tend to cause residential segregation, and be located within the same planning (community) area with appropriate infrastructure and services. Any off-site alternative must comply with the density, intensity and development standards that are permitted under the zone for the site.

3. The affordable housing agreement required by SBMC 17.70.040(B) shall contain the following, in addition to the requirements of SBMC 17.70.040(B):

a. Prior to issuance of a building permit for any unit in the residential development, the off-site development shall have all discretionary permits and approvals necessary for the construction of the affordable housing, and the developer or qualified affordable housing developer approved by the city shall have purchased the site for the off-site affordable housing.

b. Prior to occupancy of any unit in the residential development, a building permit shall have been issued for all units in the affordable housing development.

c. Alternative phasing may be approved as part of the approval of the affordable housing plan.

C. Preservation or Conversion of Existing Units. As an alternative to the construction of affordable units on-site, a developer may propose to preserve existing affordable units at risk of loss or convert market-rate units to affordable units, if the preservation or conversion of these units is consistent with Government Code Section 65583.1 and allows the City to substitute the preservation or conversion of these units for the obligation to identify sites.

D. Legalization of Existing Unpermitted Dwelling Units. As an alternative to the construction of affordable units on-site, a developer may acquire or place deed restrictions upon existing housing units within the city constructed without building permits, for occupancy by very low or low income households at prices or rents affordable to such households subject to the following standards and conditions:

1. The developer must demonstrate ownership of the unpermitted dwelling units or an executed agreement with the owner(s) of the dwelling units agreeing to record an affordable housing agreement against the property and to grant the developer access to perform any required rehabilitation or improvements.
2. The existing unpermitted housing units must not have a separate address that was included in the most recent United States Census.
3. The unit(s) shall be ready for occupancy by an eligible household prior to final inspection, as shown on the inspection record card, for any market-rate units in the residential project.
4. A building permit shall be obtained for each unpermitted dwelling unit. Any substandard unit shall be rehabilitated in conformance with applicable local ordinances and state statutes.
5. If the units will be for-sale affordable units, the number, affordability, and term of affordability of the affordable units shall conform with the provisions of SBMC 17.70.020(C). If the units will be rental affordable units, the number, affordability, and term of affordability of the affordable units shall conform with the provisions of SBMC 17.70.025(C).

E. Payment of Affordable Housing Impact Fees. As an alternative to the construction of affordable units on-site, a developer may propose to pay affordable housing impact fees adopted by city council resolution to mitigate the residential project's impact on the need for affordable housing in the city, if the City Council makes both of the following findings:

1. The affordable housing impact fees will be used to provide financial assistance to an identified affordable housing project that: (a) is proposed by an affordable housing developer; (b) has received all discretionary approvals from the City and the Coastal Commission; and (c) requires additional funds to commence construction.

2. Provision of the affordable housing impact fee will create more affordable units than would be created by on-site provision of the affordable units.

Any approved affordable housing impact fees shall be paid prior to the first issuance of a building permit for the residential development.

**17.70.035 Affordable housing design and standards.**

A. When an affordable unit is required pursuant to this chapter, such unit may be constructed as a separate single-family dwelling unit or may be combined with other dwelling units. Affordable units shall be designed to be integrated into the residential style of the residential project, and shall have the same general bulk, scale, and height as market-rate units in the development. Subject to approval of the community development director or designee, affordable units may have different interior finishes and features than market-rate units in the same residential development project, so long as the finishes and features are durable, of good quality and consistent with contemporary standards for new housing.

B. Affordable units shall be comparable to market-rate units in overall number of bedrooms and the proportion of units in each bedroom category. For multifamily residential projects, the affordable units shall be integrated into the project and located so as not to create a geographic concentration of affordable units within the residential project, unless required to provide housing for senior citizens or to obtain financial assistance from state or federal agencies.

C. All affordable units shall be constructed and occupied concurrently with or prior to the construction and final inspection of market-rate units. In phased residential projects, affordable units may be constructed and occupied in proportion to the number of units in each phase of the residential project. Alternative phasing may be approved as part of the affordable housing plan.

**17.70.040 Affordable housing plan and affordable housing agreement.**

A. Affordable Housing Plan. An affordable housing plan shall be submitted as part of the first approval of any residential project subject to this chapter and shall be processed, reviewed, and approved, conditionally approved, or denied concurrently with all other applications required for the residential project. The affordable housing plan may indicate that the developer intends to pay affordable housing impact fees. However, if affordable units are proposed to be provided, the affordable housing plan shall include the following, as applicable:

1. Number, affordability level, unit type, tenure, number of bedrooms, location, unit size (square feet), and design of all affordable units.

2. Construction schedule and phasing of affordable units in relation to market-rate units.
3. Any requested alternative pursuant to SBMC 17.70.030, including information as required by SBMC 17.70.030 and reasonably required by the community development director to demonstrate compliance with SBMC 17.70.030 regarding the requirements for that alternative.
4. Such additional information as may be required by the community development director to ensure conformance of the project with this chapter or the general plan or any specific plan.

The approved affordable housing plan for a residential development may be amended prior to issuance of any building permit for the residential development, if applicable. A request for a minor modification of an approved affordable housing plan may be granted by the city manager if the modification is substantially in compliance with the original affordable housing plan and conditions of approval. Other modifications to the affordable housing plan shall be processed in the same manner as the original plan.

#### B. Affordable Housing Agreement – Timing.

1. Prior to final or parcel map approval for the residential project, or, if a tentative or parcel map is not requested for the residential development, prior to issuance of any building permit within the residential development, an affordable housing agreement between the developer and the city shall be recorded against the property included in the residential project. The affordable housing agreement shall be binding on all future owners and successors in interest.
2. The affordable housing agreement and other required agreements shall be prepared by the city at the developer's expense. After approval of the affordable housing plan, the city manager is authorized to approve the affordable housing agreement and any additional documents necessary to implement this section.

C. Affordable Housing Agreement – Contents. The affordable housing agreement shall be consistent with the affordable housing plan and shall include, but not be limited to, the following:

1. Number, affordability level, unit type, tenure, number of bedrooms, location, unit size (square feet), and design of all affordable units.
2. A description of the household income group(s) to be accommodated by the housing development, and the standards for determining the corresponding affordable rent or affordable sales price and housing cost.

3. Description of provisions for income certification and screening of potential purchasers or renters of affordable units, resale control mechanisms (in for-sale units), and ongoing monitoring and administration.
4. Term of affordability.
5. A schedule for completion of affordable units and phasing of development in relation to construction of market-rate units.
6. A description of remedies for breach of the agreement by either party.
7. For for-sale affordable units, conditions governing the initial sale and resale of affordable units to eligible households to ensure continued compliance with the restrictions of this chapter; and a condition requiring disclosure by the developer to the buyer of affordable units of the existence of the deed restrictions affecting the resale of the property.
8. For rental affordable units, conditions establishing rules and procedures for qualifying tenants, setting rental rates, filling vacancies, operating and maintaining rental affordable units, and annually monitoring affordable units. A rent regulatory agreement acceptable to the city shall be recorded against the residential project prior to issuance of a building permit for any dwelling unit in the residential project. The rent regulatory agreement shall include the developer's agreement to the limitations on rents required by SBMC 17.70.025(A).
9. If an alternative is approved pursuant to SBMC 17.70.030, provisions to ensure that the affordable housing is provided and that the requirements applied to the alternative have been complied with. Where off-site property is proposed for affordable housing, additional restrictions or agreements may be required to be recorded against the off-site property.
10. Other provisions needed to ensure implementation and compliance with this chapter, to ensure continued affordability of the units, or to comply with state or federal law.

#### **17.70.045 Incentives.**

Certain types of affordable housing are relatively more desirable in satisfying the city's affordable housing goals and housing element goals. Although nothing in this chapter establishes a right to receive any additional incentive from the city or any other party or agency to enable the developer to meet the obligations of this chapter, the city council at its sole discretion may discount city fees, expedite the application process, or provide other assistance when it finds that provision of such assistance is needed to meet housing needs identified in the housing element which otherwise would not be met through the implementation of this chapter.

**17.70.050 Affordable housing impact fees.**

A. Any affordable housing impact fees shall be set by city fee resolution or other action of the city council. Fees may be based on a fee per dwelling unit, fee per square foot, or any other reasonable basis. The city council may review the fees from time to time at its sole discretion and may, based on that review, adjust the fee amount. Affordable housing impact fees shall not exceed the cost of mitigating the impact of residential projects on the need for affordable housing in the city.

B. All affordable housing impact fees shall be deposited into a separate account to be designated the city of Solana Beach housing fund. The fees collected and all earnings from investment of the fees shall be expended exclusively to provide or assure continued provision of affordable housing in the city through acquisition, construction, development assistance, rehabilitation, financing, rent or other subsidies, provision of supportive services, or other methods, and for costs of administering programs which serve those ends. The housing assisted shall be of a type, or made affordable at a cost or rent, for which there is a need in the city and which is not adequately supplied in the city by private housing development in the absence of public assistance and to the extent feasible shall be utilized to provide for low and very low income housing.

**17.70.055 Waivers of affordable housing requirements.**

A. As part of an application for the first approval of a residential project, a developer may request that the requirements of this chapter be waived or modified, based upon a showing that applying the requirements of this chapter would result in an unconstitutional taking of property or would result in any other unconstitutional result. Any request for a waiver or modification shall be submitted concurrently with the project application. The developer shall set forth in detail the factual and legal basis for the claim, including all supporting technical documentation, and shall bear the burden of presenting the requisite evidence to demonstrate the alleged unconstitutional result. Any request for a waiver or modification based on this section shall be reviewed and considered at the same time as the project application. In deciding whether to grant the waiver or modification, the city council shall assume each of the following when it is applicable to the project:

1. The developer will provide the most economical inclusionary units feasible in terms of construction, design, location and tenure.
2. The developer is likely to obtain housing subsidies when such funds are reasonably available.

B. The waiver or modification may be approved only to the extent necessary to avoid an unconstitutional result, based upon legal advice provided by or at the behest of the city attorney, after adoption of written findings, based on legal analysis and the evidence. If a waiver or modification is granted, any change in the project shall invalidate the waiver or



modification, and a new application shall be required for a waiver or modification pursuant to this section.

**17.70.060 Development Impact Fee Reductions.**

A. The City Manager is authorized to reduce City Development Impact Fees (DIF) for affordable housing units developed, provided that a deed restriction consistent with State law affordability provisions is recorded for a minimum of 55 years. Reductions shall apply to all City DIF including, but not limited to, park, fire, sewer, and transportation fee. The reduced DIF shall only apply to the fees that would have been collected on the affordable unit. The following reductions shall apply based on the number of affordable units being developed as part of the overall project:

50% DIF reduction for 1 to 5 affordable units

75% DIF reduction for 6 to 9 affordable units

100% DIF reduction for 10 or more affordable units

**17.70.065 Enforcement.**

A. The City Attorney shall be authorized to enforce the provisions of this chapter and all affordable housing agreements, regulatory agreements, and all other covenants or restrictions placed on affordable units, by civil action and any other proceeding or method permitted by law.

B. Failure of any official or agency to fulfill the requirements of this chapter shall not excuse any applicant or owner from the requirements of this chapter. No permit, license, map, or other approval or entitlement for a residential development shall be issued, including without limitation a final inspection or certificate of occupancy, until all applicable requirements of this chapter have been satisfied.

C. The remedies provided for herein shall be cumulative and not exclusive and shall not preclude the City from any other remedy or relief to which it otherwise would be entitled under law or equity.

Section 6. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, is 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 §36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the 27th day of February, 2019; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the \_\_\_\_ day of \_\_\_\_\_, 2019, by the following vote:

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

\_\_\_\_\_  
DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

\_\_\_\_\_  
ANGELA IVEY, City Clerk

**Chapter 17.70  
AFFORDABLE HOUSING**

Sections:

- 17.70.010** \_\_Purpose.
- 17.70.015** \_\_Definitions.
- 17.70.020** \_\_Affordable housing required – ~~For-sale~~for-sale residential projects.
- 17.70.025** \_\_~~Requirements for~~Affordable housing required – rental residential projects.
- 17.70.027** \_\_Fractional units.
- 17.70.030** \_\_Alternatives ~~to~~for provision of ~~on-site~~for-sale affordable units.
- 17.70.035** \_\_Affordable housing design and standards.
- 17.70.040** \_\_Affordable housing plan and affordable housing agreement.
- 17.70.045** \_\_Incentives.
- 17.70.050** \_\_Affordable housing impact fees.
- 17.70.055** \_\_Waivers of affordable housing requirements.
- 17.70.060** Development Impact Fee Reductions
- 17.70.065** Enforcement

**17.70.010 Purpose<sub>s</sub>.**

A. This chapter is adopted to establish regulations and standards regarding the provision of affordable housing ~~units~~. The council hereby determines that this chapter is necessary to assist in meeting the city's share of the regional housing needs, to implement the city's general plan and housing element relative to the provision of housing units for all economic sectors of its population, including households with very low and low incomes, and to require affordable housing in both rental and for-sale housing, consistent with the provisions of Government Code Sections 65850(g) and 65850.01.

B. New housing contributes to the demand for goods and services in the city, increasing local employment at wage levels which often do not permit employees to afford housing in the city.

Further, new housing construction which does not include affordable units aggravates the existing shortage of affordable housing by absorbing the supply of available residential land. Providing affordable units or impact fees as required by this chapter will ensure that part of the city's remaining developable land is used to provide affordable housing.

**17.70.015 Definitions.**

Whenever the following terms are used in this chapter, they shall have the meaning established by this section:

A. "Condominium conversion" means conversion of rental multifamily dwellings or apartments to common-interest subdivisions such as condominiums, community apartments, stock cooperatives or planned developments.

B. "For-sale residential project" means a residential project, or portion thereof, that includes the creation of one or more dwelling units that may be sold individually, including condominiums, community apartments, stock cooperatives, planned developments, and individual lots and dwellings. A for-sale residential project also includes a condominium conversion.

C. "Rental residential project" means a residential project, or portion thereof, that creates dwelling units that cannot be sold individually.

D. "Residential project" means the construction, rehabilitation, remodeling, adaptive reuse, or replacement of structures to create one or more dwelling units. For the purposes of this chapter, a residential project includes a condominium conversion.

**17.70.020 Affordable housing required – ~~For-sale~~ for-sale residential projects.**

A. Affordable Units Required. Developers of for-sale residential projects providing five or more dwelling units, or five or more lots for sale for residential purposes, shall construct and set aside 15 percent of all units or lots for sale to very low or low income households (as defined by Health and Safety Code Sections 50105 and 50079.5, respectively) at sales prices affordable to such persons or ~~families~~ households. For the purposes of this chapter, a unit is affordable if it meets the requirements for affordable housing costs for very low or low income households established by Health and Safety Code Section 50052.5 and regulations adopted by the California Department of Housing and Community Development (California Code of Regulations Title 25, Sections 6910 through 6924) determining affordability of residential housing units based upon ~~family~~ household size and income levels.

~~1. Fractional Units. When the calculation of the number of affordable units required for a for-sale residential project results in a fraction of one-half or more, one additional affordable unit shall be provided. When the calculation results in a fraction of less than one-half, the developer shall either provide an additional affordable unit or pay an affordable housing impact fee calculated by multiplying the area (in square feet) of the average market-rate unit in the project by the fraction, and multiplying that number by the impact fee per square foot. (Example: if the average market-rate unit has 2,500 square feet, and there is a fraction of 0.2, the impact fee would total 500 multiplied by the impact fee per square foot.)~~

~~2. Fractional Unit Alternative. As an alternative, the developer may increase the number of bedrooms in the affordable unit(s) as follows:~~

~~a. One additional bedroom for fractions of greater than zero but not more than 0.3;~~

~~b. Two additional bedrooms for fractions greater than 0.3 but not more than 0.5;~~

~~c. Three additional bedrooms for fractions greater than 0.5 but not more than 0.7.~~

B. Term of Affordability. The required affordable units shall remain affordable for 45 years from the date of final inspection, as shown on the inspection record card for the affordable unit.

C. Applicability to Alternatives. If the developer of a residential project proposes to provide for-sale affordable units as part of an alternative permitted by SBMC 17.70.030, the number and affordability of the for-sale affordable units shall be consistent with subsection A of this section, and the term of affordability shall be consistent with subsection B of this section.

D. Relation to Density Bonuses and Other Incentives. If a for-sale residential project receives a density bonus or other incentives pursuant to Section 65915 of the Government Code and the density bonus ordinance (SBMC 17.20.050), then

~~1. Any affordable units that were used to qualify the project for the density bonus or incentives must be provided in addition to the affordable units required by this chapter and do not meet the affordable housing requirements of this chapter.~~

~~2. The the provisions of this chapter shall not apply to density bonus units as defined in the density bonus ordinance (SBMC 17.20.050), as required by Section 65915 of the Government Code.~~

~~**17.70.025 Requirements for Affordable housing required - rental residential projects.**~~

~~A. Affordable Housing Impact Fees. For rental residential projects of five or more dwelling units, prior to the issuance of a building permit for each market-rate rental dwelling unit, affordable housing impact fees shall be paid to mitigate the rental residential project's impact on the need for affordable housing in the city.~~

~~B. Alternatives to Payment of Affordable Housing Impact Fees. A developer of a rental residential project must pay the affordable housing impact fee unless the developer chooses and qualifies for one of the following alternatives:~~

~~1. Governmental Financial Contribution or Regulatory Incentive. The developer may submit an affidavit to the city stating that any rental affordable units proposed by the developer are not subject to Civil Code Section 1954.52(a) nor any other provision of the Costa Hawkins Rental Housing Act (Civil Code Sections 1954.51 et seq.) inconsistent with controls on rents, because, pursuant to Civil Code Sections 1954.52(b) and 1954.53(a)(2), prior to approval of the residential project, the developer will enter into a contract with the city or another public agency agreeing to the limitations on rents contained in subsection C of this section in consideration for a direct financial contribution or any form of assistance specified in Chapter 4.3 (commencing with Section 65915) of Division 1 of Title 7 of the Government Code. The developer may request that the city waive the affordable housing impact fee as a direct financial contribution to the rental residential project.~~

~~2. Development Agreement. The developer of a rental residential project may apply to enter into a development agreement with the city pursuant to Government Code Sections 65864 et seq. to provide rental affordable units as an alternative to the payment of the affordable housing impact fee. The development agreement must obligate the developer to provide rental affordable units consistent with the provisions of subsection C of this section.~~

~~C. Standards for Rental Affordable Units. Any rental affordable units proposed as an alternative to the payment of the affordable housing impact fee shall be subject to a rent regulatory agreement with a term of 55 years and shall be required to be rented.~~ A. Affordable Units Required. Developers of rental residential projects providing five or more dwelling units shall construct and set aside 15 percent of all units for rent to very low or low income households at affordable rents consistent with (as defined by Health and Safety Code Sections 50105 and 50079.5, respectively) at rents affordable to such persons or households. For the purposes of this chapter, a unit is affordable if it meets the requirements for affordable rent for very low or low income households established by Health and Safety Code Section 50053 and regulations adopted by the California Department of Housing and Community Development (California Code of Regulations Title 25, Sections 6910 through 6924). ~~If the developer wishes to qualify for one of the alternatives listed in~~

~~subsection B of this section, at least 15 percent of the total units in the rental residential project shall be rented to very low or low income households at affordable rents determining affordability of residential housing units based upon household size and income levels.~~

B. Term of Affordability. The required rental affordable units shall remain affordable for 55 years from the date of final inspection, as shown on the inspection record card for the affordable unit.

C. Applicability to Alternatives. If the developer of a residential project proposes to provide rental affordable units as part of an alternative permitted by SBMC 17.70.030, the number and affordability of the rental affordable units shall be consistent with subsection A of this section, and the term of affordability shall be consistent with subsection B of this section.

D. Relation to Density Bonuses and Other Incentives. If ~~the~~ a rental residential project receives a density bonus or other incentives pursuant to Section 65915 of the Government Code and the density bonus ordinance (SBMC 17.20.050), then

~~:1. Affordable housing impact fees must be paid and cannot be waived unless rental affordable units as required by subsection C of this section are provided in addition to any affordable units that were used to qualify the project for the density bonus or incentives, and the developer qualifies for one of the alternatives listed in subsection B of this section; and~~

~~2. The~~ the provisions of this chapter shall not apply to density bonus units as defined in the density bonus ordinance (SBMC 17.20.050), as required by Section 65915 of the Government Code.

~~E. Applicability to For-Sale Housing Alternatives. If the developer of a for-sale~~ **17.70.027 Fractional units.**

~~residential project proposes to provide rental affordable units as part of an alternative permitted by SBMC 17.70.030, the rental affordable units shall be affordable to very low or low income households at the affordable rents and for the term required in subsection C of this section, and the developer must qualify for one of the alternatives listed in subsection B of this section.~~ A. Fractional Units. When the calculation of the number of affordable units required for a residential project results in a fraction of one-half or more, one additional affordable unit shall be provided. When the calculation results in a fraction of less than one-half, the developer shall either provide an additional affordable unit or pay an affordable housing impact fee calculated by multiplying the area (in square feet) of the average market-rate unit in the project by the fraction, and multiplying that number by the impact fee per square foot. (Example: if the average market-rate unit has 2,500

square feet, and there is a fraction of 0.2, the impact fee would total 500 multiplied by the impact fee per square foot.)

B. Fractional Unit Alternative. As an alternative, the developer may increase the number of bedrooms in the affordable unit(s) as follows:

1. One additional bedroom for fractions of greater than zero but not more than 0.3:
2. Two additional bedrooms for fractions greater than 0.3 but not more than 0.5:
3. Three additional bedrooms for fractions greater than 0.5 but not more than 0.7.

**17.70.030 Alternatives to for provision of on-site-for-sale affordable units.**

~~A. Affordable Accessible Living Units (ALUs). As an alternative to providing for sale single-family dwelling units as affordable units, a developer may instead offer to provide an affordable accessory living unit (ALU) for each for-sale affordable unit otherwise required, subject to the standards of SBMC 17.20.040(D) for accessory living units. The term and affordability of the ALUs and the affordable housing agreement and rent regulatory agreement shall conform with the provisions of SBMC 17.70.025(E). The city council may from time to time specify by resolution a form of assistance to be provided to ALUs designated as affordable units.~~

**BA. Rental Units in a For-Sale Residential Project.**

1. As permitted by Government Code Section 65589.8, a developer of a for-sale residential project may propose to provide rental affordable units rather than for-sale affordable units. The term and affordability of the rental affordable units and the affordable housing agreement and rent regulatory agreement shall conform with the provisions of SBMC ~~17.70.025(E)~~17.70.025(C).
2. If the developer elects to provide rental affordable units, at least 15 percent of the units in the residential project shall be rented to very low or low income households at affordable rents.
3. The rent regulatory agreement shall include provisions for sale of the affordable units and relocation benefits for tenants of the rental affordable units if the owner of the residential project later determines to offer any affordable units in the residential project for sale. The owner shall provide all notices to prospective tenants of the residential project required by state law and shall additionally, at the time sale of the units is proposed,



provide all tenants of the rental affordable units with the same notices, rights, and relocation benefits as provided by state law and the municipal code for tenants in condominium conversions. The owner shall provide written notice to the city at least 90 days before offering any rental affordable unit for sale. The owner shall provide as many ~~ownership~~ for-sale affordable units at affordable ~~ownership~~ housing cost as are required by SBMC 17.70.020(A). At the time of sale, documents acceptable to the community development director, all consistent with the requirements of this chapter, shall be recorded against the ~~ownership~~ for-sale affordable units for a term of 45 years from the date of sale.

CB. Construction of Off-Site Affordable Housing.

~~2. An affordable housing development may be part of a larger residential or mixed-use development project. A nonprofit housing developer may participate in the construction and operation of an affordable housing development. This section is intended to provide a method for the actual construction and operation of affordable housing developments.~~

1. As an alternative to the construction of ~~for-sale~~ affordable units on-site, a developer may ~~agree~~ propose to construct and ~~operate~~ an affordable housing development on other property within the city ~~for occupancy by low or very low income households at prices or rents affordable to such households. The off-site affordable units must be located within the city of Solana Beach. If the residential project is located within the redevelopment project area, the off-site affordable units shall provide equivalent redevelopment affordable housing production credit under Health and Safety Code Section 33413 as would be obtained if the affordable units were located on-site.~~ If the units will be 3. If the off-site affordable units are for-sale affordable units, the number, affordability, and term of affordability of the affordable units shall conform with the provisions of SBMC 17.70.020(C). If the off-site affordable units are will be rental affordable units, the number, affordability, and term of affordability of the affordable units ~~and the affordable housing agreement and rent regulatory agreement shall conform with the provisions of SBMC 17.70.025(E). The number of off-site rental affordable units shall equal at least 15 percent of the number of units in the residential project and shall be rented to very low or low income households at affordable rents, as specified in SBMC 17.70.025(E).~~ 17.70.025(C).

2. The affordable housing plan required by SBMC 17.70.040(A) shall provide evidence of the following, in addition to the requirements of SBMC 17.70.040(A):

a. Financing or a viable financing plan, which may include public funding, shall be in place for the off-site affordable units.

b. The off-site location must be suitable for the proposed affordable housing, consistent with any adopted affordable housing guidelines and the Housing Element, will not tend to cause residential segregation, and be located within the same planning area with appropriate infrastructure and services. Any off-site alternative must comply with the density, intensity and development standards that are permitted under the zone for the site.

3. The ~~As an alternative to the construction of for-sale~~ affordable housing agreement required by SBMC 17.70.040(B) shall contain the following, in addition to the requirements of SBMC 17.70.040(B):

a. Prior to issuance of a building permit for any unit in the residential development, the off-site development shall have all discretionary permits and approvals necessary for the construction of the affordable housing, and the developer or qualified affordable housing developer approved by the city shall have purchased the site for the off-site affordable housing.

b. Prior to occupancy of any unit in the residential development, a building permit shall have been issued for all units in the affordable housing development.

c. Alternative phasing may be approved as part of the approval of the affordable housing plan.

C. Preservation or Conversion of Existing Units. As an alternative to the construction of affordable units on-site, a developer may propose to preserve existing affordable units at risk of loss or convert market-rate units to affordable units, if the preservation or conversion of these units is consistent with Government Code Section 65583.1 and allows the City to substitute the preservation or conversion of these units for the obligation to identify sites.

D. Legalization of Existing Unpermitted Dwelling Units. As an alternative to the construction of ~~D. Affordable Units in Existing Housing~~ affordable units on-site, a developer may acquire or place deed restrictions upon existing housing units, ~~or interests therein,~~ within the city constructed without building permits, for occupancy by very low or low income households at prices or rents affordable to such households subject to the following standards and conditions:

~~1. The existing housing units must be located within the city of Solana Beach. If the residential project is located within the redevelopment project area, the purchase of the existing housing units shall provide equivalent redevelopment affordable housing production credit under Health and Safety Code Section 33413 as would be obtained if the affordable units were constructed on-site;~~

1. The developer must demonstrate ownership of the unpermitted dwelling units or an executed agreement with the owner(s) of the dwelling units agreeing to record an affordable housing agreement against the property and to grant the developer access to perform any required rehabilitation or improvements.

2. The existing unpermitted housing units must not have a separate address that was included in the most recent United States Census.

~~23. The unit(s) shall be ready for occupancy by an eligible household prior to final inspection, as shown on the inspection record card, for any unrestricted-market-rate units in the residential project;~~

34. A building permit shall be obtained for each unpermitted dwelling unit. Any substandard units-unit shall be rehabilitated in conformance with applicable local ordinances and state statutes.

~~45. If the existing units will be for-sale affordable units, the number, affordability, and term of affordability of the affordable units shall conform with the provisions of SBMC 17.70.020(C). If the existing units will be rental affordable units, the number, affordability, and term of affordability of the affordable units and the affordable housing agreement and rent regulatory agreement shall conform with the provisions of SBMC 17.70.025(E). The number of off-site rental affordable units shall equal at least 15 percent of the number of units in the residential project and shall be rented to very low or low income households at affordable rents, as specified in SBMC 17.70.025(E); 17.70.025(C).~~

~~5. If approved by the city council, a nonprofit corporation specializing in housing management or the county of San Diego department of housing and community development may participate in the acquisition and/or operation of the affordable unit(s);~~

~~6. This section is intended to provide a method for the actual acquisition, rehabilitation and operation of affordable units at diverse locations throughout the city. E. After approval of the affordable housing plan, the city manager is authorized to approve the acquisition/operation plan and any additional documents necessary to implement this section. Any proposed units to be acquired in the area defined in the Eden~~

~~Gardens master plan shall require a public hearing and city council approval due to existing high concentration of affordable units in that area.~~ Payment of Affordable Housing Impact Fees. As an alternative to the construction of affordable units on-site, a developer may propose to pay affordable housing impact fees adopted by city council resolution to mitigate the residential project's impact on the need for affordable housing in the city, if the City Council makes both of the following findings:

1. The affordable housing impact fees will be used to provide financial assistance to an identified affordable housing project that: (a) is proposed by an affordable housing developer; (b) has received all discretionary approvals from the City and the Coastal Commission; and (c) requires additional funds to commence construction.

2. Provision of the affordable housing impact fee will create more affordable units than would be created by on-site provision of the affordable units.

Any approved affordable housing impact fees shall be paid prior to the first issuance of a building permit for the residential development.

#### **17.70.035 Affordable housing design and standards.**

A. When an affordable unit is required pursuant to this chapter, such unit may be constructed as a separate single-family dwelling unit or may be combined with other dwelling units. Affordable units shall be designed to be integrated into the residential style of the residential project, and shall have the same general bulk, scale, ~~average square footage, same mix,~~ and height as market-rate units in the development. Subject to approval of the community development director or designee, affordable units may have different interior finishes and features than ~~unrestricted~~ market-rate units in the same residential development project, so long as the finishes and features are durable, of good quality and consistent with contemporary standards for new housing.

B. Affordable units shall be comparable to market-rate units in overall number of bedrooms and the proportion of units in each bedroom category. For multifamily residential projects, the affordable units shall be integrated into the project and located so as not to create a geographic concentration of affordable units within the residential project, unless required to provide housing for senior citizens or to obtain financial assistance from state or federal agencies.

C. All affordable units shall be constructed and occupied concurrently with or prior to the construction and final inspection of ~~unrestricted~~ market-rate units. In phased residential projects, affordable units may be constructed and occupied in proportion to the number of units in each

phase of the residential project. Alternative phasing may be approved as part of the affordable housing plan.

**17.70.040 Affordable housing plan and affordable housing agreement.**

A. Affordable Housing Plan. An affordable housing plan shall be submitted as part of the first approval of any residential project subject to this chapter and shall be processed, reviewed, and approved, conditionally approved, or denied concurrently with all other applications required for the residential project. The affordable housing plan ~~for a rental residential project~~ may indicate that the developer intends to pay affordable housing impact fees. However, if affordable units are proposed to be provided, the affordable housing plan shall include the following, as applicable:

1. Number, affordability level, unit type, tenure, number of bedrooms, location, unit size (square feet), and design of all affordable units.
2. Construction schedule and phasing of affordable units in relation to ~~unrestricted market-rate~~ market-rate units.
- ~~3. Description of provisions for income certification and screening of potential purchasers and/or renters of affordable units, resale control mechanisms, and ongoing monitoring and administration.~~
- ~~4.~~ 3. Any requested alternative pursuant to SBMC 17.70.030, including information as required by SBMC 17.70.030 and reasonably required by the community development director to demonstrate compliance with SBMC 17.70.030 regarding the requirements for that alternative.
- ~~5. If the affordable units are proposed for rental occupancy, the developer's agreement to the limitation on rents as required by SBMC 17.70.025(B) and any city assistance requested.~~
- ~~6.~~ 4. Such additional information as may be required by the community development director to ensure conformance of the project with this chapter or the general plan or any specific plan.

The approved affordable housing plan for a residential development may be amended prior to issuance of any building permit for the residential development, if applicable. A request for a minor modification of an approved affordable housing plan may be granted by the city manager if the modification is substantially in compliance with the original affordable housing plan and conditions of approval. Other modifications to the affordable housing plan shall be processed in the same manner as the original plan.

B. Affordable Housing Agreement – Timing.

~~B. Affordable Housing Agreement – Timing~~1. Prior to final or parcel map approval for the residential project, or, ~~where a if a tentative or parcel map is not being processed~~requested for the residential development, prior to issuance of any building permits for such parcels or units permit within the residential development, an affordable housing agreement (or memorandum thereof) between the developer and the city shall be recorded against the property included in the residential project. The affordable housing agreement shall be binding on all future owners and successors in interest.

2. The affordable housing agreement and other required agreements shall be prepared by the city at the developer's expense. After approval of the affordable housing plan, the city manager is authorized to approve the affordable housing agreement and any additional documents necessary to implement this section.

C. Affordable Housing Agreement – Contents. The affordable housing agreement shall be consistent with the affordable housing agreement and shall include, but not be limited to, the following:

~~1. The total number of affordable units.~~

~~2. The~~1. Number, affordability level, unit type, tenure, number of bedrooms, location, unit size (square feet), and number of bedrooms of the design of all affordable units.

~~3.~~2. A description of the household income group(s) to be accommodated by the housing development, and the standards for determining the corresponding affordable rent or affordable sales price and housing cost.

3. Description of provisions for income certification and screening of potential purchasers or renters of affordable units, resale control mechanisms (in for-sale units), and ongoing monitoring and administration.

4. Term of affordability.

5. A schedule for completion of affordable units and phasing of development in relation to construction of ~~unrestricted~~ market-rate units.

6. A description of remedies for breach of the agreement by either party ~~(the city may identify tenants or qualified purchasers as third party beneficiaries under the agreement).~~

7. For for-sale affordable units, conditions governing the initial sale and resale of affordable units to eligible households to ensure continued compliance with the restrictions of this chapter; and a condition requiring disclosure by the developer to the buyer of affordable units of the existence of the deed restrictions affecting the resale of the property.

8. For rental affordable units, conditions establishing rules and procedures for qualifying tenants, setting rental rates, filling vacancies, operating and maintaining rental affordable units, and annually monitoring affordable units. A rent regulatory agreement acceptable to the city shall be recorded against the residential project prior to issuance of a building permit for any dwelling unit in the residential project. The rent regulatory agreement shall include the developer's agreement to the limitations on rents required by SBMC 17.70.025(B) 17.70.025(A).

~~9. Conditions providing the city or its designee an option to buy the for-sale affordable unit(s) for the purposes of providing affordable housing.~~

~~10. If an off-site alternative is approved pursuant to SBMC 17.70.030(C) or (D), provisions to ensure that the affordable housing is provided off-site. Additional and that the requirements applied to the alternative have been complied with. Where off-site property is proposed for affordable housing, additional restrictions or agreements may be required to be recorded against the off-site property.~~

~~11. Other provisions needed to ensure implementation and compliance with this chapter, to ensure continued affordability of the units, or to comply with state or federal law.~~

#### **17.70.045 Incentives.**

Certain types of affordable housing are relatively more desirable in satisfying the city's affordable housing goals and housing element goals. Although nothing in this chapter establishes a right to receive any additional incentive from the city or any other party or agency to enable the developer to meet the obligations of this chapter, the city council at its sole discretion may discount city fees, expedite the application process, or provide other assistance when it finds that provision of such assistance is needed to meet housing needs identified in the housing element which otherwise would not be met through the implementation of this chapter.

**17.70.050 Affordable housing impact fees.**

A. ~~Affordable~~ Any affordable housing impact fees shall be set by city fee resolution or other action of the city council. Fees may be based on a fee per dwelling unit, fee per square foot, or any other reasonable basis. The city council may review the fees from time to time at its sole discretion and may, based on that review, adjust the fee amount. Affordable housing impact fees shall not exceed the cost of mitigating the impact of residential projects on the need for affordable housing in the city.

B. All affordable housing impact fees shall be deposited into a separate account to be designated the city of Solana Beach housing fund. The fees collected and all earnings from investment of the fees shall be expended exclusively to provide or assure continued provision of affordable housing in the city through acquisition, construction, development assistance, rehabilitation, financing, rent or other subsidies, provision of supportive services, or other methods, and for costs of administering programs which serve those ends. The housing assisted shall be of a type, or made affordable at a cost or rent, for which there is a need in the city and which is not adequately supplied in the city by private housing development in the absence of public assistance and to the extent feasible shall be utilized to provide for low and very low income housing.

**17.70.055 Waivers of affordable housing requirements.**

A. As part of an application for the first approval of a residential project, a developer may request that the requirements of this chapter be waived or modified, based upon a showing that applying the requirements of this chapter would result in an unconstitutional taking of property or would result in any other unconstitutional result. Any request for a waiver or modification shall be submitted concurrently with the project application. The developer shall set forth in detail the factual and legal basis for the claim, including all supporting technical documentation, and shall bear the burden of presenting the requisite evidence to demonstrate the alleged unconstitutional result. Any request for a waiver or modification based on this section shall be reviewed and considered at the same time as the project application. In deciding whether to grant the waiver or modification, the city council shall assume each of the following when it is applicable to the project:

1. The developer will provide the most economical inclusionary units feasible in terms of construction, design, location and tenure.
2. The developer is likely to obtain housing subsidies when such funds are reasonably available.



B. The waiver or modification may be approved only to the extent necessary to avoid an unconstitutional result, based upon legal advice provided by or at the behest of the city attorney, after adoption of written findings, based on legal analysis and the evidence. If a waiver or modification is granted, any change in the project shall invalidate the waiver or modification, and a new application shall be required for a waiver or modification pursuant to this section.

**17.70.060 Development Impact Fee Reductions**

A. The City Manager is authorized to reduce City Development Impact Fees (DIF) for affordable housing units developed, provided that a deed restriction consistent with State law affordability provisions is recorded for a minimum of 55 years. Reductions shall apply to all City DIF including, but not limited to, park, fire, sewer, and transportation fee. The reduced DIF shall only apply to the fees that would have been collected on the affordable unit. The following reductions shall apply based on the number of affordable units being developed as part of the overall project:

50% DIF reduction for 1 to 5 affordable units

75% DIF reduction for 6 to 9 affordable units

100% DIF reduction for 10 or more affordable units

**17.70.065 Enforcement.**

A. The City Attorney shall be authorized to enforce the provisions of this chapter and all affordable housing agreements, regulatory agreements, and all other covenants or restrictions placed on affordable units, by civil action and any other proceeding or method permitted by law.

B. Failure of any official or agency to fulfill the requirements of this chapter shall not excuse any applicant or owner from the requirements of this chapter. No permit, license, map, or other approval or entitlement for a residential development shall be issued, including without limitation a final inspection or certificate of occupancy, until all applicable requirements of this chapter have been satisfied.

C. The remedies provided for herein shall be cumulative and not exclusive and shall not preclude the City from any other remedy or relief to which it otherwise would be entitled under law or equity.



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 27, 2019  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing: Request for DRP and SDP to Construct a Replacement Single-Story, Single-Family Residence with an Attached Three-Car Garage and Perform Associated Site Improvements at 236 Patty Hill Dr. (Case #17-18-01 Applicants: Nicholas P. Nicholas and Karen Hirsch; APN: 263-670-27; Resolution No. 2019-022)**

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## **BACKGROUND:**

The Applicants, Nicholas P. Nicholas and Karen Hirsch, are requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish an existing single-story, single-family residence with an attached two-car garage, construct a replacement single-story, single-family residence with an attached three-car garage, and perform associated site improvements. The 12,793 square-foot lot is located at 236 Patty Hill Drive. The property is located within the Low Residential/Specific Plan (LR/SP) Zone, which is implemented by the "236 Patty Hill Specific Plan". It is also located in the Hillside Overlay Zone (HOZ) and the Scenic Area Overlay Zone (SAOZ).

The project proposes grading in the amounts of approximately 26 cubic yards of cut, 131 cubic yards of fill, 46 cubic yards of excavation for footings, 195 cubic yards of removal and recompaction, and 136 cubic yards of export, for a total of 398 cubic yards of aggregate grading. Additional information regarding proposed grading is provided later in this report.

The project meets three thresholds for a DRP: 1) development on property located within the SAOZ; 2) proposed aggregate grading in excess of 100 cubic yards; and 3) proposed floor area in excess of 60 percent of the maximum floor area allowable under the applicable floor area ratio.

The maximum building height of the proposed residence would be 16.81 feet above pre-existing grade, with the highest point of the roof 131.23 feet above Mean Sea Level (MSL).

CITY COUNCIL ACTION:

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The proposed residence would exceed 16 feet in height from the existing grade; therefore, the project is subject to the View Assessment requirements of Solana Beach Municipal Code (SBMC) Chapter 17.63 and a SDP is required.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2019-022 (Attachment 1).

### **DISCUSSION:**

The Applicants propose to demolish the existing residence and construct a 3,704 square-foot, single-story, single-family residence on a 12,793 square foot lot. The Applicants are also proposing an attached 728 square foot three-car garage, as well as associated site improvements including cut and fill grading; a spa; a fire pit; a driveway and other hardscape features; a covered patio; fencing, walls, and retaining walls; landscaping; and a bioretention area. The project plans are provided in Attachment 2.

The project site is located on the north side of Patty Hill Drive, between North Rios Avenue and Barbara Avenue. Patty Hill Drive slopes upward from west to east. The adjacent parcel to the east fronts on Barbara Avenue, which is at a higher elevation than the subject property, while adjacent properties to the west (fronting on Patty Hill Drive) and north (fronting on Midori Court) are at lower elevations. Although the existing building pad is relatively level, the site topography slopes up to the east to the neighboring property and up to the south to the Patty Hill right-of-way. The referenced slopes currently exceed 25 percent and the property is located within the limits of the HOZ, which prohibit grading in slopes in excess of 25 percent. The project's compliance with the HOZ regulations is analyzed later in this report.

The subject site is unique as it is subject to a one-lot specific plan, which was adopted on February 3, 1998 via Ordinance 243 (Attachment 3). The stated purpose of the "236 Patty Hill Specific Plan" (referenced as the PHSP), which is shown on the Zoning Map as LR/SP, was "to allow for the re-development of one existing 2,008 square-foot, single-level home at Patty Hill Drive in the City of Solana Beach." The PHSP primarily utilizes the Low Residential (LR) zoning standards, with certain exceptions and conditions, including: an increased east side yard setback from 10 to 20 feet and a decreased rear yard setback from 25 to 15 feet; the requirement that a new structure have a slab foundation on the existing grade of 114.42 feet MSL, which is the same pad elevation as the existing structure; and several conditions regarding limitations on landscaping, prohibition of any pool or spa draining anywhere except via a sewer clean-out near the pool/spa equipment, and limitations on how pets are kept. The PHSP states that Solana Beach Zoning Ordinance for the LR Zone shall be utilized for any applicable issues that are not addressed in the Specific Plan.

Table 1 (on the following page) provides a comparison of the Solana Beach Municipal Code (SBMC) applicable zoning regulations and the PHSP with the Applicants' proposed design.

<b>Table 1</b>			
<b>LOT INFORMATION</b>			
<b>Property Address:</b>	236 Patty Hill Dr.	<b>Zoning Designation:</b>	LR/SP*** (3 du/ac)
<b>Lot Size (Net):</b>	12,793 ft <sup>2</sup>	<b># of Units Allowed:</b>	1 Dwelling Unit, 1 ADU
<b>Max. Allowable Floor Area:</b>	5,338 ft <sup>2</sup>	<b># of Units Requested:</b>	1 Dwelling Unit
<b>Proposed Floor Area:</b>	4,032 ft <sup>2</sup>	<b>Setbacks:</b>	<b>Required</b> <b>Proposed</b>
<b>Below Max. Floor Area by:</b>	1,306 ft <sup>2</sup>	Front (S)***	25 ft.      25 ft.
<b>Max. Allowable Height:</b>	*25 ft.	Interior Side (W)***	10 ft.      11 ft.
<b>Max. Proposed Height:</b>	**16.81 ft.	Interior Side (E)***	20 ft.      20 ft.
<b>Highest Point/Ridge:</b>	131.23' MSL	Rear (N)***	15 ft.      15 ft.
**Height above pre-existing grade			
*The PHSP limits new construction to a single level, but does not include a maximum height; therefore, the LR regulations apply		***PHSP—New Construction	
<b>PROPOSED PROJECT INFORMATION</b>			
<b>Floor Area Breakdown:</b>		<b>Required Permits:</b>	
Main Floor Living Area	3,704 ft <sup>2</sup>	DRP: 1) development on property located within SAOZ; 2) total proposed square footage exceeds 60 percent of maximum allowable floor area; and 3) proposed aggregate grading quantity exceeds 100 cubic yards	SDP: proposed residence exceeds 16 feet from existing grade
Attached 3-Car Garage/Storage	728 ft <sup>2</sup>		
Subtotal	4,432 ft <sup>2</sup>		
Off-Street Parking Exemption	- 400 ft <sup>2</sup>		
<b>Total Floor Area:</b>	<b>4,032 ft<sup>2</sup></b>		
<b>Proposed Grading: Cut:</b>	26 yd <sup>3</sup>	<b>Fill:</b>	131 yd <sup>3</sup>
<b>Removal/Recompaction:</b>	195 yd <sup>3</sup>	<b>Export:</b>	136 yd <sup>3</sup>
<b>Excavation for Footings:</b>	46 yd <sup>3</sup>		
<b>Proposed Parking:</b>	Attached 3-Car Garage		<b>Existing Development:</b>
<b>Proposed Fences and Walls:</b>	Yes		Existing single-story, single-family residence to be demolished
<b>Proposed Accessory Dwelling Unit:</b>	No		
<b>Proposed Accessory Structure:</b>	No		

Staff has prepared draft findings for approval of the project in the attached Resolution 2019-022 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as it applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2019-022.

**Hillside Overlay Zone (HOZ) Compliance:**

The subject property is located within an area designated as Hillside Overlay Zone (HOZ) on the City's zoning map. The purpose of the HOZ is to restrict the grading of natural slopes with an inclination of 25 percent or greater in order to: 1) preserve the natural

topography and scenic qualities of the city; 2) protect native coastal sage/chaparral and grassland habitat; 3) preserve existing watersheds; and 4) reduce the potential for environmental hazards. SBMC Section 17.48.020(D)(1) exempts any development for which site-specific analysis indicates that no portion of the project, including grading, would be located in slopes exceeding 25 percent slope. A Slope Analysis is provided in the project plans (Attachment 2).

The eastern slope (shown in yellow and red on the Slope Analysis) is considered the “pre-existing grade” (defined as “*the natural grade of the site or graded condition of the site as of July 1, 1985*” in SBMC Section 17.08) and has slopes in excess of 25 and 40 percent. The eastern slope is currently retained by an approximately 2.5-foot retaining wall that would be maintained. In compliance with the provisions of the HOZ, there would be no grading in the pre-existing eastern, steep slope with the project.

The southern slope (shown in blue hatching on the Slope Analysis) is also in excess of 25 and 40 percent, however, this slope was manufactured in 1997 under an City-issued Grading Permit (SBGR-66) for required street improvements (widening of Patty Hill Drive) adjacent to the subject property with the approval of the Midori Court Subdivision. The southern slope (east of the driveway curb cut) is currently retained by a low retaining wall (less than 2.5 feet) that would be removed. The project includes grading that would cut further into the southern slope (east of the driveway curb cut) and construct a new retaining wall, relatively parallel to the front property line, in order to expand the driveway area. The project also includes grading in the southern slope (west of the driveway curb cut) for the bioretention area. Since the southern slope was manufactured under a City-issued Grading Permit after July 5, 1985, the slope is not subject to the grading limitations of the HOZ and the proposal is permissible, subject to the Council’s discretion of the DRP.

The proposed single-family residence and associated site improvements, including grading, would not be located in the in pre-existing slopes exceeding 25 percent slope. Therefore, the project can be found to be exempt from the requirements of the HOZ.

#### Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required for the following reasons: 1) development on property located within the SAOZ; 2) the total proposed square footage exceeds 60 percent of the maximum floor area allowable under the applicable floor area ratio (total floor area of 4,032); and 3) the proposed aggregate grading quantity exceeds 100 cubic yards (total grading of 398 cubic yards, including cut and fill).

In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria. The following is a list of the development review criteria topics:

1. Relationship with Adjacent Land Uses
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas

5. Grading
6. Lighting
7. Usable Open Space

The Council may approve, or conditionally approve, a DRP only if all the findings listed below can be made. Resolution 2019-022 provides the full discussion of the findings.

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

If the above findings cannot be made, the Council shall deny the DRP. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

#### Relationship with Adjacent Land Uses:

The property is located within the LR/SP Zone, which is implemented by the PHSP, the HOZ, and SAOZ, as described earlier in this report. The surrounding neighborhood consists of a mix of one- and two-story single-family residences. Properties to the north (on Midori Court and the west side of South Rios Avenue) and to the west (on Patty Hill Drive) are in the North Rios Specific Plan and are in the SAOZ. Properties on the east side of Midori Court are also in the HOZ. Properties to the south are in the LR Zone and the Scaled Residential Overlay Zone (SROZ). Properties to the east, on the west side of Barbara Avenue north of Patty Hill Drive, are in the LR Zone, the SAOZ, and the HOZ. Properties on the east side of Barbara Avenue, both north and south of Patty Hill Drive, are in the LR Zone and the SROZ.

The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020, and with the PHSP as described in Ordinance 243. The property is designated Low Density Residential in the General Plan, which is intended for single-family residences developed at a maximum density of three 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 located in the Coastal Zone. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

#### Building and Structure Placement:

The Applicants propose to demolish the existing single-story, single-family residence and attached two-car garage and construct a replacement single-story, single-family residence with attached three-car garage, and perform associated site improvements. The proposed residence would be set back 25 feet from the front (south) property line abutting Patty Hill Drive, 11 feet from the west interior property line, 20 feet from the east interior property line, and 15 feet from the rear (north) property line, in compliance with both the LR Zone and the PHSP. Rather than being directly parallel to the property lines, the residence has been designed at an angle to take advantage of the views to the north and west.

As required by the PHSP, the proposed house is one story. Due to the requirement of the PHSP, the slab foundation for the proposed residence must remain consistent with the existing grade of the existing residence of 114.42 feet MSL. A majority of the building pad is proposed to be at 114.4 feet MSL, which is consistent with the existing residence, with the great room, kitchen, and foyer slightly elevated at 116.7 feet MSL. Although the house is a split level, it is still considered a one-story house and therefore could be considered consistent with the requirement of the PHSP.

Driveway access would be taken from Patty Hill Drive just east of the center of the property. Pedestrian access to the main entrance of the residence would be taken from a walkway from Patty Hill Drive, which also connects to the proposed driveway. The Applicants are proposing to construct a covered patio with a fireplace and outdoor kitchen off the great room. The square footage of the covered patio does not contribute to the maximum allowable floor area because it is not enclosed on more than two sides. An outdoor spa at grade level is proposed off the master bedroom in the rear-yard setback.

The 3,704 square-foot residence would include the following features: great room, kitchen, foyer, powder room, guest/tv room with attached bathroom, two bedrooms with attached bathrooms, master suite with bedroom, sitting area, walk-in closet and attached bathroom, and mudroom/laundry. There also would be an attached 728 square-foot three-car garage. The SBMC parking regulations require two off-street parking spaces per single-family residence. The Code indicates that when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The development is required to provide two parking spaces; therefore, the project is afforded a 400 square-foot exemption.

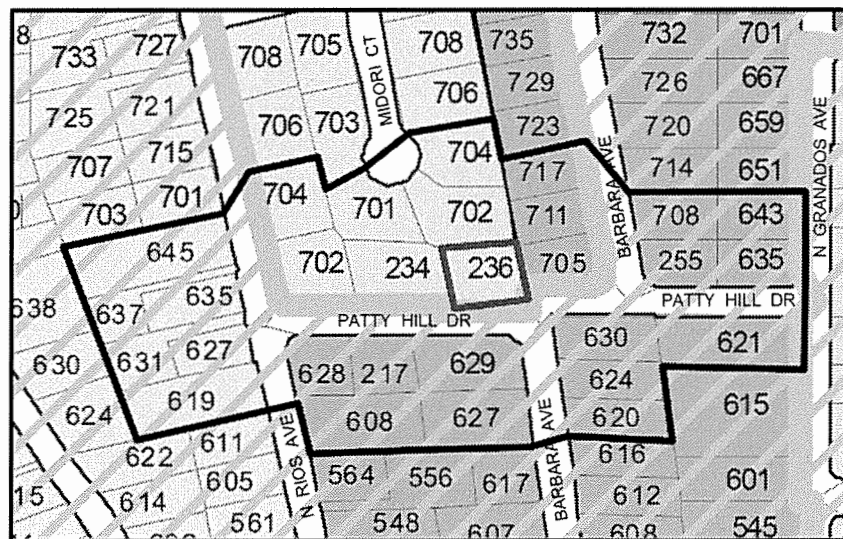
The PHSP does not have specific requirements for maximum allowable floor area, but it does indicate that “the City of Solana Beach Zoning Ordinance for the LR zone shall be utilized for any applicable issues that are not addressed in this Specific Plan”; therefore, the FAR allowance would be the same as properties zoned LR, such as the parcel directly adjacent to the site on the west side of Barbara Avenue. The maximum floor area calculation for this project is as follows:

0.60 for first 5,000 ft <sup>2</sup>	3,000 ft <sup>2</sup>
0.30 for 5,000 to 20,000 ft <sup>2</sup>	2,338 ft <sup>2</sup>
<b>Total Allowable Floor Area:</b>	<b>5,338 ft<sup>2</sup></b>

As shown in Table 1, the total proposed floor area would be 4,032 square feet, which is 1,306 square feet below the maximum allowable floor area for the 12,793 square-foot lot. The proposed project, as designed, meets the minimum required setbacks and is below the maximum allowable floor area for the property.

**Neighborhood Comparison:**

Staff compared the proposed project to 28 other properties within the surrounding area. This area includes properties along both sides of Patty Hill Drive, Midori Court, North Rios Avenue, Barbara Avenue, and along the west side of North Granados Avenue, as shown on the following Zoning Map:



The properties evaluated in this comparison have diverse zoning regulations, as summarized below.

- Properties on the west side of Barbara Avenue north of Patty Hill Drive are located within the LR Zone but not in the SROZ, as is the case with the subject property. They have a tiered floor area calculation of 0.60 for the first 5,000 square feet of lot area, 0.30 for the next 15,000 square feet and 0.15 for the remaining lot area.



- Properties on Midori Court are located within the North Rios Specific Plan have a maximum allowable Floor Area Ratio (FAR) of .50 of the lot area.
- The remainder of the properties in the comparison are located within the LR and LMR Zones and the SROZ; therefore, they have a lower maximum floor area allowance that uses a tiered calculation of 0.50 for the first 6,000 square feet of lot area, 0.175 for the next 9,000 square feet, 0.10 for the next 4,000 square feet and 0.05 for the remainder of the lot.

The existing homes in the neighborhood comparison range in size from 877 square feet to 4,481 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, or accessory building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed three-car garage, as follows:

Project Gross Building Area:	4,432 ft <sup>2</sup>
Delete Attached Garage:	- 728 ft <sup>2</sup>
Project Area for Comparison to Assessor's Data:	3,704 ft <sup>2</sup>

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

Table 2:						
#	Property Address	Lot Size in ft <sup>2</sup>	Existing ft <sup>2</sup> Onsite	Proposed / Recently Approved ft <sup>2</sup>	Max. Allowable ft <sup>2</sup>	Zone
1	236 Patty Hill Dr	12,793	1,450	3,704	5,338	PHSP
2	234 Patty Hill Dr	17,244	2,963		4,968	NRSP
3	217 Patty Hill Dr	10,000	2,263		3,700	LR/SROZ
4	629 Barbara Ave	16,494	3,314		4,836	LR/SROZ
5	627 Barbara Ave	17,700	3,864		5,048	LR/SROZ
6	630 Barbara Ave	13,500	4,102		4,313	LR/SROZ
7	620 Barbara Ave	11,000	877		3,875	LR/SROZ
8	624 Barbara Ave	11,000	3,538		3,875	LR/SROZ
9	705 Barbara Ave	10,900	2,657		4,770	LR
10	711 Barbara Ave	10,500	3,928		4,650	LR
11	717 Barbara Ave	10,500	1,831		4,650	LR
12	255 Patty Hill Dr	10,200	3,525		3,735	LR/SROZ
13	708 Barbara Ave	10,900	1,882		3,858	LR/SROZ
14	635 N Granados Ave	10,866	3,852		3,852	LR/SROZ
15	621 N Granados Ave	21,100	4,088		5,643	LR/SROZ
16	643 N Granados Ave	10,100	3,068		3,718	LR/SROZ
17	701 Midori Ct	14,328	2,831		7,164	NRSP

18	702 Midori Ct	16,994	2,963		8,497	NRSP
19	704 Midori Ct	14,368	2,831		7,184	NRSP
20	702 N Rios Ave	15,335	2,831		7,668	NRSP
21	704 N Rios Ave	14,504	2,831		7,252	NRSP
22	608 N Rios Ave	20,300	2,238		5,128	LR/SROZ
23	628 N Rios Ave	10,800	2,306		3,840	LR/SROZ
24	631 N Rios Ave	8,900	1,920		3,508	LMR
25	627 N Rios Ave	8,900	1,894		3,508	LMR
26	635 N Rios Ave	10,100	1,645		3,718	LMR
27	637 N Rios Ave	9,000	1,232		3,525	LMR
28	619 N Rios Ave	21,780	4,481		5,387	LMR
29	645 N Rios Ave	21,780	3,220		5,387	LMR

**Fences, Walls and Retaining Walls:**

Within front and street (exterior side) yard setback areas, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional two feet of fence that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards, are allowed to be up to six feet in height with an additional 24 inches that is 50% open to light and air. However, the SBMC also permits fences or walls to be 5 feet high in the front-yard setback to comply with pool fencing requirements.

There is an existing L-shaped retaining wall that runs roughly parallel to the east property line, approximately 10 to 16 feet west of the property line along the base of the pre-existing eastern slope. The retaining wall turns to run roughly southwest to intersect with the south property line. This wall retains the existing manufactured southern slope along the south side and southeast corner of the property. See the Slope Analysis Exhibit provided in the project plans (Attachment 2). The project proposes to keep the portion of the wall that parallels the east property line and move the portion that runs roughly parallel to Patty Hill Drive to enlarge the driveway. The proposed relocation of the retaining wall will cut into the existing manufactured southern slope, which is 40 percent or greater. It is permissible to grade in this slope because it was created after the City's incorporation as a result of construction of the Midori Court Subdivision.

A new retaining wall is proposed near the southwest corner of the property for the bioretention area, while another is proposed in the rear yard adjacent to the spa. A new gate and fence would be provided at each front corner of the residence to screen condensers on the west side of the house and trash receptacles on the east side. Low walls are also provided in the front and rear setbacks.

As proposed, the fences and walls shown on the plans 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 landscape plan is also subject to conditions in the PHSP. The PHSP limits the maximum height of trees to 25 feet or roof top height, whichever is less; therefore, the maximum height of trees shall be limited to the maximum height of the proposed roof, which is 131.23 feet MSL or just under seventeen feet. A condition has been added that limits tree heights to roof top height as provided for in the PHSP, and the conceptual landscape plan reflects this condition.

The PHSP prohibits planting of species listed in the San Elijo Lagoon Conservancy (SELCO) list dated October 18, 1996. The City prohibits planting of invasive species, so the requirements of this condition are already addressed. 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.

The Applicants provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicants will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan and conditions of approval. In addition, the City's third-party landscape architect will perform inspections during the construction phase of the project.

#### Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are proposing to construct an attached, three-car garage. The existing driveway would be removed, and the garage would be accessed by a new driveway off Patty Hill Drive along the south property line, to the east of the existing driveway. 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 three parking spaces within an attached garage. Two spaces are required; therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

#### Grading:

An aggregate total of 398 cubic yards of grading is proposed, including approximately 26 cubic yards of cut, 131 cubic yards of fill, 46 cubic yards of excavation for footings, 195 cubic yards of removal and recompaction, and 136 cubic yards to be exported. In addition to the grading required to prepare the site for the new residence and site improvements, grading is required to move a portion of an existing retaining wall in the southeast portion

of the site further to the south to provide the new driveway. Grading is also proposed to provide a stormwater bioretention area at the southwest corner of the site.

#### Lighting:

A condition of project approval requires that all new exterior lighting fixtures comply with the Citywide 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 construction of a new single-family residence, attached garage, and associated site improvements; therefore, usable open space and recreational facilities are not required according to SBMC 17.20.040.

#### Scenic Area Overlay Zone (SAOZ) Compliance:

The purpose of the specific requirements of the SAOZ is to regulate development in areas of high scenic value to preserve and enhance the scenic resources present within, and adjacent to, such areas and to assure the exclusion of incompatible uses and structures. It is further recognized that the preservation and enhancement of scenic resources within the City of Solana Beach provides important social, recreation, and economic benefits for both residents and visitors. Specific review criteria is required for properties within the designated areas of the SAOZ. These are established to ensure that proposed development does not interfere with or degrade those visual features of the site or adjacent sites that contribute to its scenic attractiveness, as viewed from the scenic highway or the adjacent scenic, historic, or recreational resource. The following specific criteria shall be evaluated when they are applicable:

1. Building Characteristics
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking and Storage Areas
5. Aboveground Utilities
6. Grading
7. Signs
8. Lighting

An application for development in the SAOZ also requires submittal of a view analysis consisting of an accurate representation of the development as viewed from at least three separate and critical points exterior to the development site (viewpoints) and which show the treatment of the scenic resources present on the site as related to those resources which are adjacent to the site. The view analysis map (Figure 1) below shows the location of the viewpoints. The view analysis is provided in Attachment 4.

The project site is not located near any of the view corridors designated in the City's adopted Land Use Plan (LUP) or the scenic viewpoints and roadways designated in the General Plan. The NRSP, however, indicates that there are view corridors on or adjacent to the property. Therefore, the map was used to determine which scenic views should be analyzed.

Figure 1: View Analysis Map



The site is located on the north side of Patty Hill Drive, between North Rios Avenue to the west and Barbara Avenue to the east. As seen in Figure 1, Barbara Avenue crosses Patty Hill Drive in an offset manner, in two locations. The “leg” of Barbara Avenue that is south of Patty Hill Drive intersects Patty Hill Drive at the southeast corner of the subject lot; this is the location of Viewpoints #1 and #2. The “leg” of Barbara Avenue that is north of Patty Hill Drive is at higher elevation and is farther to the east of the subject site than is the southern “leg”. The northwest intersection of Barbara Avenue and Patty Hill Drive is the location of Viewpoint #3.

As Patty Hill Drive rises from west to east, the lots on Patty Hill Drive have been graded to step up to follow the increase in elevation. This confluence of varied road and topography elevations in this area results in the subject property being at a higher elevation than the property directly to the west; at a lower elevation than the properties that front on the southern “leg” of Barbara Avenue, which are southeast of the property; and at an even lower elevation than the properties that front Barbara Avenue on the north “leg” of Barbara Avenue.

The following is a review according to the development review criteria listed above.

## Building Characteristics

*All development shall be compatible with the topography, vegetation and colors of the natural environment and with the scenic, historic and recreation resources of the designated areas.*

The pre-existing topography would be maintained with the project and site grading would only occur in the area of the property with manufactured slopes. Therefore, the design of the proposed residence could be considered to be compatible with the existing topography. The project has been conditioned to be constructed with exterior colors that are natural dark or earth toned to the extent feasible.

## Building and Structure Placement

*The placement of buildings and structures shall not detract from the visual setting or obstruct significant views, and shall be compatible with the topography of the site and adjacent areas. In prime viewshed areas designated in the general plan, building and structures should not be placed along bluff-top silhouette lines or on the adjacent slopes within view from a lagoon area, but should be clustered along the bases of the bluffs and on the mesa tops set back from the bluff-top silhouette lines. Buildings and structures should be sited to provide unobstructed view corridors from the nearest scenic highway, or view corridor road. These criteria may be modified when necessary to mitigate other overriding environmental considerations such as protection of habitat or wildlife corridors.*

As shown in the View Analysis in Attachment 4, the design of the proposed residence would not obstruct significant views. In addition, the proposed design went through the required 30-day public noticing period required for the Structure Development Permit because the proposed residence would exceed 16 feet in height from the pre-existing grade. The entire process is discussed further in this report. No appeals were received by the City; therefore, it could be found that the proposed design, as story poled, would not obstruct significant views.

In compliance with site-specific regulations set forth in the PHSP, the project would maintain the existing building pad elevation and limit the residence to a single story.

The project site is not located on or near a scenic roadway as defined in Exhibit 4 (Scenic Viewpoints and Roadways) of the Conservation and Open Space Element of the City's General Plan.

## Landscaping

*The removal of native vegetation shall be minimized and the replacement vegetation and landscaping shall be compatible with the vegetation of the designated area. Landscaping and plantings shall be used to the maximum extent practicable to screen those features listed in paragraphs (F)(4), (5) and (6) of this subsection. Landscaping and plantings shall not obstruct significant views, either when installed or when they reach mature growth.*

The site was previously developed and no native landscape remains. The project is required to comply with the Water Efficient Landscaping Regulations of SBMC 17.56, which require native, non-invasive plant species for any new landscaping. The PHSP also prohibits planting of invasive species. 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.

The PHSP limits the maximum height of trees to 25 feet or roof top height, whichever is less; therefore, the maximum height of trees shall be limited to the maximum height of the proposed roof, which is 131.23 feet MSL or just under seventeen feet. A condition has been added that limits tree heights to roof top height as provided for in the PHSP. The required landscape plan demonstrates compliance with this condition.

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 shall be screened from view, to the maximum extent feasible, from either the scenic highway or the adjacent scenic, historic, or recreational resource. Acceptable screening methods shall include, but are not limited to, the use of existing topography, the strategic placement of buildings and structures, or landscaping and plantings which harmonize with the natural landscape of the designated area.*

The proposed new driveway, which takes access from Patty Hill Drive near the center of the lot, will provide access to a three-car garage. The proposed and existing retaining walls and proposed vegetation along the southeast corner of the site would screen a portion of the driveway and garage from the street. The refuse storage area is proposed to be located on the east side of the garage, behind a gated fence, and will not be visible to the public. The air conditioning units are proposed to be located on the west side of the house and would also be screened from public view by a wall, gate, and vegetation.

Aboveground Utilities

*Utilities shall be constructed and routed underground except in those situations where natural features prevent undergrounding or where safety considerations necessitate aboveground construction and routing.*

Utilities are already underground on Patty Hill Drive.

Grading

*The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography shall be screened from view from either the scenic highway or the adjacent scenic, historic, or recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated*



*area, except when such alterations add variety to or otherwise enhance the visual setting of the designated area. However, design emphasis shall be placed on preserving the existing quality of scenic resources rather than concealment of disturbances or replacement in kind. In portions of the scenic area overlay zone containing sensitive lands, grading may be severely restricted or prohibited.*

The project site is located within the boundaries of the HOZ, which was discussed earlier in this report. The proposed residence replaces an existing residence with a relatively flat building pad. Grading is proposed to expand the building pad and driveway area, and to provide site improvements, including low walls and retaining walls, a patio, fire pit, spa, hardscape, and landscape. The pre-existing slope along the east property line would not be graded. A portion of the existing slope constructed with Grading Permit SBGR-66 in 1997 located in the southeast corner of the lot is proposed to be graded to provide a driveway. This manufactured slope was created after the City's incorporation and could be graded subject to the Council's discretion. All slopes are proposed to be landscaped in accordance with the requirements of the SBMC and the PHSP.

## Signs

*Off-site signs shall be prohibited in areas subject to the scenic area overlay zone, except temporary real estate signs pursuant to SBMC 17.64.060. The number, size, location, and design of all other signs shall be consistent with the Comprehensive Sign Ordinance (Chapter 17.64 SBMC) and shall not detract from the visual setting of the designated area or obstruct significant views.*

The project consists of a new single-family residence, attached garage, and associated site improvements; therefore, signs are not proposed as part of the development.

## Lighting

*The interior and exterior lighting of the buildings and structures and the lighting of signs, roads and parking areas shall be compatible with the lighting permitted in the designated area. All exterior lighting, including lighting in designated "dark sky" areas, shall be in conformance with 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. The project is not located within the Dark Sky Overlay.

## Structure Development Permit Compliance:

The Applicants propose to construct a residence with a maximum height of 16.81 feet. Since the project exceeds 16 feet in height above the existing grade, the project is required to comply with all the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the Structure Development Permit (SDP)



process. The Applicants had story poles erected onsite, and a final Story Pole Height Certification was issued by a licensed land surveyor which showed a maximum building height of 16.81 feet above pre-existing grade with the highest pole at 131.23 feet above MSL. Notices for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on January 7, 2019. No applications for View Assessment were received. However, it should be noted that informal concerns were raised with Staff at the public counter and over the phone as well as with the Applicants by neighbors to the southeast. In response, the Applicants removed one chimney from the plans. Since no applications for View Assessment were received, the requirements for the approval of an SDP have been met. The SDP will be issued administratively with the DRP should the Council determine that the findings can be made to approve the project.

As a condition of project approval, the Applicants will be required to submit a height certification signed by a licensed land surveyor prior to the framing inspection certifying that the maximum building height of the structure will not exceed 16.81 feet in height or 131.23 feet above MSL from pre-existing grade. The height certification will also verify that the framing materials and the proposed roofing materials will not exceed the maximum building heights approved by the SDP.

#### 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 Thursday, February 14, 2019. As of the date of preparation of this Staff Report, Staff has not received any formal correspondence from the community regarding the project. The Applicants provided a narrative regarding the design and neighbor outreach to the City Council, which has been included in Attachment 5.

Conditions from the Planning, Engineering, and Fire Departments have been incorporated into the Resolution of Approval.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations, the PHSP, and the General Plan. Should the Council determine that the findings can be made to approve the project; the SDP will be issued administratively with the DRP.

#### **CEQA COMPLIANCE STATEMENT:**

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

**FISCAL IMPACT:** N/A

**WORK PLAN:** N/A

**OPTIONS:**

- Approve Staff recommendation adopting the attached Resolution 2019-022.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

**DEPARTMENT RECOMMENDATION:**

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2019-022 conditionally approving a DRP to construct a new single-level, single-family residence with an attached three-car garage and perform associated site improvements at 236 Patty Hill Drive, Solana Beach.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



Gregory Wade, City Manager

**Attachments:**

1. Resolution 2019-022
2. Project Plans
3. 236 Patty Hill Specific Plan
4. Visual Analysis
5. Applicant's Narrative

**RESOLUTION 2019-022**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND AN ADMINISTRATIVE STRUCTURE DEVELOPMENT PERMIT TO CONSTRUCT A REPLACEMENT, SINGLE-STORY, SINGLE-FAMILY RESIDENCE AND ATTACHED THREE-CAR GARAGE AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 236 PATTY HILL DRIVE, SOLANA BEACH**

**APPLICANTS: Nicholas P. Nicholas and Karen Hirsch**

**CASE NO.: 17-18-01 DRP/SDP**

**WHEREAS**, Nicholas P. Nicholas and Karen Hirsch (hereinafter referred to as “Applicants”) have submitted an application for a Development Review Permit (DRP) and administrative 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 February 27, 2019, 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:

1. That the foregoing recitations are true and correct.
2. That the request for a DRP and an administrative SDP to demolish an existing single-story, single-family residence with an attached two-car garage, construct a replacement, single-story, single-family residence with an attached three-car garage, and perform associated site improvements on a lot is conditionally approved based upon the following findings and subject to the following conditions.

### 3. FINDINGS

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

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

General Plan Consistency: The proposed project, as conditioned, is consistent with the City's General Plan designation of Low Density Residential, which allows for single-family residential development with a maximum density of three dwelling units per acre. Further, the proposed development is 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 proposed 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 proposed project adheres to all property development regulations established for the Low Residential (LR) Zone and cited by SBMC Section 17.020.030, and with the "236 Patty Hill Specific Plan (PHSP)" as described in Ordinance 243. It also complies with the specific development regulations of the Scenic Area Overlay Zone (SAOZ) and the Hillside Overlay Zone (HOZ) as cited in SBMC Sections 17.48.010 and 17.28.020, respectively.

The design of the proposed project is consistent with the provisions for minimum yard dimensions (i.e., setbacks) and the maximum 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 LR/SP Zone that is implemented by the PHSP. The surrounding neighborhood consists of a mix of one- and two-story single-family residences. Properties to the north (on Midori Court) and to the west (on Patty Hill Drive) are in the North Rios Specific Plan; they are also in the SAOZ. Properties to the south are in the LR Zone and the Scaled Residential Overlay Zone (SROZ). Properties to the east, on the west side of Barbara Avenue north of Patty Hill Drive are in the LR Zone, the SAOZ, and the HOZ. Properties on the east side of Barbara Avenue, both north and south of Patty Hill Drive, are in the LR Zone and the SROZ.

The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020, and with the PHSP as described in Ordinance 243.

The property is located in the Coastal Zone. 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 (CCC) prior to the issuance of a Building Permit.

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

The Applicants propose to demolish the existing single-story, single-family residence and attached two-car garage and construct a new single-story, single-family residence with attached three-car garage and associated site improvements. The residence will be set back 25 feet from the front (south) property line abutting Patty Hill Drive, 11 feet from the west interior property line, 20 feet from the east interior property line, and 15 feet from the rear (north) property line, in compliance with both the LR Zone and the PHSP. Rather than being directly parallel to the property lines, the residence has been designed at an angle to take advantage of the views to the north and west.

As required by the PHSP, the proposed house is one story. Due to the requirement of the PHSP, the slab foundation for the proposed residence must remain consistent with the existing grade of the existing residence of 114.42 feet MSL. A majority of the building pad is proposed to be at 114.4 feet MSL, which is

consistent with the existing residence, with the great room, kitchen, and foyer slightly elevated at 116.7 feet MSL. Although the house is designed as a split level, it is still considered a one-story house and therefore could be considered consistent with the requirement of the PHSP.

Driveway access will be taken from Patty Hill Drive just east of the center of the property. Pedestrian access to the main entrance of the residence will be taken from a walkway from Patty Hill Drive, which also connects to the proposed driveway. The Applicants are proposing to construct a covered patio with a fireplace and outdoor kitchen off the great room. The square footage of the covered patio does not contribute to the maximum allowable floor area because it is not enclosed on more than two sides. An outdoor spa at grade level is proposed off the master bedroom.

The 3,704 square foot residence will include the following features: great room, kitchen, foyer, powder room, guest/tv room with attached bathroom, two bedrooms with attached bathrooms, master suite with bedroom, sitting area, walk-in closet and attached bathroom, and mudroom/laundry. There will also be an attached three-car garage. The SBMC parking regulations require two off-street parking spaces per single family residence. The Code indicates that when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The site is required to provide two parking spaces; therefore, the project is afforded a 400 square-foot exemption.

- 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 landscape plan is also subject to conditions in the PHSP. The PHSP limits the maximum height of trees to 25 feet or roof top height, whichever is less; therefore, the maximum height of trees shall be limited to the maximum height of the proposed roof, which

is 131.23 feet MSL or just under seventeen feet. A condition has been added that limits tree heights to roof top height as provided for in the PHSP, and the conceptual landscape plan reflects this condition.

The PHSP prohibits planting of species listed in the San Elijo Lagoon Conservancy (SELCO) list dated October 18, 1996. The City prohibits planting of invasive species, so the requirements of this condition are already addressed. 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.

The Applicants provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicants will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan and conditions of approval. In addition, the City's third-party landscape architect will perform inspections during the construction phase of the project.

- d. *Roads, Pedestrian Walkways, Parking and Storage Areas: Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view, to the extent feasible, by existing topography, by the placement of buildings and structures, or by landscaping and plantings.*

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are proposing to construct an attached, three-car garage. The existing driveway will be removed, and the garage will be accessed by a new driveway off Patty Hill Drive along the south property line, to the east of the existing driveway. 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 three parking spaces within an attached garage. Two spaces are required; therefore, 400 square feet of garage area is exempt from the project's 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.*

An aggregate total of 398 cubic yards of grading is proposed, including approximately 26 cubic yards of cut, 131 cubic yards of fill, 46 cubic yards of excavation for footings, 195 cubic yards of removal and recompaction, and 136 cubic yards to be exported. In addition to the grading required to prepare the site for the new residence and site improvements, grading is required to move a portion of an existing retaining wall in the southeast portion of the site farther to the south to provide the new driveway. Grading is also proposed to provide a stormwater bioretention area at the southwest corner of the site.

- 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 the replacement of a single-family residence, therefore, usable open space and recreational facilities are not required according to SBMC 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 Applicants 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 or Grading Permits.

- B. In accordance with Section 17.48.010 (Hillside Overlay Zone) of the City of Solana Beach Municipal Code, the City Council finds the following:
- I. SBMC Section 17.48.020(D)(1) exempts any development for which site-specific analysis indicates that no portion of the project, including grading, would be located in slopes exceeding 25 percent slope.*

The eastern slope (shown in yellow and red on the Slope Analysis) is considered the “pre-existing grade” (defined as “the natural grade of the site or graded condition of the site as of July 1, 1985” in SBMC Section 17.08) and has slopes in excess of 25 and 40 percent. The eastern slope is currently retained by an approximately 2.5-foot retaining wall that will be maintained. In compliance with the provisions of the HOZ, there will be no grading in the pre-existing eastern, steep slope with the project.

The southern slope (shown in blue hatching on the Slope Analysis) is also in excess of 25 and 40 percent, however, this slope was manufactured in 1997 under an City-issued Grading Permit (SBGR-66) for required street improvements (widening of Patty Hill Drive) adjacent to the subject property with the approval of the Midori Court Subdivision. The southern slope (east of the driveway curb cut) is currently retained by a low retaining wall (less than 2.5 feet) that will be removed. The project includes grading that will cut further into the southern slope (east of the driveway curb cut) and construct a new retaining wall, relatively parallel to the front property line, in order to expand the driveway area. The project also includes grading in the southern slope (west of the driveway curb cut) for the bioretention area. Since the southern slope was manufactured under a City-issued Grading Permit after July 5, 1985, the slope is not subject to the grading limitations of the HOZ.

The proposed single-family residence and associated site improvements, including grading, will not be located in the in pre-existing slopes exceeding 25 percent slope. Therefore, the project can be found to be exempt from the requirements of the HOZ.

C. In accordance with Section 17.48.020 (Scenic Area Overlay Zone) of the City of Solana Beach Municipal Code, the City Council finds the following:

- I. *Building Characteristics. All development shall be compatible with the topography, vegetation and colors of the natural environment and with the scenic, historic and recreation resources of the designated areas.*

The pre-existing topography will be maintained with the project and site grading will only occur in the area of the property with manufactured slopes. Therefore, the design of the proposed residence is compatible with the existing topography. The project has been conditioned to be constructed with exterior colors that are natural dark or earth toned to the extent feasible.

- II. *Building Structure and Placement. The placement of buildings and structures shall not detract from the visual setting or obstruct significant views, and shall be compatible with the topography of the site and adjacent areas. In prime viewshed areas designated in the general plan, building and structures should not be placed along bluff-top silhouette lines or on the adjacent slopes within view from a lagoon area, but should be clustered along the bases of the bluffs and on the mesa tops set back from the bluff-top silhouette lines. Buildings and structures should be sited to provide unobstructed view corridors from the nearest scenic highway, or view corridor road. These criteria may be modified when necessary to mitigate other overriding environmental considerations such as protection of habitat or wildlife corridors.*

As shown in the View Analysis provided for this project, the design of the proposed residence will not obstruct significant views. In addition, the proposed design went through the required 30-day public noticing period required for the Structure Development Permit because the proposed residence will exceed 16 feet in height from the pre-existing grade. No appeals were received by the City; therefore, it could be found that the proposed design, as story poled, will not obstruct significant views.

In compliance with site-specific regulations set forth in the PHSP, the project would maintain the existing building pad elevation and limit the residence to a single story.

The project site is not located on or near a scenic roadway as defined in Exhibit 4 (Scenic Viewpoints and Roadways) of the Conservation and Open Space Element of the City's General Plan.

- III. *Landscaping. The removal of native vegetation shall be minimized and the replacement vegetation and landscaping shall be compatible with the vegetation of the designated area. Landscaping and plantings shall be used to the maximum extent practicable to screen those features listed in paragraphs (F)(4), (5) and (6) of this subsection. Landscaping and plantings shall not obstruct significant views, either when installed or when they reach mature growth.*

The site was previously developed and no native landscape remains. The project is required to comply with the Water Efficient Landscaping Regulations of SBMC 17.56, which require native, non-invasive plant species for any new landscaping. The PHSP also prohibits planting of invasive species. 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.

The PHSP limits the maximum height of trees to 25 feet or roof top height, whichever is less; therefore, the maximum height of trees shall be limited to the maximum height of the proposed roof, which is 131.23 feet MSL or just under seventeen feet. A condition has been added that limits tree heights to roof top height as provided for in the PHSP. The required landscape plan demonstrates compliance with this condition.

- IV. *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 shall be screened from view, to the maximum extent feasible, from either the scenic highway or the adjacent scenic, historic, or recreational resource. Acceptable screening methods shall include, but are not limited to, the use of existing topography, the strategic placement of buildings and structures, or landscaping and plantings which harmonize with the natural landscape of the designated area.*

The proposed new driveway, which takes access from Patty Hill Drive near the center of the lot, will provide access to a three-car garage. The proposed and existing retaining walls along the southeast corner of the site would screen a portion of the driveway and garage from the street, as will the proposed vegetation. The refuse storage area is proposed to be located on the east side of the garage, behind a fence

with gate, and will not be visible to the public. The air conditioning units are proposed to be located on the west side of the house and also will be screened from public view by a wall, gate, and vegetation.

- V. *Aboveground Utilities. Utilities shall be constructed and routed underground except in those situations where natural features prevent undergrounding or where safety considerations necessitate aboveground construction and routing.*

Utilities are already underground on Patty Hill Drive.

- VI. *Grading. The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography shall be screened from view from either the scenic highway or the adjacent scenic, historic, or recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated area, except when such alterations add variety to or otherwise enhance the visual setting of the designated area. However, design emphasis shall be placed on preserving the existing quality of scenic resources rather than concealment of disturbances or replacement in kind. In portions of the scenic area overlay zone containing sensitive lands, grading may be severely restricted or prohibited.*

The project site is located within the boundaries of the HOZ. The proposed residence replaces an existing residence with a relatively flat building pad. Grading is proposed to expand the building pad and driveway area, and to provide site improvements, including low walls and retaining walls, a patio, fire pit, spa, hardscape, and landscape. The pre-existing slope along the east property line would not be graded. A portion of the existing slope constructed with Grading Permit SBGR-66 in 1997 located in the southeast corner of the lot is proposed to be graded to provide a driveway. This manufactured slope was created after the City's incorporation and could be graded subject to the Council's discretion. All slopes are proposed to be landscaped in accordance with the requirements of the SBMC and the PHSP.

- VII. *Signs. Off-site signs shall be prohibited in areas subject to the scenic area overlay zone, except temporary real estate signs pursuant to SBMC 17.64.060. The number, size, location, and design of all other signs shall be consistent with the Comprehensive Sign Ordinance (Chapter 17.64 SBMC) and shall not detract from the visual setting of the designated area or obstruct significant views.*

The project consists of a new single-family residence, attached garage, and associated site improvements; therefore, signs are not proposed as part of the development.

*VIII. Lighting. The interior and exterior lighting of the buildings and structures and the lighting of signs, roads and parking areas shall be compatible with the lighting permitted in the designated area. All exterior lighting, including lighting in designated "dark sky" areas, shall be in conformance with 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. The project is not located within the Dark Sky Overlay.

D. In accordance with Section 17.63.040 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:

Notices were mailed to all property owners and residents within 300 feet of the property and the deadline to file for View Assessment was January 7, 2019. No applications for View Assessment were received. Therefore, the requirements for the approval of a SDP have been met. The SDP will be issued administratively with the DRP should the Council determine that the findings can be made to approve the project.

As a condition of project approval, once construction has begun, the Applicants will be required to submit a height certification, prior to the framing inspection, for the tallest portion of the residence and also the highest point above Mean Sea Level (MSL). The Height Certification will be signed by a licensed land surveyor and will verify that the framing materials and the proposed roofing materials will not exceed the maximum building heights approved by the SDP.

#### 4. CONDITIONS

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

A. Community Development Department Conditions:

I. The Applicants shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-

147.

- II. Building Permit plans must be in substantial conformance with the plans presented to the City Council on February 27, 2019 and located in the project file with a submittal date of February 15, 2019.
- III. Prior to requesting a framing inspection, the Applicants will be required to submit two height certifications signed by a licensed land surveyor certifying that the building envelope (which is represented by the story poles) is in conformance with the plan as approved by the City Council on February 27, 2019 and the certified story pole plot plan, and that the maximum building height of the structure will not exceed 16.81 feet in height or 131.23 feet above MSL from pre-existing grade.
- IV. The project shall comply with all requirements and conditions in the "236 Patty Hill Specific Plan," pursuant to the provisions of Ordinance 243, adopted by the City Council on February 3, 1998.
- V. Any proposed onsite fences, 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).
- VI. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
- VIII. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
- IX. The Applicants shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 prior to building permit issuance, which will be reviewed and inspected by the City's third-party landscape professional.
- X. Native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping and compatible with the surrounding area to the extent feasible.
- XI. All landscaping shall be maintained so that it does not exceed the

height of the rooftop of the proposed residence when installed or at maturity.

- XII. The exterior structure shall utilize natural dark or earth tones and that the light, bright and reflective materials shall be minimized to the extent feasible.
  - XIII. The Applicants shall comply with the regulations of the noise ordinance of SMBC 7.34.
  - XIV. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
  - XV. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
- B. Fire Department Conditions: Please note that this list provides detailed Fire Department requirements and is not meant to be an all-inclusive plan check list of the Fire Department comments.
- 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. A minimum 16 feet in width fire access shall extend to within 150 feet hose pull from the furthest corner of the first story per an approved route.
  - II. GRADE: The gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15.0% (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete, with a deep broom finish perpendicular to the entire direction of travel. Additional mitigation measures may be required where deemed appropriate. The angle of departure and angle of approach of a fire access roadway shall not exceed seven degrees (12 percent).

- III. GATES: All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per Solana Beach Fire Department standards.
  - IV. 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.
  - V. 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.
  - VI. 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. Obtain an Encroachment Permit in accordance with Chapter 11.20 of the Solana Beach Municipal Code, prior to the construction of any improvements within the public right-of way including, but not limited to, demolition and construction of surface improvements. All proposed improvements within the public right-of-way shall comply with City standards including, but not limited to, the Off-Street Parking Design Manual.
  - II. The Applicants shall construct concrete curb, gutter and sidewalk to replace the existing driveway opening and shall construct a G-14A driveway approach as shown on the Preliminary Grading Plan prepared by Pasco, Laret, Suiter and Associates.
  - III. 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.



- IV. 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 Solana Beach Municipal Code which allows otherwise.
- V. 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. Due to actual field conditions encountered during construction, additional Engineering Department conditions may be added as warranted.
  - a. The Grading Plan shall be 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. A Soils Report shall be 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. 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. Detention basin easement(s) will be required over the proposed basin site. All recommendations of this report shall be incorporated into the Preliminary Grading Plan.
  - d. An easement shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to the occupancy of this project.
  - e. All retaining walls and drainage structures shall be shown. 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.
  - f. The Applicants are responsible to protect the adjacent properties during construction. If any grading or other types of construction are anticipated beyond the property lines, the Applicants shall

obtain a written permission from the adjoining property owners for incidental grading or construction that may occur and submit the letter to the City Engineer prior to the anticipated work.

- g. Pay grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- h. Obtain and submit grading security in a form prescribed by the City Engineer.
- i. Obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- j. Submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- k. An Erosion Prevention and Sediment Control Plan shall be prepared. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- l. Show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- m. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- n. No increased cross lot drainage shall be allowed.

5. **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.
6. **EXPIRATION:** The Development Review Permit for the project will 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.
7. **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 27th day of February 2019, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

\_\_\_\_\_  
DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

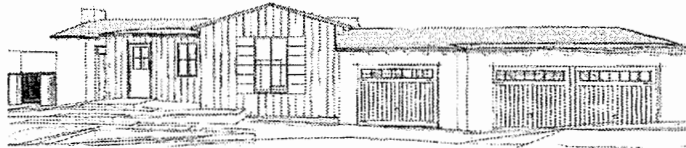
\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

\_\_\_\_\_  
ANGELA IVEY, City Clerk

# NICHOLAS RESIDENCE

## CITY OF SOLANA BEACH

### Structure Development Permit & Development Review Permit



#### SCOPE OF WORK

-DEMOLITION OF EXISTING 2,908 SF ONE STORY SINGLE FAMILY RESIDENCE  
-CONSTRUCTION OF NEW ONE STORY SINGLE FAMILY RESIDENCE AND 3 CAR GARAGE, RELATED SITE WORK

#### PROJECT INFORMATION

OWNER	GROSS SITE AREA	APPROVALS
NICHOLAS P NICHOLAS KAREN HENSH NICHOLAS	12,793 SQ. FT.	
SITE ADDRESS	PARKING REQUIREMENTS	
226 PARRY HILL DR, SOLANA BEACH, CA 92075	3/2	
A.P.N.	YEAR BUILT	
763-670-37	1961	
ZONE	MAX BUILDING HEIGHT	
USP SPECIAL AREA ONE-BAY MULLEN ONE-BAY	20'	
LEGAL DESCRIPTION	NUMBER OF STORES	
11C 33-13-100 W 1/4 PALM A CP DOCK# 34343 1/4	1	

#### FLOOR AREA CALCULATIONS

<b>BUILDING AREA SCHEDULE</b>	
MAIN LIVING FLOOR AREA:	3,704 SF
GARAGE (3-CAR):	778 SF
SUBTOTAL OF FLOOR AREA (BUILDING FOOTPRINT):	4,482 SF
OFF-STREET PARKING DEMAND (2 SPACES):	400 SF
TOTAL PROPOSED FLOOR AREA:	4,882 SF
COVERED PATIO (NOT INCLUDED IN FLOOR AREA CALCULATION):	419 SF

TOTAL LOT AREA:	12,793 SF
ALLOWABLE FLOOR AREA	
5,000 x .60	3,000 SF
7,793 x .30	2,338 SF
TOTAL FLOOR AREA ALLOWABLE:	5,338 SF
TOTAL BUILDING AREA (COUNTED TOWARDS FLOOR AREA):	4,882 SF
(COUNT UNDER FAR ALLOWABLE):	1,306 SF

#### PROPOSED DEVELOPMENT RATIOS

BUILDING FOOTPRINT	4,482 SQ. FT.	35 %
FAR/GARAGE RATIO	3,588 SQ. FT.	27 %
LANDSCAPE RATIO	4,793 SQ. FT.	36 %
LOT TOTAL:	12,793 SQ. FT.	100%

#### CONSULTANTS

**OWNER**  
NICHOLAS P NICHOLAS  
KAREN HENSH NICHOLAS  
SUN DIEGO, CA 92128  
(EMAIL: NICHOLASPNICHOLAS@GMAIL.COM)  
WIFE: KAREN HENSH  
PH: (619) 705-5559

**ARCHITECTS**  
TONY CRESKI  
ISLAND ARCHITECTS  
7625 PEACHTREE AVENUE  
LA JOLLA, CALIFORNIA 92037  
PH: (619) 454-9791  
FAX: (619) 454-8351  
PROJECT MANAGER:  
UTA KRISTOFMAN

#### CIVIL ENGINEER/SURVEYOR

PAUL J. LANE SURVEYOR & ASSOC.  
435 N. COAST HIGHWAY 101 SUITE A  
SOLANA BEACH, CA 92075  
PH: 438-259-8212  
FAX: 438-259-8812  
CONTACT: BRIAN MORGANO

#### LANDSCAPE ARCHITECT

200 N. CEDARS AVE  
SOLANA BEACH, CA 92075  
PH: (619) 346-1499  
CONTACT: BRIAN GRENE

#### DRAWING INDEX

T1	TITLE SHEET
CIVL	
C1.0	PRELIMINARY GRADING PLAN
C1.1	SLOPE ANALYSIS EXHIBIT

<b>ARCHITECTURAL</b>	
A1.1	SITE PLAN
A1.3	FLOOR CALCULATIONS
A2.1	FLOOR PLAN
A2.2	ROOF PLAN
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
AS.1	BUILDINGS SECTIONS

<b>LANDSCAPE</b>	
L-1	HANDSCAPE PLAN
L-2	PLANTING PLAN
L-3	PLANTING DETAILS
L-4	IRRIGATION PLAN
L-5	IRRIGATION DETAILS
L-6	IRRIGATION SPECIFICATIONS
L-7	WATER EFFICIENCY PLAN
L-8	LIGHTING PLAN

#### PLAN ANALYSIS

**TYPE OF CONSTRUCTION**  
TYPE VI  
**APPLICABLE CODES**  
ALL WORK HEREON SHALL COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) IN WHICH ADOPTS THE 2012 IBC, 2006 UPC, 2012 IMC, 2011 NEC, 2012 F.C. AND EBC.  
2013 CALIFORNIA BUILDING CODE  
2013 CALIFORNIA PLUMBING CODE  
2013 CALIFORNIA MECHANICAL CODE  
2013 CALIFORNIA ELECTRICAL CODE  
2013 CALIFORNIA GREEN BUILDING CODE  
2013 CALIFORNIA RESIDENTIAL CODE  
THIS PROJECT SHALL COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) IN WHICH ADOPTS THE 2012 IBC, 2006 UPC, 2012 IMC, 2011 NEC, 2012 F.C. AND EBC.  
THE HIGHEST POINT OF THE ROOF EQUIPMENT ON ANY VENT PIPE ANTENNA OR OTHER PENETRATION SHALL NOT EXCEED 30 ABOVE GRADE (AOD) (11.3333 FT).  
ALL REID FRAGMENTS MUST BE OBTAINED FROM THE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.  
THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CODE AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.

#### VICINITY MAP



#### SYMBOLS AND LEGEND

<b>ELEVATION MARKER</b>	<b>OTHER</b>
1. A101	PLANK
2. A102	ROOFING
3. A103	WOOD SHAKES
4. A104	ROOFING
5. A105	ROOFING
6. A106	ROOFING
7. A107	ROOFING
8. A108	ROOFING
9. A109	ROOFING
10. A110	ROOFING
11. A111	ROOFING
12. A112	ROOFING
13. A113	ROOFING
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94. A194	ROOFING
95. A195	ROOFING
96. A196	ROOFING
97. A197	ROOFING
98. A198	ROOFING
99. A199	ROOFING
100. A200	ROOFING

#### ABBREVIATIONS

A	CENTERLINE	DN	DOWN	OD	OVERFLOW DRAIN	DR	DRYER
B	DIAMETER OR ROUND	DO	DOWN	OD	OVERFLOW DRAIN	DR	DRYER
CA	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CB	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CC	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CD	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CE	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CF	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CG	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CH	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CI	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CJ	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CK	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CL	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CM	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CN	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CO	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CP	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CQ	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CR	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CS	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CT	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CU	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CV	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CW	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CX	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CY	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
CZ	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DA	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DB	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DC	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DD	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DE	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DF	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DG	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DH	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DI	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DJ	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DK	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DL	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DM	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DN	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DO	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DP	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DQ	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DR	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DS	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DT	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DU	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DV	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DW	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DX	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DY	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
DZ	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EA	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EB	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EC	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
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EE	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EF	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EG	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EH	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EI	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EJ	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EK	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EL	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EM	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EN	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EO	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EP	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EQ	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
ER	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
ES	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
ET	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EU	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EV	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EW	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EX	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EY	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
EZ	CONCRETE	DOOR	DOOR	OD	OVERFLOW DRAIN	DR	DRYER
FA	CONCRETE	DOOR	DOOR	OD			



# SLOPE ANALYSIS EXHIBIT

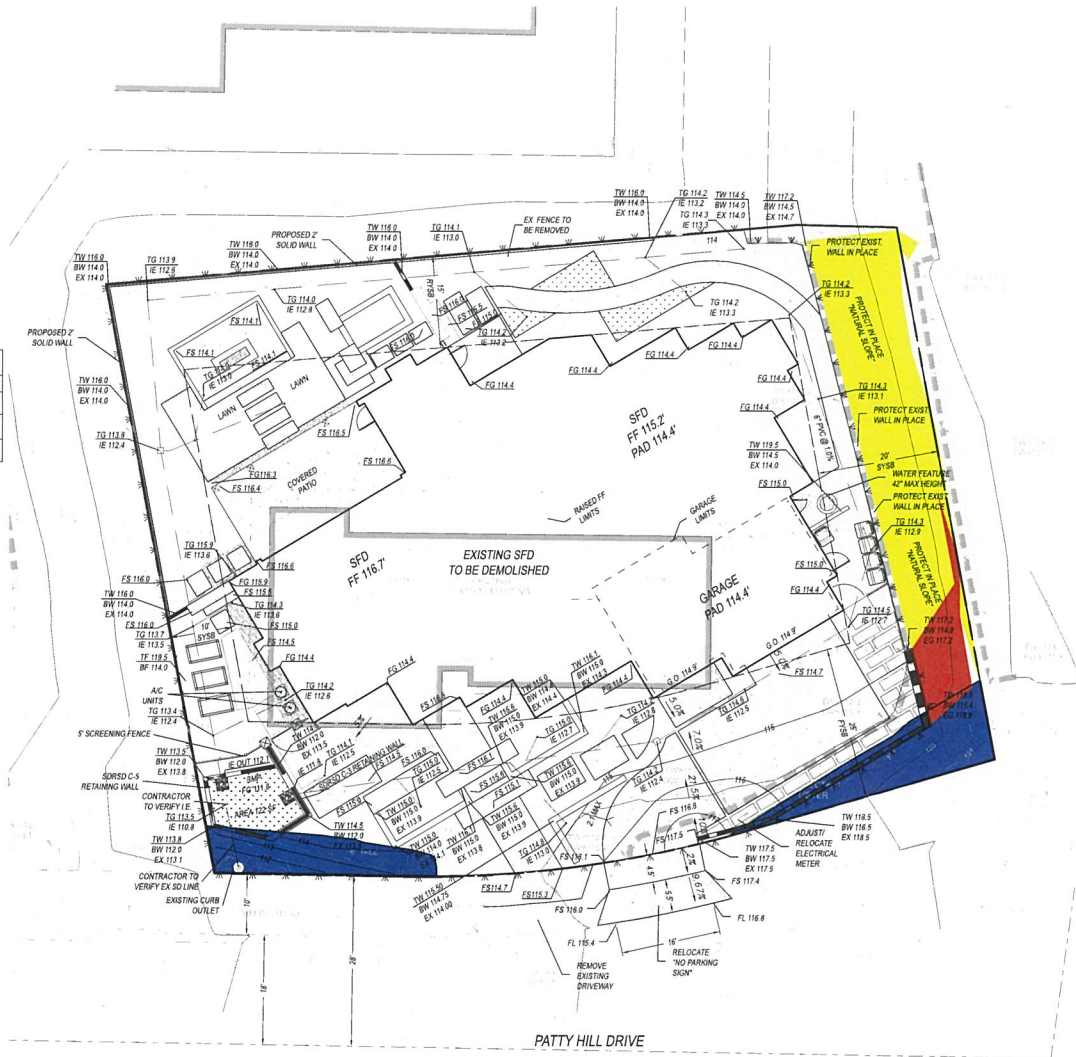
**LEGEND**

ITEM DESCRIPTION	SYMBOL
PROPERTY LINE	---
PROPOSED SETBACKS	---
PROPOSED HARDSCAPE	---
PROPOSED CONTOUR LINE	---
EXISTING CONTOUR LINE	---
EXISTING NATURAL SLOPE 25-40%	Yellow
EXISTING NATURAL SLOPE OVER 40%	Red

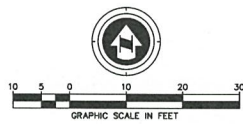
**SLOPES TABLE**

TYPE	COLOR	AREA (SF)
SLOPES 0-25%	CLEAR	11,484
SLOPES 25-40%	YELLOW	820
SLOPES 40+%	RED	489

BLUE HATCH REPRESENTS GRADED SLOPES PER CITY OF SOLANA BEACH DWG NO. SBGR-66



PLAN  
SCALE 1"=10'



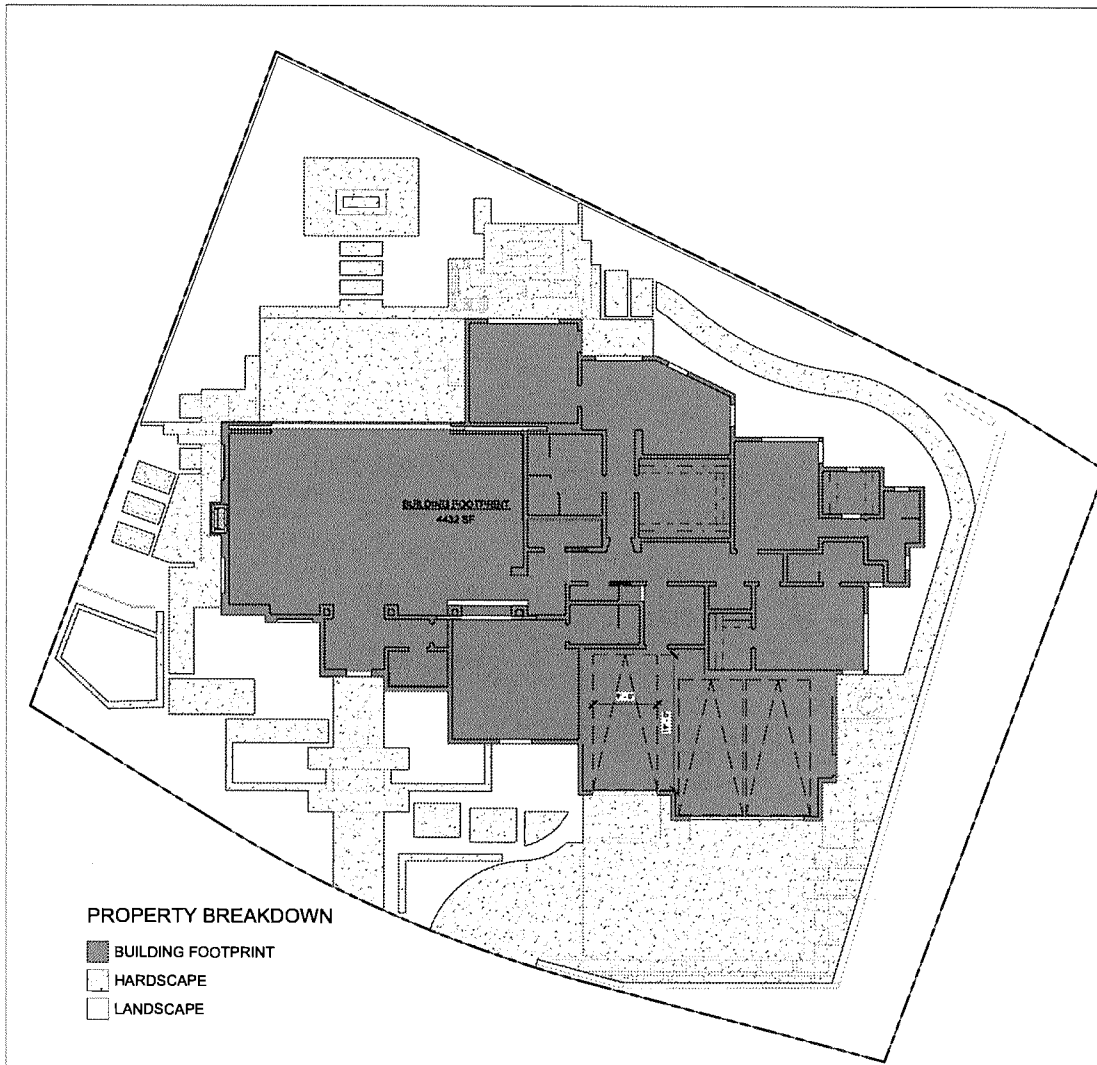
**PASCO LARET SUITER & ASSOCIATES**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 835 North Highway 101, Ste A, Solana Beach, CA 92075  
 ph 858.239.8212 | fx 858.239.4812 | plase@pascoengineering.com

ENGINEER OF WORK		CITY-APPROVED CHANGES		APPROVED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
JAS	By: <u>BRIAN ARDOLINO</u> Date: _____			By: _____ Date: _____	By: _____ Date: _____	DESCRIPTION: SOLB-1, 2.2" BRASS DGC, FOR 18971	236 PATTY HILL DRIVE	SBGR-66
Drawn By:	Name: <u>BRIAN ARDOLINO</u> R.C.E. No. <u>71851</u> Exp. <u>12/31/17</u>			Review Engineer	City Engineer R.C.E.	LOCATION: <u>CITY OF SOLANA BEACH SEWER PLANS</u>		
						ELEV: <u>71.42</u>		
						DATE: <u>04/01/18</u>		

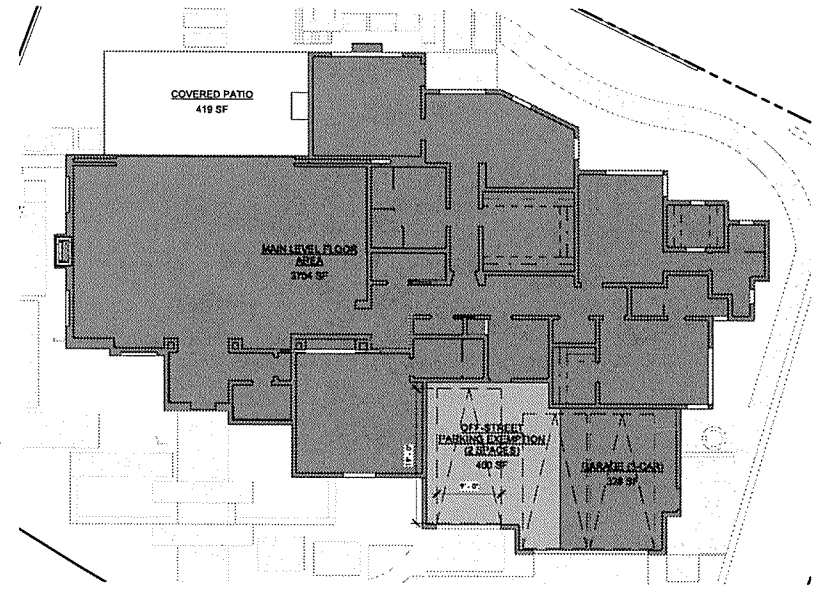








**SITE COVERAGE PLAN** 1/8" = 1'-0" ①



**BUILDING AREA**

- EXCLUDED FROM GFA
- INCLUDED IN GFA

**MAIN LEVEL AREA PLAN** 1/8" = 1'-0" ②

**SITE AREA SCHEDULE**

AREA TYPE	AREA
BUILDING FOOTPRINT	4432 SF
HARDSCAPE	3548 SF
LANDSCAPE	4793 SF
<b>TOTAL SITE AREA</b>	<b>12793 SF</b>

**BUILDING AREA SCHEDULE**

MAIN LIVING FLOOR AREA:	3,704 SF
GARAGE (E-CAR):	728 SF
<b>SUBTOTAL OF FLOOR AREA: (BUILDING FOOTPRINT)</b>	<b>4,432 SF</b>
<b>OFF-STREET PARKING EXEMPTION (E-SPACER)</b>	<b>-400 SF</b>
<b>TOTAL PROPOSED FLOOR AREA:</b>	<b>4,032 SF</b>
<b>COVERED PATIO (NOT INCLUDED IN FLOOR AREA CALCULATION)</b>	<b>419 SF</b>

<b>TOTAL LOT AREA:</b>	<b>12,793 SF</b>
<b>ALLOWABLE FLOOR AREA:</b>	<b>3,000 SF</b>
5,000 x .60	2,938 SF
7,793 x .30	
<b>TOTAL FLOOR AREA ALLOWABLE:</b>	<b>5,338 SF</b>
<b>TOTAL BUILDING AREA (COURTESY TOWARDS FLOOR AREA)</b>	<b>4,032 SF</b>
<b>AMOUNT UNDER FAR ALLOWABLE:</b>	<b>1,306 SF</b>

NOTE: ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACE

**ISLAND ARCHITECTS**  
DREX PATTERSON TONY CRESATI, P.A.  
1000 S. GARDEN AVENUE  
SUITE 100  
ANN ARBOR, MI 48106-1001  
TEL: 734.939.9200  
FAX: 734.939.9201



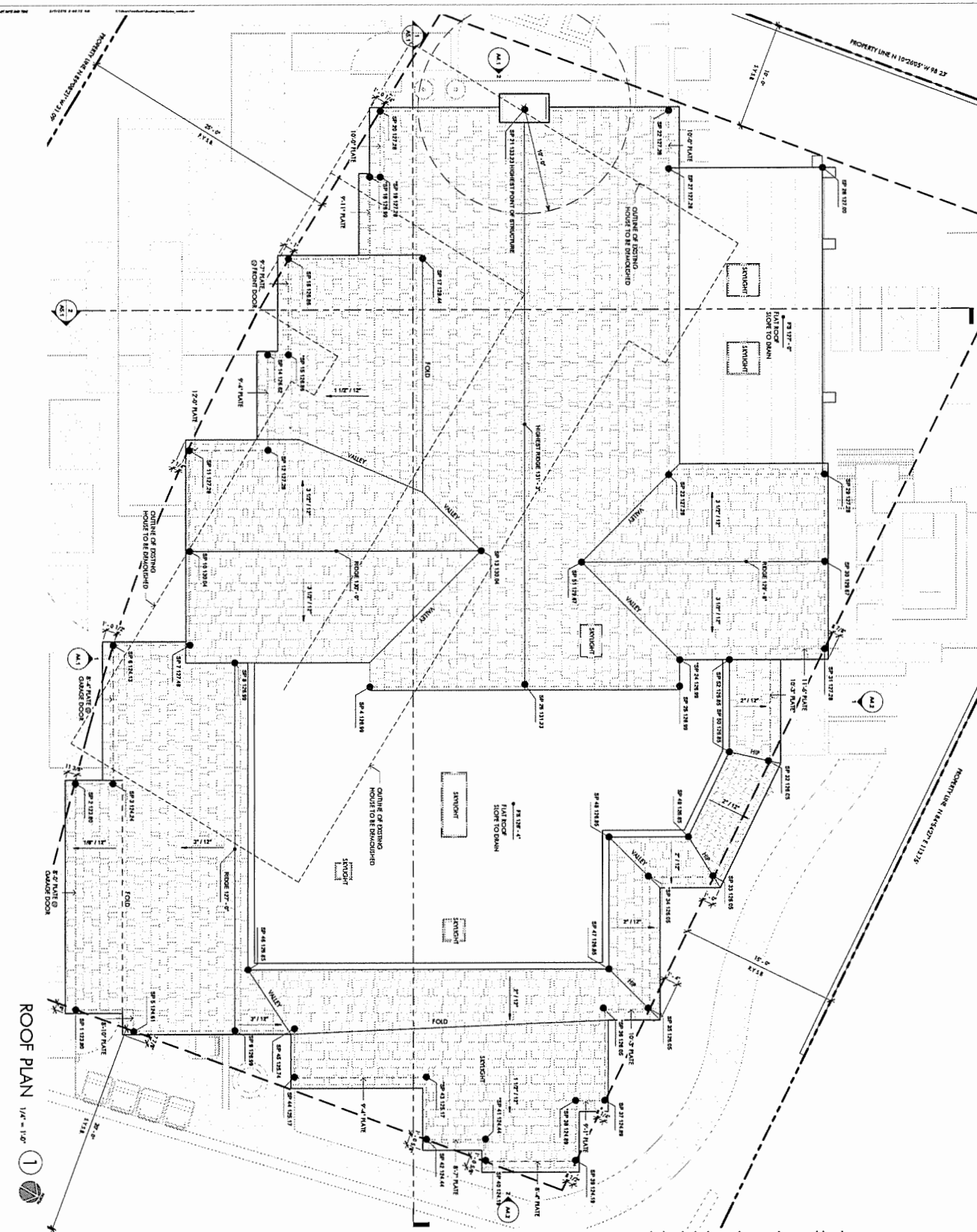
Client Name:	2019
Project Name:	
Architect:	A. NICHOLAS
Professional:	L. NICHOLAS
Date:	08/20/19
Scale:	1/8" = 1'-0"
Sheet:	AREA CALCULATIONS

**NICHOLAS RESIDENCE**  
236 Perry Hill Drive, Salinas Beach, CA 92075

**A1.3**

AREA CALCULATIONS  
02.07.2019





ROOF PLAN  
1/4" = 1'-0"  
1

NOTE:  
ALL DIMENSIONS TAKEN FROM A.M.T.

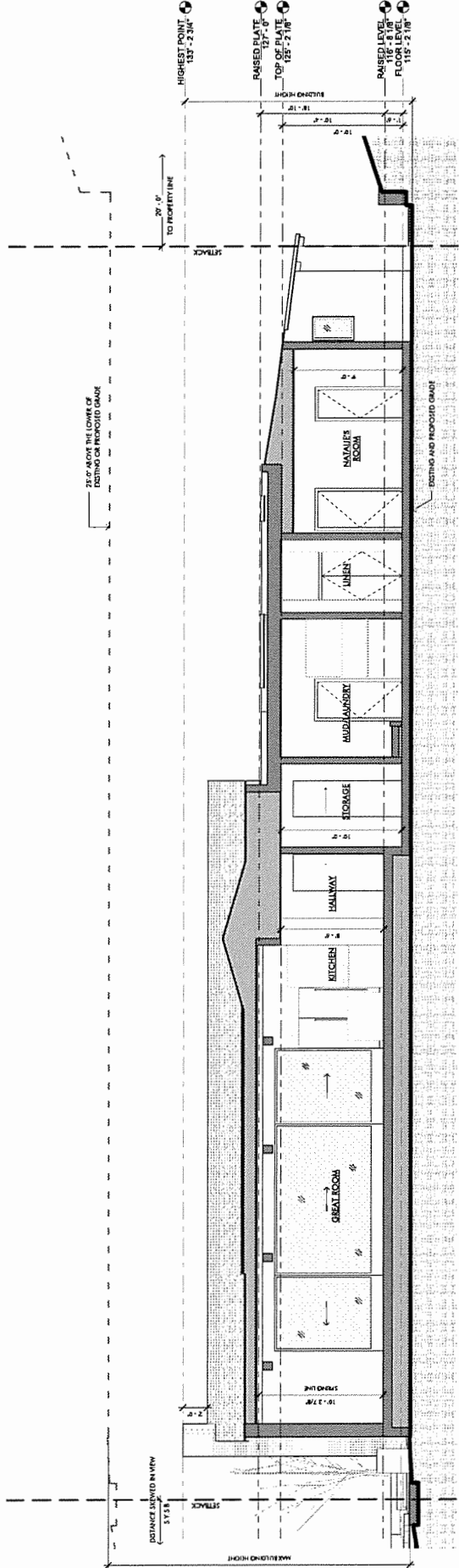
SCHEDULE	REVISION OF	REVISION OF	REVISION OF
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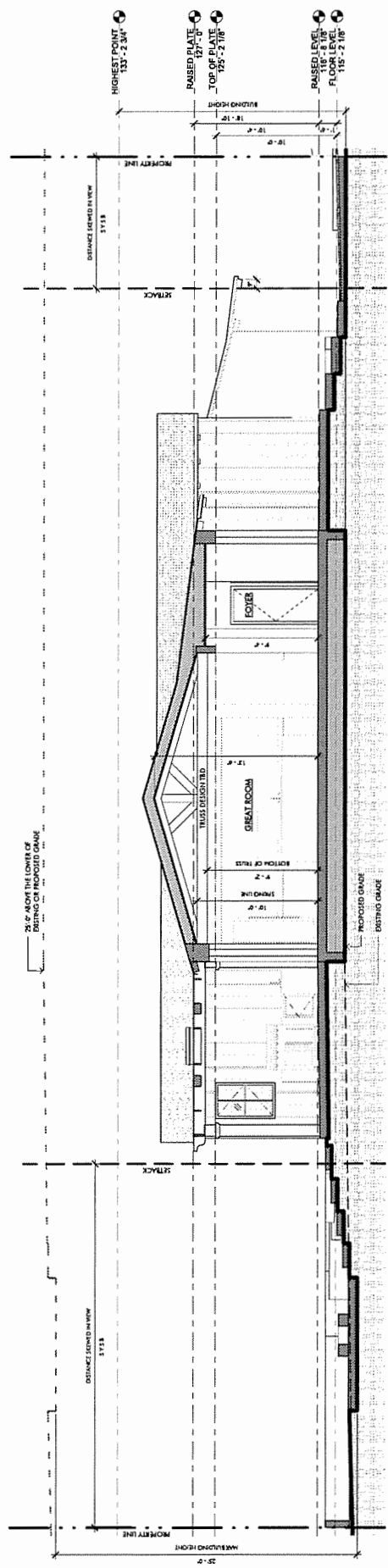




DATE:	NOV 14 2018
PROJECT:	NICHOLAS RESIDENCE
NO.:	02
SCALE:	1/4" = 1'-0"
BY:	BRICK PATTERSON TONY CRISAFI, P.A.
CHECKED BY:	BRICK PATTERSON TONY CRISAFI, P.A.
APPROVED BY:	BRICK PATTERSON TONY CRISAFI, P.A.

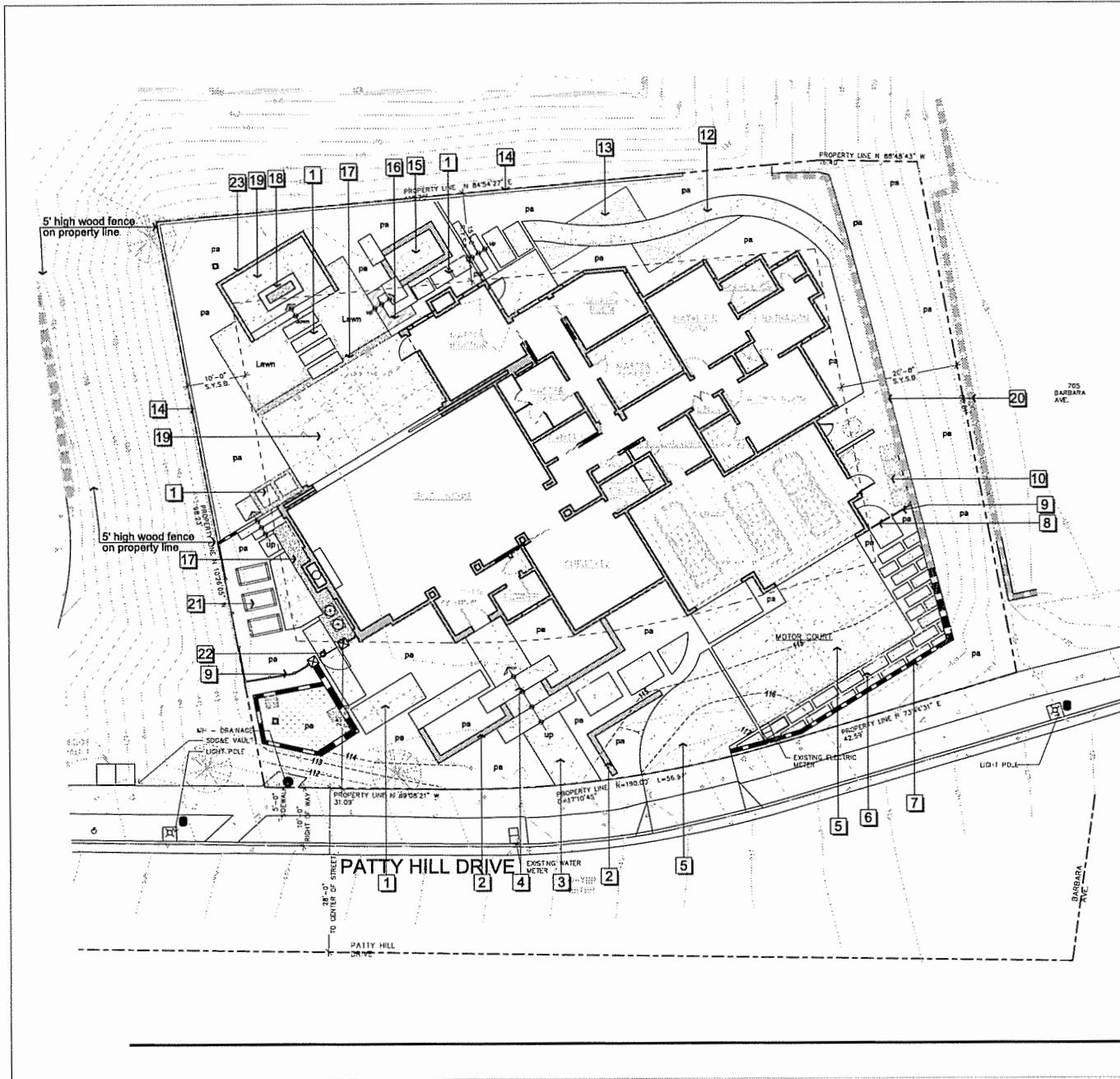


BUILDING SECTION 1 1/4" = 1'-0"



BUILDING SECTION 2 1/4" = 1'-0"





**LEGEND**

- 1 Integral Colored Concrete Steppers (4" thick over compacted base) Color to be Davis 'Sandstone' w/ Topcoat #5 finish.
- 2 Entry Walls - 24" High CMU w/ stucco finish & cone cap.
- 3 Concrete pedestrian entrance. 4" thick integral colored concrete w/ Topcoat #5 finish. 'Sandstone' by Davis Colors.
- 4 Pedestrian entry stairs w/ concrete slope 10" rise x 6" run. Integral color to be 'Sandstone' by Davis Colors w/ Topcoat #5 finish.
- 5 Integral Colored Concrete Driveway (0" thick over compacted base) Color to be Davis 'Sandstone' w/ Topcoat #5 finish.
- 6 Integral Colored Concrete Driveway Steppers (0" thick over compacted base) Color to be Davis 'Sandstone' w/ Topcoat #5 finish, with artificial Lawn in between.
- 7 CMU retaining wall per Civil Engineer. Color and finish to match house.
- 8 5'-6" high ornamental wood gate - Pool legal w/ self closing device.
- 9 5' high wood fence
- 10 Trash area - 4" thick concrete pad over 90% compacted native
- 11 Blotterton area per Civil Engineer plans
- 12 4" thick integral colored concrete walkway w/ Topcoat #3 finish. 'Sandstone' by Davis Colors.
- 13 DG w/ stabilizer over compacted base, Antique Gold or Equal. Steel edge border.
- 14 Proposed 2' high wall (per Civil drawings).
- 15 Spa w/ Pebbletech plaster finish, concrete coping (2.5" thick), glass water line tile, Pentair pump system w/ Screenlogic II control.
- 16 Wood deck (or Trex).
- 17 River cobble - 3" dia. 'Mexican Sunburst' over weed cloth
- 18 18" high fire pit w/ concrete finish. Contractor to provide gas line & drain line.
- 19 Integral Colored Concrete (4" thick over compacted base) Color to be Davis 'Sandstone' w/ Topcoat #5 finish.
- 20 Existing CMU retaining wall, see civil plan.
- 21 Veggie garden - 18" high raised planter bed (redwood) typ. of 4
- 22 5'-6" high ornamental wood gate - Pool legal w/ self closing device & 20" sq. x 5'-6" high stucco finish column w/ conc. cap.
- 23 24" high CMU retaining wall, poured in place w/ board form finish.

**NOTE:**  
ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH STATE, FEDERAL AND LOCAL CODES, ORDINANCES, LAWS, AND CALIFORNIA BUILDING CODE.

THE CONTRACTOR(S) SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

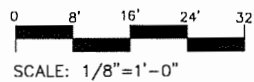
NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S AND ARCHITECT'S APPROVAL. CONTRACTOR TO SUPPLY A 2X2" SAMPLE PANEL FOR CONCRETE FLATWORK, STONE VENEER, AND TILE FOR APPROVAL PRIOR TO PURCHASE OR INSTALLATION. OWNER SHALL APPROVE ALL COLORS, MATERIALS, AND FINISHES PRIOR TO PURCHASE AND/OR INSTALLATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REPAIR ANY FAULT, IMPROPER OR INFERIOR MATERIALS/WORKMANSHIP OR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WITHOUT COST TO THE OWNER (WITHIN ONE YEAR AFTER COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT).

THE CONTRACTOR SHALL CLEAN-UP, REMOVE AND DISPOSE (IN A LEGAL MANNER) ALL DEBRIS AND WASTE ATTRIBUTED TO THE JOB. JOBSITE SHALL BE MAINTAINED ON A DAILY BASIS.

I AM FAMILIAR WITH THE REQUIREMENTS FOR THE 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.

*[Signature]*  
BROWN GROVE LANDSCAPE ARCHITECT #1704



**HARDSCAPE PLAN**

**Revisions:**

01-12-18	1st. submittal
07-27-18	2nd. submittal
09-20-18	3rd. submittal
10-30-18	4th. submittal
01-31-19	5th. submittal



**NICHOLAS RESIDENCE**  
236 Patty Hill Drive  
Solana Beach, Ca. 92075



date: 07-29-18  
designed: B. Grove  
drawn: Hector M.  
checked: B. Grove

scale:  
sheet  
**L-1**  
of 8 sheets

DATE PLOTTED: 08/01/2018 10:00 AM

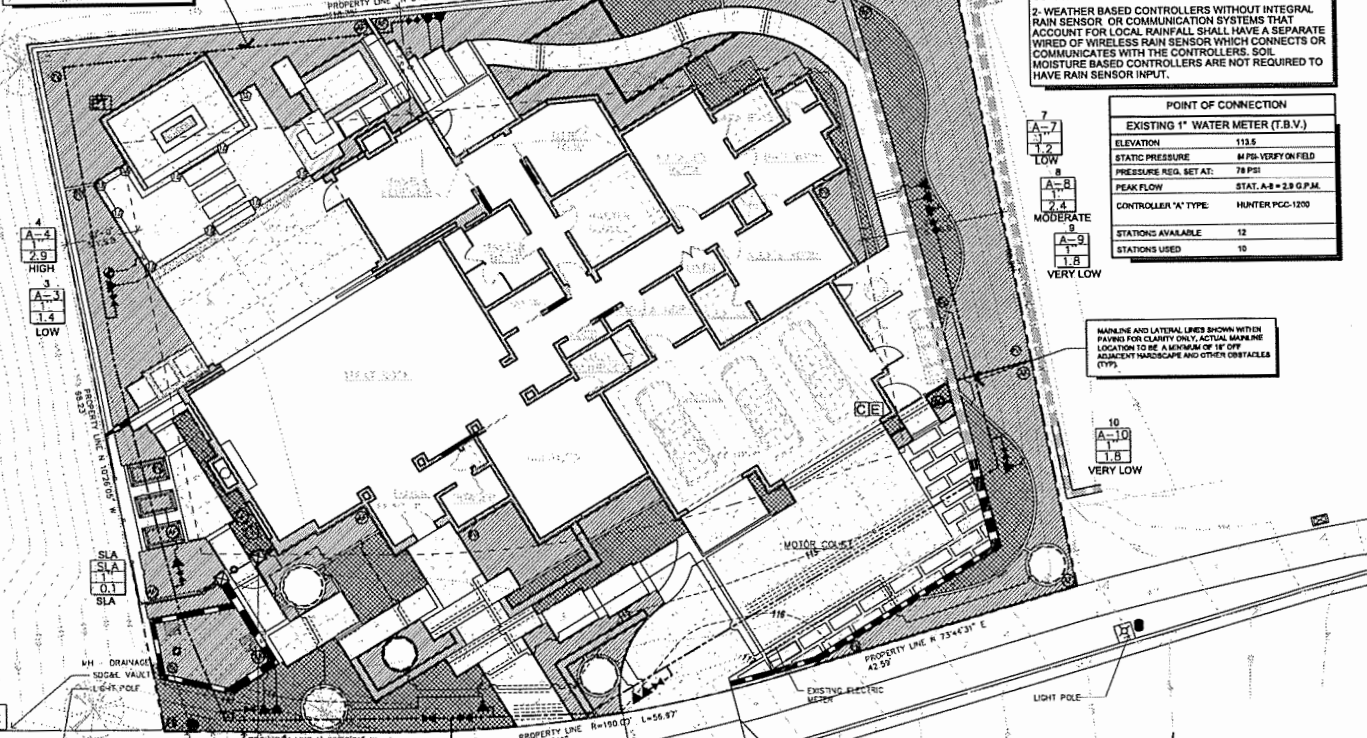






MAINLINE AND LATERAL LINES SHOWN WITH PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT Hardscape AND OTHER OBSTACLES (TYP)

PROPERTY LINE N 84°45'45" W  
PROPERTY LINE N 84°45'45" W  
LOW MODERATE



**NOTES:**

**AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:**  
 1. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEEDS AS WEATHER CONDITIONS CHANGE.  
 2. WEATHER BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSOR OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLERS. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

**NOTES:**

NO OVERHEAD IRRIGATION WITHIN 24" OF AN IMPERMEABLE SURFACE OR IN AREAS LESS THAN 10' WIDE IN ANY DIRECTION.  
 FIELD ADJUST ALL SPRINKLERS TO ELIMINATE OVER SPRAY ONTO SIDEWALKS OR DRIVEWAYS.

**SEE SHEET L-5 FOR IRRIGATION DETAILS. SEE SHEET L-6 FOR IRRIGATION SPECS.**

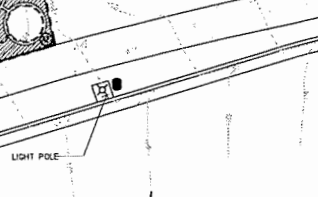
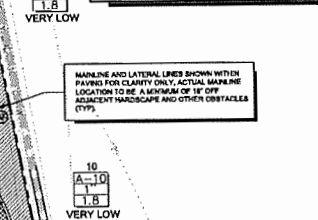
CONTRACTOR SHALL GANG ALL REMOTE CONTROL VALVES. THE RCV SHALL BE INSTALLED WITHIN PLANTING AREAS.

Revisions:  
 01-12-18 1st. submittal  
 07-27-18 2nd. submittal  
 09-20-18 3rd. submittal  
 10-30-18 4th. submittal  
 01-31-19 5th. submittal

**POINT OF CONNECTION**

EXISTING 1" WATER METER (T.B.V.)

ELEVATION	113.5
STATIC PRESSURE	M FPS VERIFY ON FIELD
PRESSURE REG. SET AT:	78 PSI
PEAK FLOW	STAT. A-B = 2.9 G.P.M.
CONTROLLER "A" TYPE	HUNTER PCC-1200
STATIONS AVAILABLE	12
STATIONS USED	10



**IRRIGATION LEGEND**

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	DETAILS
M	P.O.C.	EXIST. 1" DOMESTIC WATER METER   VERIFY ON SITE	-
B	FEBCO	EXISTING RS2VA 1.5" BACKFLOW PREVENTION ASSEMBLY	L
P	WILKINS	EXISTING 70 - 1.2" PRESSURE REGULATOR. SET AS NEEDED IF STATIC PRESSURE IS MORE THAN 80 PSF.	M
C	HUNTER	PCC-1200 18 STATIONS PLASTIC CABINET AND ET MODULE FOR ET SYSTEM.	D,E
S	HUNTER	PIV-ASY ELECTRIC SOLENOID PLASTIC REMOTE CONTROL VALVE W/ ACCU SET. FLOW CONTROL. SET IN G.C. AREA 8' AWAY FROM ADJ. WALKWAY OR ANY VISIBLE AREA.	J
H	GRISHWOLD	2230E MASTER VALVE 1.5"	X
D	HUNTER	FCI-100 FLOW CLICK SENSOR	W
W	WIRCO/WATTS	BTU-V-SERIES BLOCKED TRIP UNION BALL VALVE LINE SIZE BY VALVE BODY	H
O	HAMMORD	1" HAMMORD 1034 HOSE END VALVE	K
L	LASCO OR EQUAL	SCH 40 FOR LATERAL PIPING SET 12" BELOW GRADE	F
L	LASCO OR EQUAL	SCH 40 11/2" MAINLINE PIPING SET 24" BELOW GRADE. RUN EXTRA WIRES AT THE END OF MAINLINE.	F
L	LASCO OR EQUAL	SCH 40 FOR SLEEVING (EX DIAMETER PIPE)	Q
END OF MAINLINE			
NO SYMBOL	HUNTER	HUNTER 4"CV LOW HEAD DRAINAGE CHECK VALVE.	I
NOT SHOWN	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (SUA APPROVED)	F, Q
NOT SHOWN	AS APPROVED	DISPLACEMENT DS-100 AND 300 RELAY/T WATERPROOF WIRE CONNECTOR	H, C, J
ET	HUNTER	ET-SYSTEM W/ MODULE FOR USE WITH PCC CONTROLLER	O
E	NA	120 VOLT ELECTRICAL POWER. PROVIDED BY ELECTRICAL. VERIFY ACTUAL LOCATION IN FIELD	-

**IRRIGATION NOTES**

- ALL LOCAL MATERIAL AND IN PLACE FILL, BILLS AND REGULATIONS GOVERNING OR RELATIVE TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATION OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS MAY VARY FROM THE ACTUAL LOCATION. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEER OR ARCHITECTURAL PLANS BEFORE BEGINS WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK DESCRIBED HEREIN BEFORE BEGINS WORK.
- THIS DRAWING IS A CONTRACT DOCUMENT. ALL EQUIPMENT AS SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN UNPAVED AREAS NECESSARY.
- DO NOT FULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBSERVED IN THE FIELD THAT UNCOMMON CONDITIONS EXIST THAT WOULD NOT BE COVERED BY THE TIME THE WORK IS TO BE COMPLETED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK ON THE PROVISION CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY FIELD CHANGES REQUIRED BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR TO PROVIDE AN ADDITIONAL FLEET WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER AS NOTED.
- ALL WIRE UNLESS PAVED AREAS TO BE INSTALLED IN SCHEDULE 40 UNLESS THE DIAMETER OF THE PREVIOUS. ALL WIRE UNLESS PAVED AREAS TO BE INSTALLED IN SCHEDULE 40 UNLESS THE DIAMETER OF THE PREVIOUS. ALL WIRE SHALL BE INSTALLED WITHIN UNPAVED AREAS AS SHOWN ON THE DRAWING DETAILS. SLEEVES TO EXTEND AT LEAST 18" BEYOND THE END OF THE PIPING. ALL SLEEVES TO BE SHOWN ON THE PLANS.
- ALL CHECK COVER VALVES TO BE INSTALLED IN A HUB OR GROUND COVER AREA WHERE POSSIBLE. ALL CHECK COVER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL CHECK COVER VALVES WITHIN 18" OF HARDSCAPE OR SHOWN ON LEGEND.
- ALL WIRE HUBS TO BE INSTALLED WITH THE HUBS, BUSHES AND ARCHES EXPOSED AND NOT BURNED AS NOTICED ON THE PLANS OR DETAILS.
- ALL WIRE HUBS TO BE INSTALLED WITH THE HUBS, BUSHES AND ARCHES EXPOSED AND NOT BURNED AS NOTICED ON THE PLANS OR DETAILS. ALL WIRE HUBS TO BE INSTALLED TO PREVENT OVER SPRAY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF SPRAY PATTERN ON ADJACENT DRIVE. RE-ADJUSTMENT OF PIPES WITH ADJUSTABLE ENDINGS, REPLACEMENT OF PIPES WITH MORE APPROPRIATE MATERIALS AND THE REPLACEMENT OF PIPES WITH ADJUSTABLE UNITS.

ALL SPRINKLERS THAT DO NOT CONFORM TO PREVIOUSLY NOTICED HAZARD SHALL BE FITTED WITH PRESSURE COMPENSATING SCREENS TO ACHIEVE PROPER RANGE THROUGH OBSTACLE.

**POINT OF CONNECTION**  
 ACTUAL P.O.C. LOCATION TO BE AS DESIGNATED BY WATER DISTRICT AND OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL VERIFY ALL P.O.C. AND MAINLINE ROUTING INFORMATION PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION OF ALL REQUIRED COMPONENTS DOWN STREAM OF THE PROPOSED METER.

**SCREENING**  
 BACKFLOW PREVENTER DEVICES AND CONTROLLERS ARE TO BE LOCATED IN SUCH A MANNER SO AS TO BE PROTECTED FROM FRONT YARD AND EXTERIOR SIDE YARD VIEWS. SCREENING MAY BE WITH METAL STRUCTURAL BEAMS, FENCES OR PLANT MATERIALS OR AS NOTICED IN COMMENTS OF APPROVAL.

**LOW HEAD DRAINAGE:**  
 CONTRACTOR SHALL INSTALL CHECK VALVES AT HUNTER MCVS TO PREVENT LOW HEAD DRAINAGE AT EACH SENSOR AND REMOTE CONTROL VALVE.

- GRAPHICS:**
- MAINLINE AND LATERAL LINES SHOWN WITH PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES (TYP).
  - CONTRACTOR SHALL CHECK VALVES TO BE INSTALLED IN AREAS OF LOW FLOW CHARACTERISTICS BE OWNERS' BASED ON PIPE SIZING CHART.
  - WHERE DISPOSED SHOULD NOT EXCEED 18" FOR MSA AND SHALL BE KEPT IN GRASSY COVER LOCUS.
  - NO VULV DISPOSED ALLOWED IN PLANTING AREAS.

**PIPE SIZING CHART**

DIAMETER	SCH 40
3/4"	10 GPM
1"	12 GPM
1-1/4"	22 GPM
1-1/2"	30 GPM

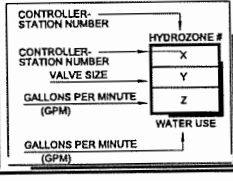
NOTE: MAXIMUM ALLOWABLE FLOW FOR ALL LATERAL LINES IS 18 GPM.

**DRIP SYSTEM LEGEND**

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	DETAILS
▲	NETAFIM	SERIES R2000 ON CONTROL VALVE W/ DESK FILTER & PRIVY DRAIN ZONE CONTROL	P
ⓧ	NETAFIM	Technique LINE FLASHING VALVE (PLUMBED TO Technique)	X
ⓧ	NETAFIM	Technique P.D. AVR. AIR RELIEF VALVE. Install at highest point of each system (PLUMBED TO Technique)	Q
NO SYMBOL	HUNTER	PIV-BLANK DRIP LINE PIPE	
○	NETAFIM	CV DRIP LINE # TL-CVA-18 (18" O.C. EMITTER SPACING)	8.4 GPH 30 0" S.V.
▨	NETAFIM	CV DRIP LINE # TL-CVA-18 (18" O.C. EMITTER SPACING)	8.4 GPH 30 0" S.V.

**IRRIGATION HEAD LEGEND**

SYMBOL	DESCRIPTION	MANUFACTURE/MODEL	ARC	PSI	RAD	DISCHARGE (GPM)	DETAIL
ⓧ	MP ROTATOR 5K	HUNTER MP5000 SR W/ PFS400XCV	VARIABLES	40	6'-10"	16.56	SEE DETAIL "A & B" SHEET L.4
ⓧ	MP ROTATOR 1000	HUNTER MP 1000 W/ PFS400XCV	VARIABLES	40	8'-15"	71.84	SEE DETAIL "A & B" SHEET L.4
ⓧ	MP ROTATOR 2000	HUNTER MP 2000 W/ PFS400XCV	VARIABLES	40	13'-21"	431.48	SEE DETAIL "A & B" SHEET L.4
ⓧ	MP ROTATOR 3000	HUNTER MP 3000 W/ PFS400XCV	VARIABLES	40	22'-32"	863.84	SEE DETAIL "A & B" SHEET L.4
ⓧ	MP ROTATOR 3500	HUNTER MP 3500 W/ PFS400XCV	VARIABLES	40	13'-21"	1,283.32	SEE DETAIL "A & B" SHEET L.4
ⓧ	MP ROTATOR 3000 STEP	HUNTER MP3000 SR W/ PFS400XCV	VARIABLES	40	22'-15"	231.44	SEE DETAIL "A & B" SHEET L.4



I AM FAMILIAR WITH THE REQUIREMENTS FOR THE 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.

BRIAN GROVE, LANDSCAPE ARCHITECT

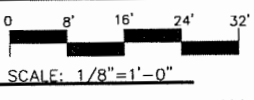


**NICHOLAS RESIDENCE**  
 236 Patty Hill Drive  
 Solana Beach, Ca. 92075

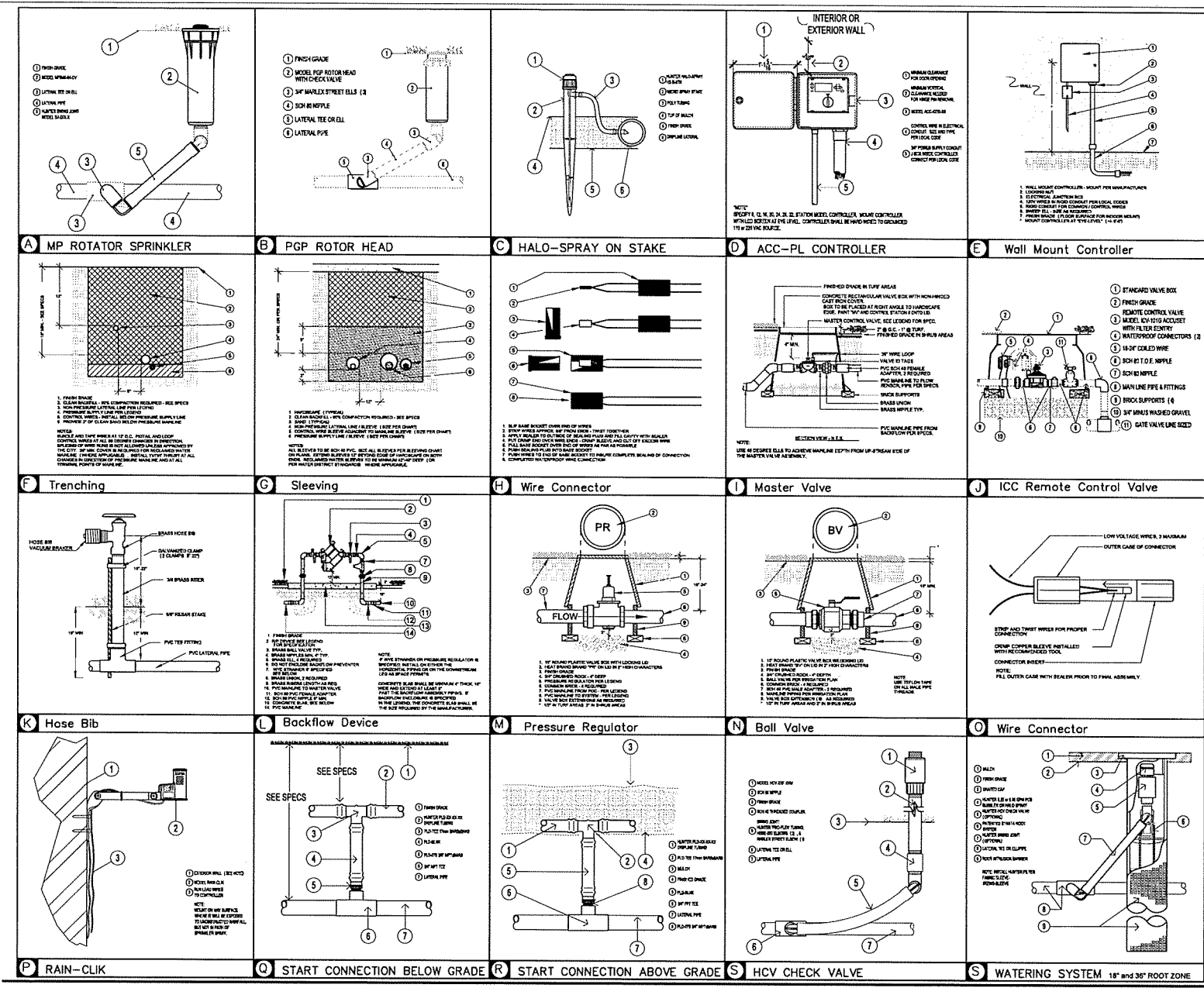


date: 07-29-18  
 designed: B. Grove  
 drawn: Hector M.  
 checked: B. Grove  
 scale:

sheet  
**L-4**  
 of 8 sheets



**IRRIGATION PLAN**



Revisions:  
 01-12-18 1st. submittal  
 07-27-18 2nd. submittal  
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L-5  
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IRRIGATION DETAILS

**IRRIGATION SPECIFICATIONS**

**1. PLAN**

A. THE PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT IS TO BE LOCATED IN PLANTING AREAS AND NOT IN PAVED AREAS, UNLESS INDICATED OTHERWISE ON THE PLANS. REFER TO NOTES, DETAILS, AND LEGENDS TO VERIFY LOCATION OF IRRIGATION EQUIPMENT.

B. THE IRRIGATION SYSTEMS SHALL INCLUDE ALL MATERIALS AND THEIR INSTALLATION TO PROVIDE A COMPLETE SYSTEM IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.

C. ALL PRESSURE LINES, NON-PRESSURE LINES, VALVES AND MISCELLANEOUS SPRINKLER HEADS SHALL BE MANUFACTURED, SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS DETAILED IN THE HEREIN MENTIONED IRRIGATION PLANS AND SPECIFICATIONS.

D. SUBSTITUTION OF MATERIALS SIZES OR MANUFACTURERS WILL NOT BE ALLOWED UNLESS THE OWNER AND LANDSCAPE ARCHITECT AGREE TO ANY PROPOSED CHANGES IN WRITING.

E. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVES PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

F. THE SYSTEM IS DESIGNED FOR THE MINIMUM OPERATING PRESSURE AS SHOWN AT EACH POINT OF CONNECTION. THE MAXIMUM DEMAND OF GALLONS PER MINUTE IS AS SPECIFIED. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO THE START OF INSTALLATION.

G. THE ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE LOCATION OF THE VALVE IS TO BE DETERMINED IN THE FIELD BY THE OWNERS AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT.

H. 120 VOLT ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONNECTION TO EQUIPMENT.

**2. SPACING OF SPRINKLER HEADS**

INDICATING SPACING OF SPRINKLER HEADS AND LOCATIONS OF VALVES AND VACUUM BREAKERS SHALL BE AS INDICATED ON THE DRAWINGS WITH CONSIDERATION BEING GIVEN TO PREVAILING WIND CONDITIONS.

**3. QUANTITIES**

QUANTITIES LISTED ON IRRIGATION LEGEND ARE NOT GUARANTEED AND ARE FOR CONTRACTORS CONVENIENCE ONLY.

**4. MATERIALS**

GENERAL: MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ALL PRESSURE SUPPLY LINES, NON-PRESSURE LINES, VARIOUS TYPES OF VALVES, CONTROLLERS, BACKFLOW PREVENTION UNITS, HOSE BIBBS, AND ALL TYPES OF SPRINKLER HEADS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF DOMESTIC MANUFACTURE AND CONFORM TO PERFORMANCE STANDARDS AND/OR DATA HEREIN, AND AS SHOWN IN LEGEND ON DRAWINGS, INSTALLED IN STRICT ACCORDANCE WITH CONSTRUCTION DETAILS.

**5. PLASTIC PIPES AND FITTINGS**

**A. PVC PIPE**

(1) PRESSURE LINE PIPE 2" AND LARGER, SHALL BE CLASS 315 PVC TYPE 1120-1220. PRESSURE LINE PIPE LESS THAN 2" IN DIAMETER, SHALL BE SCHEDULE 40 PVC TYPE 1120-1220. PRESSURE LINE FITTINGS SHALL BE TYPE 1-11, SCHEDULE 40, NSF APPROVED.

(2) LATERAL NON-PRESSURE PIPE SHALL BE PVC CLASS 200 TYPE 1120-1220. LATERAL LINE FITTING SHALL BE TYPE 1-11, SCHEDULE 40, NSF APPROVED.

(3) ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1120 AND PRESSURE RATING IN PSI.

(4) MANUFACTURER SHALL MARK DATE OF EXTRUSION ON PIPE. DATING TO BE PERFORMED IN CONJUNCTION WITH RECORDS HELD BY MANUFACTURER COVERING QUALITY CONTROL TESTS, RAW MATERIAL BATCH NUMBER, AND OTHER INFORMATION DEEMED NECESSARY BY MANUFACTURER.

(5) ALL SOLVENT SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF PIPE FITTING AND AS APPROVED. USE NO SOLVENT FROM CANS WHICH HAVE REMAINED OPENED OVERNIGHT.

**B. FITTINGS**

(1) PLASTIC FITTING: PVC, TYPE I, IPS SCHEDULE 40, NSF APPROVED ON ALL PRESSURE LINES.

(2) PVC, TYPE I, IPS SCHEDULE 40, NSF APPROVED ON ALL NON-PRESSURE LINES

(3) COUPLINGS SHALL BE MADE FROM EXTRUDED STOCK, REAMED WITH A TAPER.

(4) ALL PLASTIC FITTINGS: A MOLDED FITTING.

6. GALVANIZED STEEL PIPE - SHALL BE SCHEDULE 40 ASTM A120-GIT THREADED, COUPLED, AND HOT DIP GALVANIZED. PIPE FITTINGS SHALL BE HEAVY PATTERN, BANDED, GALVANIZED MALLEABLE IRON.

7. COPPER PIPE - SHALL BE SEAMLESS, TYPE K, HARD DRAWN TUBING.

**8. STANDARD IRRIGATION COMPONENTS**

A. PRESSURE REGULATOR: SHALL BE MANUFACTURED OF BRASS OR BRONZE, AND SHALL BE CAPABLE OF WITHSTANDING A COLD WATER WORKING PRESSURE OF 150 POUNDS PER SQUARE INCH. EACH PRESSURE REGULATOR SHALL BE PRESET TO OPERATE AT THE PRESSURE INDICATED ON PLANS.

B. ANGLE CONTROL VALVES: FED. SPEC. WW-V-51, CLASS A, HEAVY DUTY TYPE BRONZE OR BRASS WITH UNION. VALVE SHALL BE FITTED WITH A REMOVABLE SEAT DISC, MANUALLY OPERATED AND SHALL BE PROVIDED WITH HOARD PLASTIC SCHEDULE 80, PVC VALVE BOXES. SIZE AS REQUIRED.

C. CHECK VALVES: SHALL BE THE SPRING ACTION TYPE CAPABLE OF WITHSTANDING A WORKING PRESSURE OF 125 POUNDS PER SQUARE INCH.

D. VALVE BOXES: ONE PIECE PLASTIC WITH LOCKING GREEN PLASTIC COVER MARKED WITH "IRRIGATION". PROVIDE BRICK SUPPORTS, ONE UNDER EACH CORNER OF BOX.

E. SPRINKLER HEADS: SHALL BE OF TYPE AND MODEL AS INDICATED IN THE LEGEND AND SHALL BE INSTALLED AS INDICATED ON DETAILED DRAWINGS.

F. BALL VALVES 2" IN SIZE AND SMALLER: SHALL BE BRONZE, SCREWED, 150 LBS. W.O.G., WITH STAINLESS STEEL LEVER FOR OPERATION. EACH VALVE SHALL BE HOUSED IN A BOX AS NOTED ON PLANS.

G. REMOTE CONTROL VALVES AND AUTOMATIC CONTROLLER: SHALL BE FER MODEL AND TYPE AS INDICATED ON THE DRAWINGS. VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.

**9. DIRECT BURIAL CONTROL WIRES**

A. ALL CONTROL WIRES SHALL BE SOLID COPPER, 600 VOLT, TYPE UF, CONFORMING TO THE PROJECT STANDARD SPECIFICATIONS AND DRAWINGS, SPECIAL PROVISIONS, AND THE FOLLOWING WIRE COLORS AND INSTALLATION REQUIREMENTS.

B. NEUTRAL WIRES: WHITE (#12 AWG) - DO NOT INTERCONNECT NEUTRAL WIRES BETWEEN CONTROLLERS.

C. PILOT WIRES: (#14 AWG. MINIMUM)

D. SPARE WIRES: RED (#14 AWG. MINIMUM)

E. WIRE SIZING: CONTROL WIRES SHALL BE SIZED IN ACCORDANCE WITH THE CONTROLLER MANUFACTURER'S SIZING CHART FOR THE DISTANCE OF RUN.

F. VALVE NO. VALVE NO.

- |          |                         |
|----------|-------------------------|
| 1 YELLOW | 7 YELLOW W/BLACK STRIPE |
| 2 ORANGE | 8 ORANGE W/BLACK STRIPE |
| 3 BLUE   | 9 RED W/BLACK STRIPE    |
| 4 BLACK  | 10 WHITE W/BLACK STRIPE |
| 5 BROWN  | 11 YELLOW WIRED STRIPE  |
| 6 PURPLE | 12 WHITE WIRED STRIPE   |

REPEAT SEQUENCE FOR VALVE NUMBERS EXCEEDING THE ABOVE.

G. WIRE CONNECTIONS: NEUTRAL, PILOT, AND SPARE WIRES SHALL BE INSTALLED WITH A TWO FOOT (2) COILED EXCESS WIRE LENGTH AT EACH END ENCLOSURE. EACH AND EVERY WIRE SPlice SHALL BE SOLDERED (USING 60-40 SOLDER) TOGETHER, THEN ENCASED IN THE WATERPROOFED EPOXY OF THE "SCOTCH-PAK" OR "TEN-TITE" CONNECTORS. WIRE SPLICES SHALL BE MADE ONLY IN VALVE OR PULL BOXES. PROVIDE EXPANSION COIL AT EACH VALVE BOX (10 WRAPS AROUND A 3/4" PIPE).

H. WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS PRESSURE SUPPLY LINES WHENEVER POSSIBLE.

I. CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT MAXIMUM FIVE FOOT INTERVALS.

J. TRENCH MARKER: ALL DIRECT BURIAL WIRES SHALL BE MARKED WITH A CONTINUOUS YELLOW COLORED TRENCH MARKER TAPE PLACED NINE INCHES (9") BELOW FINISHED GRADE DIRECTLY ABOVE THE BURIED WIRES. MARKER TAPE SHALL BE EQUAL TO "ALARMATAPE" AS MANUFACTURED BY PAUL POTTER WIRING TAPE, INC. TAPE SHALL BE FOUR INCHES (4") WIDE.

**10. EXCAVATION**

A. ALL IRRIGATION PRESSURE LINES SHALL HAVE A MINIMUM SIX INCH CLEARANCE FROM EACH OTHER, ANY LATERAL LINES AND FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.

B. BACKFILL SHALL BE FREE OF DEBRIS OR ORGANIC MATERIAL THAT MAY DAMAGE PIPES OR EQUIPMENT. COMPACT BACKFILL TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS AND TO 90% PAVED AREAS. FINISH GRADE OF BACKFILLED TRENCH SHALL CONFORM TO ADJACENT AREAS.

C. PROVIDE MINIMUM COVER OF 18 INCHES FOR ALL PRESSURE SUPPLY LINES AND 12 INCHES FOR ALL LATERAL NON-PRESSURE LINES. PROVIDE MINIMUM COVER OF 24 INCHES FOR ALL PIPING UNDER PAVED AREAS WITH SCHEDULE 40 PVC SLEEVES 2 X DIAMETER OF LINE SIZE.

D. IF BACKFILL SETTLEMENT OCCURS AND ADJUSTMENTS IN GRADES, IRRIGATION EQUIPMENT, PLANTING, OR OTHER IMPROVEMENTS ARE NECESSARY, THE CONTRACTOR SHALL MAKE REQUIRED REPAIRS WITHOUT COST TO THE OWNER.

**11. TESTING**

THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE BUILDERS/OWNERS AUTHORIZED REPRESENTATIVE.

**A. PRESSURE TEST**

(1) NO TESTING SHALL TAKE PLACE, NOR SHALL ANY WATER BE ALLOWED INTO ANY SYSTEM, BEFORE THE SOLVENT MANUFACTURER'S RECOMMENDED CURING TIME HAS ELAPSED.

(2) TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF ONE HUNDRED FIFTY POUNDS PER SQUARE INCH PRIOR TO BACKFILLING TRENCH AND PLANTING OF ALL PLANTS.

(3) SUSTAIN PRESSURE IN LINES FOR NOT LESS THAN ONE HOUR. IF LEAKS DEVELOP, REPAIR LEAKING PORTIONS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN WATERTIGHT.

(4) TEST SHALL BE OBSERVED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO BACKFILLING TRENCHES.

**B. COVERAGE TEST**

(1) WHEN THE SPRINKLER SYSTEM IS COMPLETED, AND PRIOR TO PLANTING, CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER OR LANDSCAPE ARCHITECT TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT INADEQUACIES OF COVERAGE ONLY WHERE DRAWINGS AND DIRECTION BY OWNER HAVE NOT BEEN FOLLOWED.

(2) ADJUST VALVES, ALIGNMENT AND COVERAGE OF ALL SPRINKLER HEADS.

(3) IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS PRIOR TO FINALIZING PROJECT.

(4) ALL ADJUSTMENTS SHALL BE MADE TO THE SATISFACTION OF THE OWNER.

**C. WIRE TEST**

(1) ALL WIRING SHALL BE TESTED FOR CONTINUITY, OPEN CIRCUITS, AND UNINTENTIONAL GROUNDS PRIOR TO CONNECTING TO EQUIPMENT. THE MINIMUM INSULATION RESISTANCE TO GROUND SHALL BE FIFTY (50) MEGOHMS. ANY WIRING NOT MEETING THESE REQUIREMENTS SHALL BE REPLACED.

(2) IF ADDITIONAL WIRE OR TAPE IS NECESSARY, REPEAT COLOR SEQUENCE FROM BEGINNING.

**12. MISCELLANEOUS**

A. CONTROLLERS SHALL BE CLEARLY MARKED WITH LETTER DESIGNATION AS SHOWN ON PLANS (I.E. A, B, C, ETC).

B. INSTALL ONE VALVE PER VALVE BOX ONLY.

C. ALL QUICK COUPLERS SHALL HAVE YELLOW RUBBER CAPS.

D. INSTALL ALL SPRAY HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE OF RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO ELIMINATE SPRAYING WATER ON BUILDINGS AND HARDCAPE. ADJUST ALL VALVE FLOW CONTROLS TO PROVIDE OPTIMUM PERFORMANCE. CONTRACTOR SHALL INSTALL AN APPROVED ANTI-DRAINAGE DEVICE FOR ALL LOW HEADS TO ELIMINATE LOW HEAD DRAINAGE AND POSSIBLE SOIL EROSION.

E. LABEL ALL VALVE BOXES WITH VALVE DESIGNATION IN STENCILED PAINTED LETTERS 2" HIGH.

F. ALL CONTROL VALVES SHALL BE LABELED WITH THE CONTROLLER AND STATION NUMBER ON A YELLOW PLASTIC TAG WITH BLACK LETTERS (DAISY TAG OR EQUAL). ATTACH THE SOLENOID WIRES OF VALVE.

**13. RECORD PLANS (\*AS-BUILT)**

CONTRACTOR SHALL PROVIDE RECORD PLANS DRAWN ON PRINTS OR REPRODUCIBLES PROVIDED BY THE OWNER. THE FOLLOWING SHALL BE DIMENSIONED FROM TWO PERMANENT POINTS OF REFERENCE (I.E. BUILDING CORNERS, SIDEWALKS, ETC.).

- POINTS OF CONNECTION
- GATE VALVES
- PRESSURE LINE LOCATION
- CONTROLLERS AND CONTROL VALVES (INCLUDING SOURCE OF POWER)
- QUICK COUPLERS
- ROUTING OF ALL DIRECT BURIAL CONTROL WIRE FOR IRRIGATION
- SIZE AND LOCATION OF IRRIGATION CONTROL WIRE CONDUIT
- SIZE AND LOCATION OF ALL BLEEWING

**14. ACCESSORIES**

THE CONTRACTOR SHALL FURNISH THE OWNER THE FOLLOWING MATERIALS UPON COMPLETION OF THE WORK:

- A. A PLASTIC SEALED DIAGRAMMATIC PLAN OF THE IRRIGATION SYSTEM IDENTIFYING STATION NUMBERS AND THEIR RESPECTIVE IRRIGATED AREAS. MOUNT INSIDE EACH CONTROLLER.
- B. TWO KEYS FOR EACH CONTROLLER ENCLOSURE.
- C. ALL EQUIPMENT GUARANTEES AND OPERATION MANUALS.
- D. TWO QUICK-COUPLER VALVE KEYS WITH HOSE SWWEL. ELL.

**15. NOTE**

TO THE EXTENT POSSIBLE, ALL IRRIGATION LINES AND APPURTENANCES ARE TO BE INSTALLED IN THE PROPERTY LINE OUTSIDE OF PUBLIC RIGHT-OF-WAY, AND AT NO TIME, WILL AN IRRIGATION LINE CROSS A PUBLIC STREET UNLESS OTHERWISE NOTED ON PLANS. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EQUIPMENT PRIOR TO BEGINNING WORK.

**16. PLUMBING PERMIT**

A SEPARATE PLUMBING PERMIT AND INSPECTION WILL BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT FOR THE INSTALLATION OF THE IRRIGATION SYSTEM SHOWN ON THESE DRAWINGS.

**17. GUARANTEE**

THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE (1) YEAR. ANY DEFECTIVE EQUIPMENT, MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

Revisions:	
01-12-18	1st. submittal
07-27-18	2nd. submittal
09-20-18	3rd. submittal
10-30-18	4th. submittal
01-31-19	5th. submittal



**NICHOLAS RESIDENCE**  
236 Patty Hill Drive  
Solana Beach, Ca. 92075



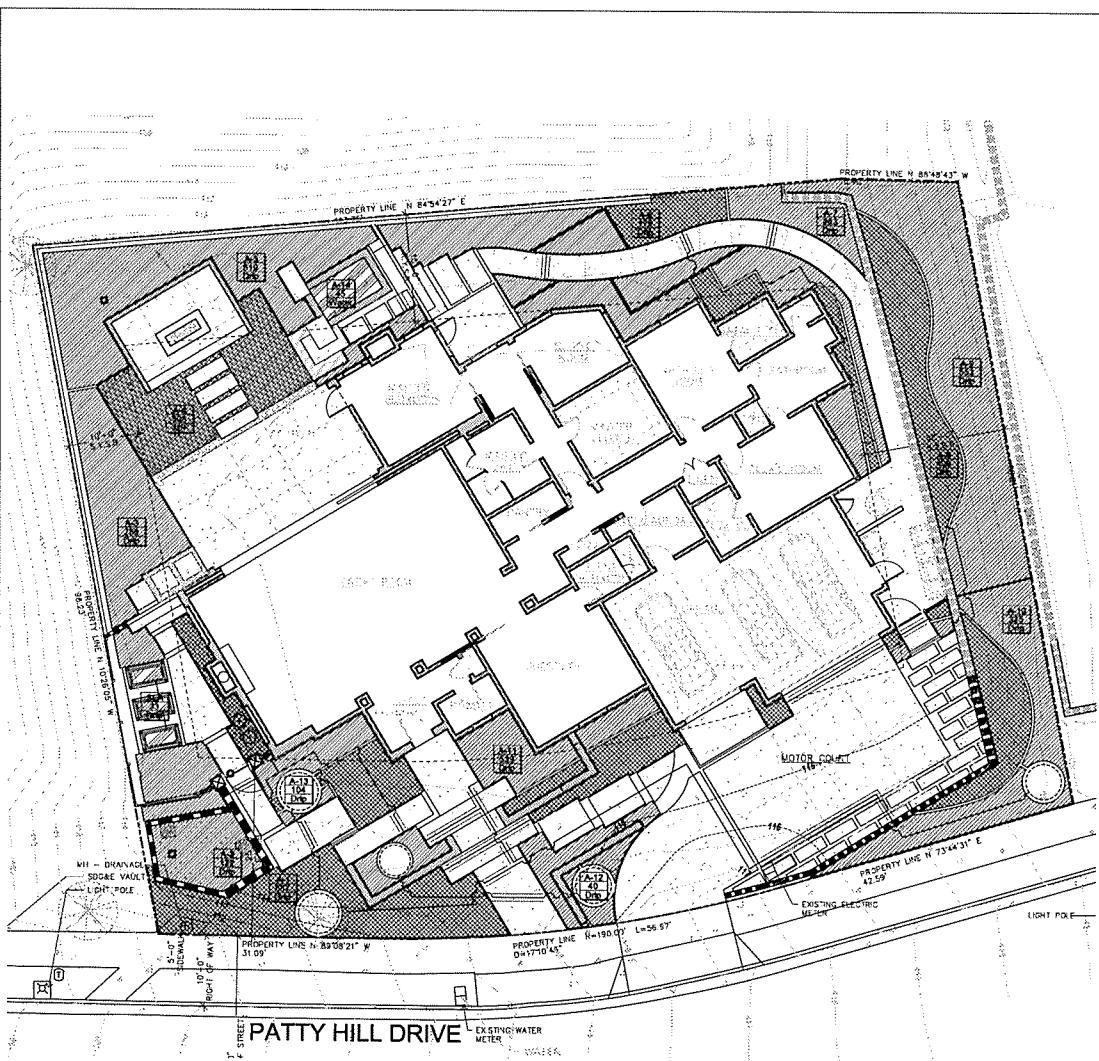
North

date:	07-29-18
designed:	B. Grove
drawn:	Hector M. Grove
checked:	B. Grove
scale:	
sheet	

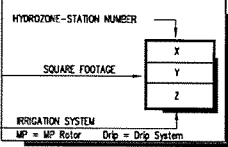
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of 8 sheets

**IRRIGATION SPECS**



AREA	SQ. FT.
BUILDING FOOTPRINT	4,432.0 SQ. FT.
HARDSCAPE	3,523.0 SQ. FT.
IRRIGATED PLANTING	4,471.0 SQ. FT.
NON IRRIGATED SITE AREA	321.0 SQ. FT.
WATER FEATURE	45.0 SQ. FT.
<b>TOTAL</b>	<b>12,793.0 SQ. FT.</b>



**ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET**  
 Prepared in accordance with the City of Solana Beach Water Code, Chapter 16.00, Section 16.01.01.

ETWU = 127,930 GPD (1.27 MG)

USE	UNIT	ESTIMATED TOTAL WATER USE (ETWU)
Domestic Water (100 GPD per person per day)	Person	60.0
Commercial Water (100 GPD per 1,000 sq. ft. per day)	Sq. Ft.	4,432.0
Industrial Water (100 GPD per 1,000 sq. ft. per day)	Sq. Ft.	0.0
Public Works Water (100 GPD per 1,000 sq. ft. per day)	Sq. Ft.	0.0
Other Water (100 GPD per 1,000 sq. ft. per day)	Sq. Ft.	0.0
<b>TOTAL</b>		<b>64.0</b>

**MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:**  
 27 Apr 2018 09:25:18 Total Coverage Area = 127,930.00 Sq. Ft. MAWA = 1.27 MG

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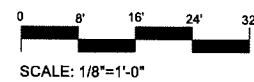
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I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

*[Signature]*  
 BRUNN GROVE, LANDSCAPE ARCHITECT

- Revisions:**
- 01-12-18 1st. submittal
  - 07-27-18 2nd. submittal
  - 09-20-18 3rd. submittal
  - 10-30-18 4th. submittal
  - 01-31-19 5th. submittal



**NICHOLAS RESIDENCE**  
 236 Patty Hill Drive  
 Solana Beach, Ca. 92075



date: 07-29-18  
 designed: B. Grove  
 drawn: Hector M.  
 checked: B. Grove  
 scale:  
 sheet

**L-7**  
 of 8 sheets

**WATER EFFICIENCY PLAN**

Revisions:  
 01-12-18 1st. submittal  
 07-27-18 2nd. submittal  
 09-20-18 3rd. submittal  
 10-30-18 4th. submittal  
 01-31-19 5th. submittal



NICHOLAS RESIDENCE  
 236 Patty Hill Drive  
 Solana Beach, Ca. 92075

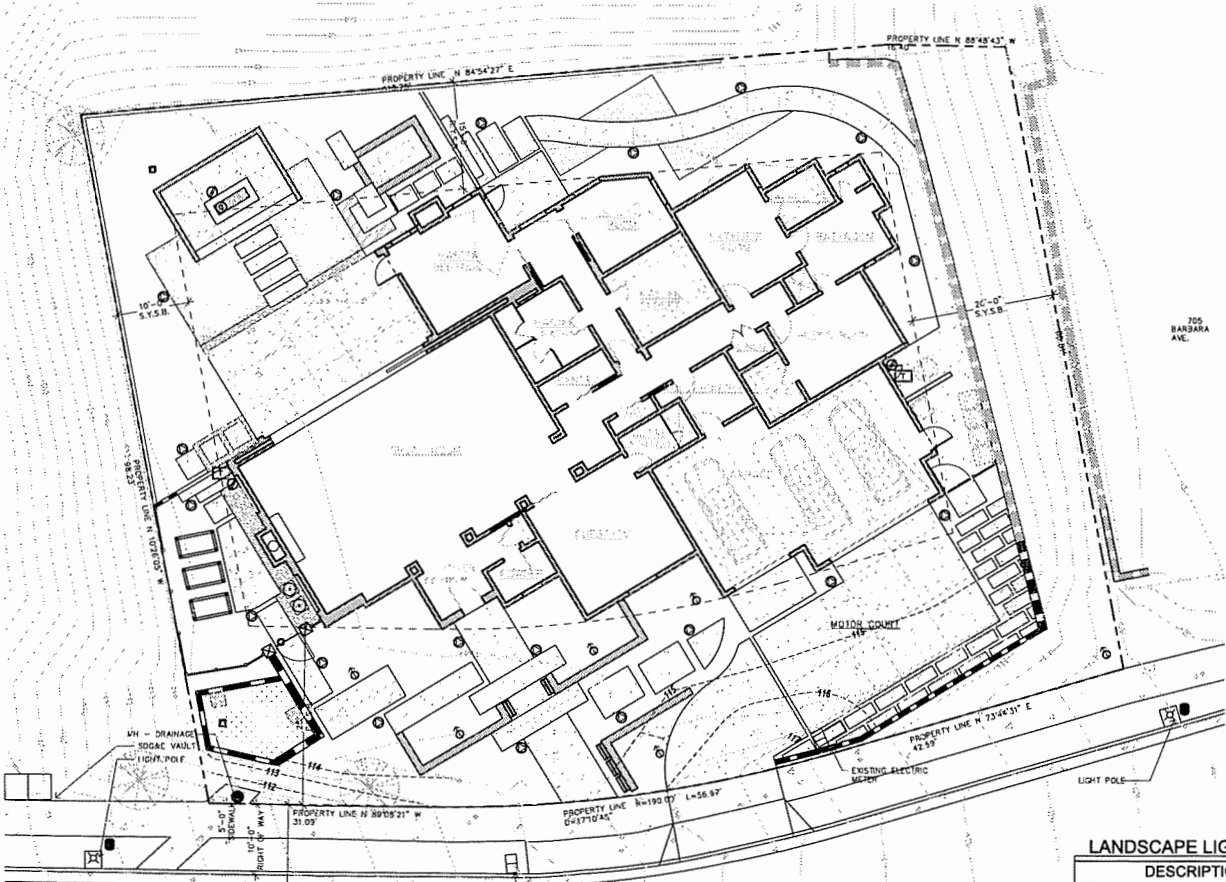


date: 07-29-18  
 designed: B. Groves  
 drawn: Hector M.  
 checked: B. Groves  
 scale: 1/8" = 1'-0"  
 sheet

L-8  
 of 8 sheets

NOTES:  
 - ALLOW 3' OF EXTRA WIRE FOR FIELD ADJUSTMENTS FOR PATH LIGHTS AND UP LIGHTS  
 - ALL WORK TO BE PER LOCAL CODES  
 - ALL 110 OUTLETS IN LANDSCAPING TO BE GFI PROTECTED AND SET 6" MIN. ABOVE GRADE OR PER LOCAL CODE  
 - TRANSFORMER TO TIE INTO HOUSE SYSTEM  
 - FIXTURES TO HAVE GROUND SPIKES  
 - FIXTURES TO HAVE FROSTED GLASS  
 - FIXTURES NOT TO BE DIRECTED TO NEIGHBORS LOTS

LANDSCAPE CONTRACTOR SHALL VERIFY IN THE FIELD FOR THE CORRECT WIRE GAUGE, VOLTAGE, SLEEVES & BEST LOCATION FOR TRANSFORMER, PHOTOCELL, AND SOUND SYSTEM.



- T VOLT 300W TRANSFORMER SS W/ PHOTO ON HOME WORKS SYSTEM OFF
- G PROVIDE GAS OUTLET W/ CONTROL VALVE
- S SOUND OUTLET - PROVIDE CONDUIT FOR SOUND SYSTEM

LANDSCAPE LIGHTING LEGEND

DESCRIPTION	VOLT.	QUA.	WATT.	TOTAL WATT
⊙ LANDSCAPE PATH LIGHT FX LUMINARE TM-ZD-3LED-18RA-SB	LV	18	1w	18
⊙ DIRECTED LIGHT FX LUMINARE NP-ZD-6LED-SB	LV	5	3w	15
— WALL LIGHT FX LUMINARE MO-ZD-3LED-RD-AB W/ FROSTED GLASS	LV	5	3w	15
⊗ DOWN LIGHT - FX LUMINARE VE-ZD-3LED-PS-AB	LV	0	3W	0
△ WALL LIGHT - FX LUMINARE PB-ZD-3LED-SB	LV	0	3W	0
⊗ DOWN LIGHT - FX LUMINARE LE-ZD-6LED-AB	LV	0	6W	0
⊕ DUPLEX OUTLET W/ COVER AND GFI PROTECTED PLUG	120 V 220 V	4 1	-	-
			TOTAL	48W

I AM FAMILIAR WITH THE REQUIREMENTS FOR THE 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.

Brian Groves  
 LANDSCAPE ARCHITECT

LIGHTING PLAN



**ORDINANCE NO. 243**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA ADOPTING THE ONE-LOT PATTY HILL RESIDENTIAL SPECIFIC PLAN WITHIN THE TEXT OF CHAPTER 17, ZONING, OF THE SBMC TO IMPLEMENT A NEW SPECIFIC PLAN ZONING DESIGNATION AND AMENDING THE OFFICIAL ZONING MAP FOR THE CITY TO CHANGE THE ZONING DESIGNATION FOR CERTAIN REAL PROPERTY LOCATED NEAR THE INTERSECTION OF PATTY HILL AND BARBARA AVENUE FROM LOW RESIDENTIAL TO LOW RESIDENTIAL/SPECIFIC PLAN**

**APPLICANT: JENSEN / BROADMOOR BEACH II  
CASE NO.: 17-97-25**

**WHEREAS**, the above referenced applicant has submitted the "236 Patty Hill Specific Plan", pursuant to the provisions of Ordinance No. 223, to amend the Zoning Ordinance text applicable to the property owned by the applicant; and

**WHEREAS**, the Specific Plan implements Council Resolution No. 96-94 which provisionally approved the General Plan Amendment and required a Specific Plan for the subject property; and

**WHEREAS**, the application has been duly processed according to applicable law; and

**WHEREAS**, on January 20, 1998, the City Council held a duly noticed public hearing to consider the above referenced application; and

**WHEREAS**, at the hearing the City Council received and considered evidence concerning the proposed application; and

**WHEREAS**, the City Council has determined this request to be Categorically Exempt from the California Environmental Quality Act pursuant to the State CEQA Guidelines; and

**WHEREAS**, this decision is based upon the application, evidence presented at the hearings, written correspondence and petitions submitted to the City Council, visits to the site and other legislative facts;

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

**SECTION 1.** The zoning designation for Assessor Parcel Number 263-280-30 is changed from Low Residential to Low Residential/Specific Plan.

**ORDINANCE NO. 243**

**Case No. 17-97-25**

**Page No. 2**

**SECTION 2.** The Community Development Director shall amend the Official Zoning Map for the City to reflect the new zoning classification, including the adoption of the Specific Plan for the above described real property. The zoning classification adopted Specific Plan shall be shown on the Zoning Map as follows: "LR/SP" 236 Patty Hill Specific Plan adopted February 3, 1998.

**SECTION 3.** The 236 Patty Hill Specific Plan dated December 1, 1997, a copy of which is on file with the City Clerk, is hereby adopted as set forth in Exhibit A. The Specific Plan primarily utilizes the Low Residential (LR) zoning standards with the exception of an increased eastern side yard setback from 10 feet to 20 feet and a decreased rear yard setback from 25 feet to 15 feet.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after the date of its adoption. Within fifteen (15) days after its adoption, the City Clerk shall cause this Ordinance to be published in a newspaper of general circulation within the City of Solana Beach as required by law.

**INTRODUCED** at a regular meeting of the City Council of the City of Solana Beach held on the 20th day of January, 1998, and thereafter,

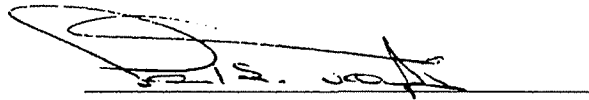
**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Solana Beach held on the 3rd day of February, 1998, by the following vote:

AYES: Councilmembers - Tompkins, Dodson, Campbell, Kellejian, Renteria

NOES: Councilmembers - None

ABSTAIN: Councilmembers - None

ABSENT: Councilmembers - None



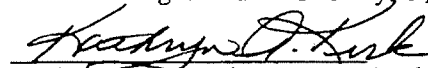
PAUL S. TOMPKINS, Mayor

ATTEST:

APPROVED AS TO FORM:

  
KATHRYN A. KIRK, City Clerk  
CELIA A. BREWER, City Attorney

The foregoing is the original of Ordinance No. 243 duly passed and adopted by the Solana Beach City Council at their regular meeting held February 3, 1998.

  
Kathryn A. Kirk, City Clerk



STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )  
CITY OF SOLANA BEACH )

SS

AFFIDAVIT OF POSTING

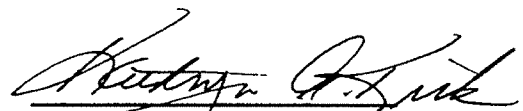
Kathryn A. Kirk deposes and says:

That I am the duly appointed and qualified City Clerk of the City of Solana Beach;

That in compliance with the State laws of the State of California, Ordinance No. 243, being:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ADOPTING THE ONE-LOT PATTY HILL RESIDENTIAL SPECIFIC PLAN WITHIN THE TEXT OF CHAPTER 17, ZONING, OF THE SOLANA BEACH MUNICIPAL CODE (SBMC) TO IMPLEMENT A NEW SPECIFIC PLAN ZONING DESIGNATION AND AMENDING THE OFFICIAL ZONING MAP FOR THE CITY TO CHANGE THE ZONING DESIGNATION FOR CERTAIN REAL PROPERTY LOCATED NEAR THE INTERSECTION OF PATTY HILL AND BARBARA AVENUE FROM LOW RESIDENTIAL TO LOW RESIDENTIAL/SPECIFIC PLAN.

A certified copy of the full text of Ordinance No. 243, along with the names of those City Council Members voting for and against said Ordinance, was caused to be posted in the Office of the City Clerk.



Kathryn A. Kirk, City Clerk  
February 6, 1998

(SEAL)

# **SPECIFIC PLAN**

236 Patty Hill Drive  
Solana Beach, California

December 1, 1997  
*Final Plan*

*Submitted to:*  
The City of Solana Beach

*Applicant:*  
Doug Jensen

---

IC  
OC  
EA

CARDIFF STATE BEACH

SAN ELIJO LAGOON COUNTY PARK & ECOLOGICAL RESERVE

ENCINITAS

Site

SOLANA VISTA DR  
TIDE BEACH PARK

CLARK ST  
ESTRELLA ST

92075

SOL

NORTH SEASCAPE SURF PARK

DEL MAR SHORES BEACH PARK

NORTH SHORE BEACH CLUB  
SOUTH SHORE DR

DEL MAR

DLM 92074

VIA DE LA VALLE

A

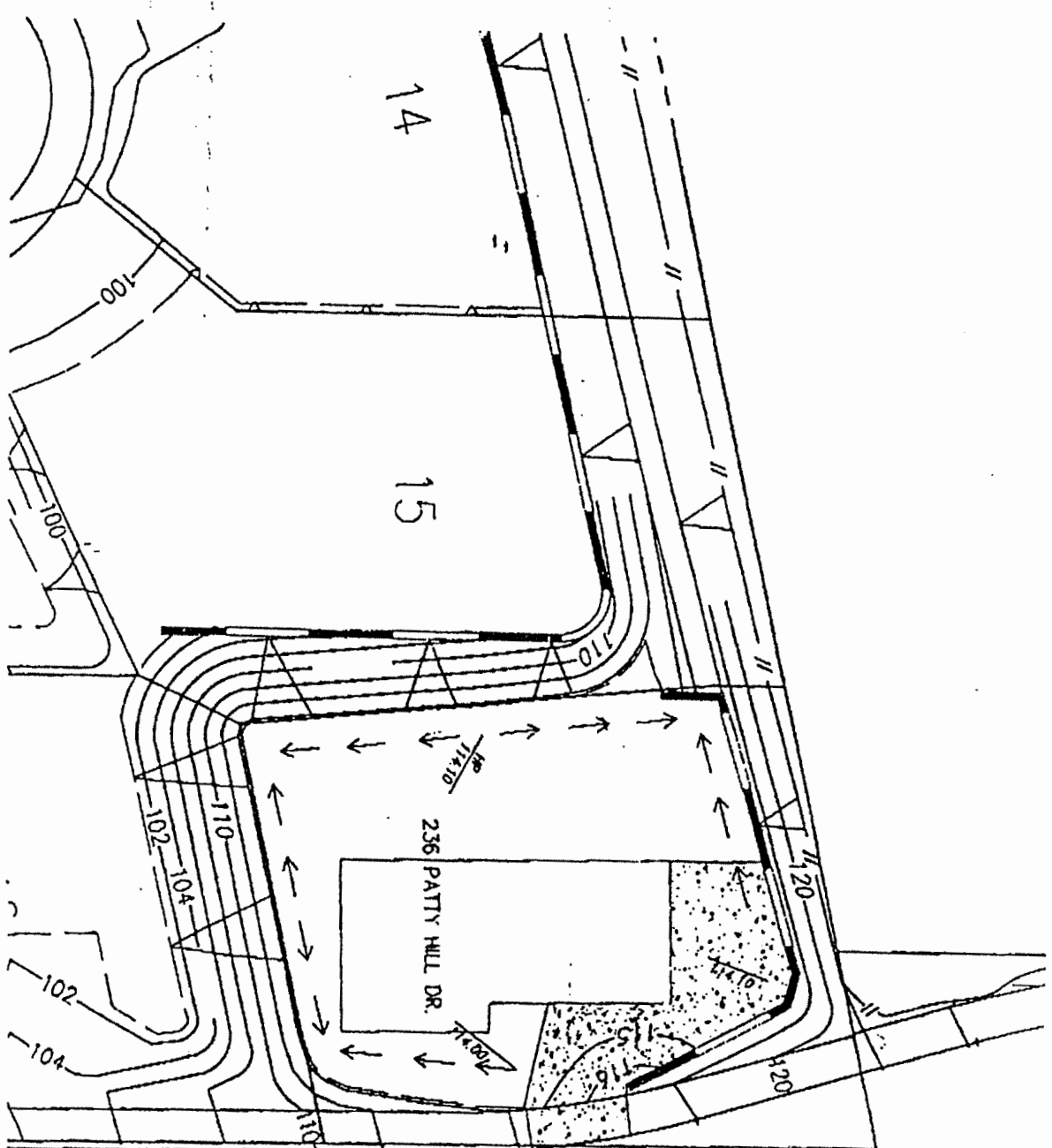
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34

C


SEE

MAP



PATTY HILL DRIVE

236 PATTY HILL DRIVE  
 SOLANA BEACH, CA

	
<b>STUART ENGINEERING</b>	
7525 METROPOLITAN DRIVE STE 308 SAN DIEGO, CA 92121 (619) 298-1010	
DRAWN BY: S.L.B.	DATE: 11-25-87
SHEET NO.: 807-87-00	TOTAL SHEETS: 5 L.B.

**Purpose of the Specific Plan**

This Specific Plan has been prepared to allow for the re-development of one existing 2,008 square foot, single level home located at 236 Patty Hill Drive in the City of Solana Beach. Applicant proposes to remodel and add on to the existing home or construct a new single level home on subject property. The City of Solana Beach Zoning Ordinance for the LR Zone shall be utilized for any applicable issues that are not addressed in this Specific Plan.

This Specific Plan is to be adopted by City Ordinance and will become the zoning and land use document for the subject property binding upon applicant and any successors. This proposed Specific Plan is consistent with the City of Solana Beach General Plan.

**Location and Physical Description**

The subject land is located at 236 Patty Hill Drive, Solana Beach. The existing 2,008 square foot residence is situated on an approximately 15,000 square foot lot.

**Relevant Documents**

The following documents shall apply to the subject home:

- California Coastal Commission Development Regulations
- State of California Planning, Zoning & Development Law Article 8- Specific Plan Preparation, 1995 (See attached copy)
- City of Solana Beach Municipal Zoning Ordinance and Building regulations and City of Solana Beach View Assessment, (If future homeowner wishes to add a second story)
- SELC list of plant species not to be planted dated October 18, 1996

**Project Review Process**

Once this Specific Plan has been approved by City Council, the City of Solana Beach Planning and Engineering Staff shall require that all related building permits are in substantial conformance with City Standards and the regulations contained within this document. Applicant shall process re-development in the same fashion as any other typical applicant within the City of Solana Beach. Additional City Council review and/or approval shall not be required provided Applicant conforms with this Specific Plan.

**Minimum Setbacks:**

New Construction:

25' Front, 15' Rear and 10' West , 20' East Side Yard set backs.

Remodel Construction:

Existing Front, 15' Rear and 10' West, 20' East Side yard set backs.

**Grading:**

The existing residence is on a raised foundation with a crawl space beneath. In the event of new construction, a slab foundation on the existing grade of 114.42 is anticipated. Applicant shall have the right to fill in the existing crawl space and level the building pad by importing the necessary amount of compatible soil. All work shall be performed to the satisfaction of City Engineer.

**Additional Conditions**

- Applicant shall not plant any of those plant species listed on the SELC list dated October 18, 1996.
- Pool and Spa, if any, shall be constructed with a sewer clean out near the pool equipment. Pools or Spas shall never be drained anywhere except via said clean out.
- Applicant shall seek general rules provided by San Elijo Lagoon Conservancy for educational use.
- Applicant shall not feed pet cats out doors.
- Tree heights shall be limited to 25 feet, or roof top height, which ever is less.
- Dogs shall be kept on a leash when outside their fenced yard.

**Public Services**

Water and Sewer service will be provided, utilizing the existing public facilities provided by Santa Fe Irrigation and City of Solana Beach.

Storm drainage shall utilize the North Rios Subdivision  
Curbs, gutters and inlets.

Gas and Electric services will be provided by San Diego Gas & Electric Company.  
Telephone and Cable television is also available.

Police and Fire Protection services will be provided by the City of Solana Beach.  
Postal Service will be provided by the U.S. Postal Service.

Trash services may be provided by Coast Waste Management or prevailing contractor serving the City of Solana Beach.

END OF TEXT

San Elijo Lagoon Conservancy List of Not-to-Be Planted Species



**SAN ELIJO LAGOON CONSERVANCY**

*Preserving And Enhancing San Elijo Lagoon*

October 18, 1996

Mr. Doug Jenson  
Broadmoor Homes  
San Diego, Ca. 92121

Dear Doug,

Here is the plant list you requested. The following plants shall not be planted within your proposed project. However, we recommend you use the list that I fax to you today for all your plants. The list is from the Tree of Life Wholesale Nursery which specializes in native drought resistant plants. This would be a great bonus for the project if you were to set the example that native vegetation for landscaping is a wise choice.

**List of Species Not to be Planted**

1. Acacia
2. Giant reed grass
3. Ice plant
4. Ivy (German & English)
5. Pampas Grass
6. Eucalyptus
7. Saltbush
8. Pepper Trees (any species)
9. Casterbean
10. Pines (except Torrey pines)
11. Myoporum
12. No Ornamental Grasses
13. Bamboo species

Sincerely,

Doug Gibson  
Executive Director

Article 8. Specific Plans

65450. After the legislative body has adopted a general plan, the planning agency may, or if so directed by the legislative body, shall, prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan.

*Preparation of specific plan*

*(Repealed and added by Stats. 1984, Ch. 1009.)*

*(Section 65450.1 repealed by Stats. 1984, Ch. 1009.)*

65451. (a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

*Content of specific plan*

(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

*(Repealed and added by Stats. 1984, Ch. 1009; Amended by Stats. 1985, Ch. 1199.)*

65452. The specific plan may address any other subjects which in the judgment of the planning agency are necessary or desirable for implementation of the general plan.

*Optional subjects*

*(Repealed and added by Stats. 1984, Ch. 1009.)*

65453. (a) A specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

*Adoption/ amendment procedure*

(b) A specific plan may be repealed in the same manner as it is required to be amended.

*(Repealed and added by Stats. 1984, Ch. 1009; Amended by Stats. 1985, Ch. 1199.)*

65454. No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

*Consistency with general plan*

*(Added by Stats. 1984, Ch. 1009.)*

65455. No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan.

*Zoning, tentative, map, parcel map, and public works project consistency with specific plan*

*(Added by Stats. 1984, Ch. 1009.)*

65456. (a) The legislative body, after adopting a specific plan, may impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan. The fees shall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost of preparation, adoption, and administration of the specific plan, including costs incurred pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code. As nearly as can be estimated, the fee charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the specific plan. It is the intent of the Legislature in providing for such fees to charge persons who benefit from specific plans for the costs of developing those specific plans which result in savings to them by reducing the cost of documenting environmental consequences and advocating changed land uses which may be authorized pursuant to the specific plan.

*Fees and charges*

(b) Notwithstanding Section 60016, a city or county may require a person who requests adoption, amendment, or repeal of a specific plan to deposit with the planning agency an amount equal to the estimated cost of preparing the plan, amendment, or repeal prior to its preparation by the planning agency.

(c) Copies of the documents adopting or amending the specific plan, including the diagrams and text, shall be made available to local agencies and shall be made available to the general public as follows:

(1) Within one working day following the date of adoption, the clerk of the legislative body shall make the documents adopting or amending the plan, including the diagrams and text, available to the public for inspection.

(2) Within two working days after receipt of a request for a copy of the documents adopting or amending the plan, including the diagrams and text, accompanied by payment for the reasonable cost of copying, the clerk shall furnish the requested copy to the person making the request.

(d) A city or county may charge a fee for a copy of a specific plan or amendments to a specific plan in an amount that is reasonably related to the cost of providing that document.

*(Added by Stats. 1984, Ch. 1009; Amended by Stats. 1985, Ch. 338 and Ch. 1199; Amended by Stats. 1990, Ch. 1572.)*

*CEQA exemption*

65457. (a) Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

(b) An action or proceeding alleging that a public agency has approved a project pursuant to a specific plan without having previously certified a supplemental environmental impact report for the specific plan, where required by subdivision (a), shall be commenced within 30 days of the public agency's decision to carry out or approve the project.

(c) This section does not supersede but provides an alternative procedure to Section 21080.7 of the Public Resources Code.

*(Added by Stats. 1984, Ch. 1009.)*





VIEW LOCATION

VIEW ANALYSIS KEY MAP  
SCALE: NTS

# NICHOLAS RESIDENCE

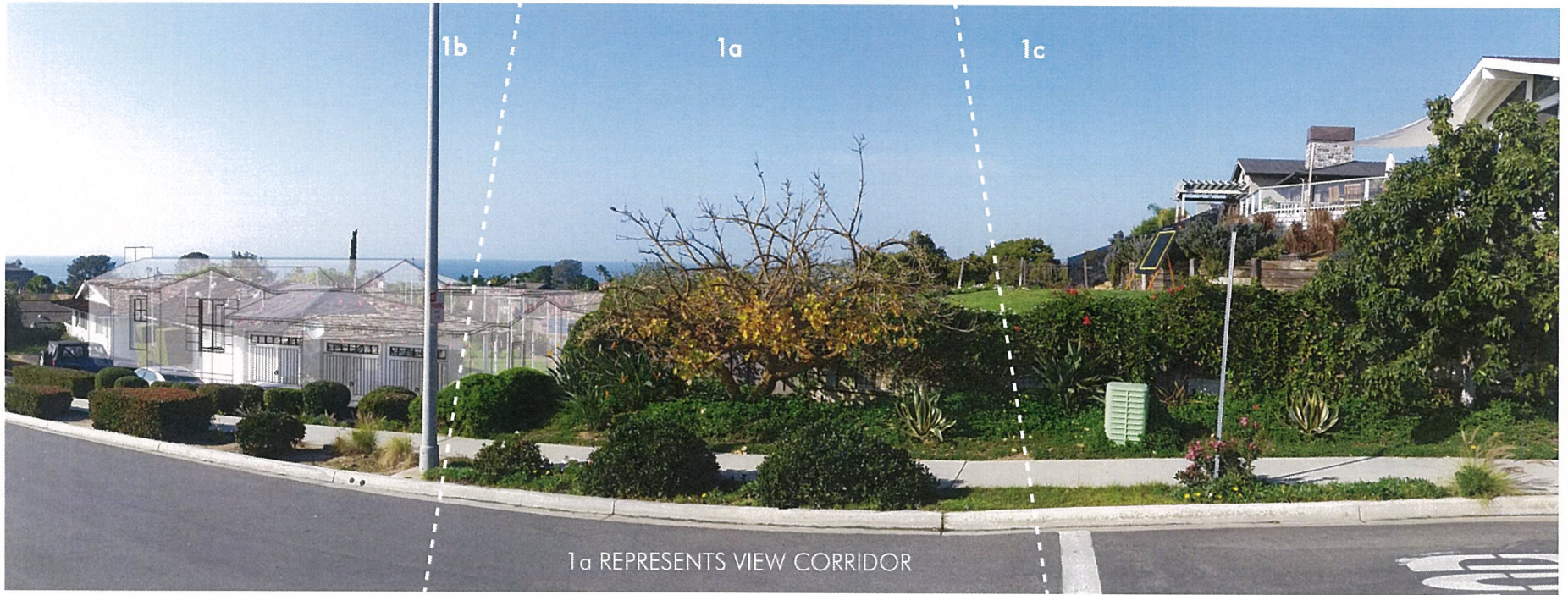
6 Patty Hill Dr. Solana Beach, CA 92075  
02/05/2019



**ISLAND**  
ARCHITECTS

858.459.9231 • 858.456.0351 • www.islandarch.com





VIEW ANALYSIS  
VIEW 1

NICHOLAS RESIDENCE

236 Patty Hill Dr. Solana Beach, CA 92075  
Date: 02/05/2019



ISLAND  
ARCHITECTS

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VIEW ANALYSIS  
VIEW 2

## NICHOLAS RESIDENCE

236 Patty Hill Dr. Solana Beach, CA 92075

Date: 02/05/2019



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VIEW ANALYSIS  
VIEW 3

## NICHOLAS RESIDENCE

236 Patty Hill Dr. Solana Beach, CA 92075

Date: 02/05/2019



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**ISLAND  
ARCHITECTS**

7632 Herschel Avenue, La Jolla, CA 92037

Re: 236 Patty Hill Dr.

Date: 01/17/2019

### **City Council Narrative**

Before the discretionary process, Island Architects and the owners of 236 Patty Hill Dr. (project property) arranged for preliminary story poles to be erected. Early neighborhood input was desired so design could take neighbor's interest into consideration. Invitations were delivered to all neighbors for a presentation of the project plans and an open house on November 7, 2017. Approximately 15 people were in attendance, Island Architects presented the project plans, answered neighbor's questions, and along with the Owner, had follow up meetings at neighbor's homes to better understand their concerns from neighbor's vantage point.

The formal View Assessment Story Poles were erected November 1, 2018 and remained in place until the View Assessment deadline of January 7, 2019. These second story poles were lower than the 2017 preliminary poles by 1'-4" on the Eastern half of the house and 2'-4" lower on the Western half of the house. The reduced building height was in response to neighbor's view concerns.

Owner again met with 2 of the neighbors to view the 2<sup>nd</sup> story poles and agreed to eliminate the center Chimney and master fireplace. As of View Assessment deadline no appeals were filed.

Neighbor's concerns were as followed and addressed accordingly.

- 702 Midori Ct. directly to the north had two concerns:
  - Potential of northern most windows to view onto their property below – Solution: added window location and size to final story poles to illustrate there would be no view onto their property.
  - Potential for downhill drainage onto their property below – Solution: proposed design directs all drainage to a swale and away from all neighbors, in addition a low wall along the property line will act as a dam. Owner, Architect, and Civil engineer met with Neighbor at 702 Midori to illustrate solution and alleviated his concerns.
- 234 Patty Hill Dr. directly to the west was concerned of views onto their property below.
  - upon seeing the elevation facing their property had only clearstory windows, with no site line to their property they were supportive of the project.
- Neighbors at 630, 624, and 620 Barbara Ave all had concerns of potential view blockage.
  - Final View Assessment Story Poles were reduced by 1'-4" on the Eastern half of the house and 2'-4" lower on the Western half of the house.
  - Chimney was removed from the center of the house; all 3 neighbors were then in support of the project.

As of View Assessment deadline no appeals were filed, and neighbors were in support of the project due to Owner's flexibility in making adjustments.

Thank you,



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 27, 2019  
**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 accept and file the Cash and Investment Report for the quarter ended December 31, 2018.

## **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:

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**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 December 31, 2018.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation

  
\_\_\_\_\_  
Gregory Wade, City Manager

Attachments:

1. Cash and Investment Report – December 31, 2018
2. Chandler Asset Quarterly Investment Report- December 31, 2018

City of Solana Beach  
Cash and Investment Report  
December 31, 2018

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 <sup>(1)</sup>	N/A	3.19%	\$ 1,279,762	\$ 1,279,762	N/A	N/A	N/A
Payroll Account	Union Bank of California	On Demand <sup>(1)</sup>	N/A	0.62%	248,122	248,122	N/A	N/A	N/A
Worker's Comp - Checking	Union Bank of California	On Demand <sup>(1)</sup>	N/A	0.04%	17,681	17,681	N/A	N/A	N/A
Successor Agency - Checking	Union Bank of California	On Demand <sup>(1)</sup>	N/A	0.30%	121,747	121,747	N/A	N/A	N/A
SEA Lockbox	River City Bank	On Demand <sup>(1)</sup>	N/A	4.11%	1,651,977	1,651,977	N/A	N/A	N/A
Local Agency Investment Fund	State of CA	On Demand <sup>(1)</sup>	N/A	9.27%	3,722,481	3,722,481 <sup>(2)</sup>	2.40%	11,486	28,958
Chandler Asset Management (CMA) Investment Portfolio	US Bank	1 to 3 years	N/A	77.24%	31,007,970	30,745,040 <sup>(5)</sup>	2.68%	135,365 <sup>(6)(7)</sup>	297,419 <sup>(6)(7)</sup>
Public Agency Retirement Services (PARS)	US Bank	Varied	N/A	5.22%	2,096,602	2,000,948 <sup>(3)</sup>	-7.21% <sup>(8)</sup>	69,374 <sup>(7)</sup>	80,672 <sup>(7)</sup>
Wells Fargo Advantage Money Market RDA Refunding Bond Series 2017	Wells Fargo Bank (Cash with Fiscal Agent)	Varied	N/A	0.00%	53	53 <sup>(4)</sup>	0.00%	53	53
Total Cash and Investments					100.00%	\$ 40,146,394	\$ 39,787,811	\$ 216,277	\$ 407,102

<sup>(1)</sup> Funds may be withdrawn with 24 hours notice

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

<sup>(3)</sup> Source: US Bank Asset Summary

<sup>(4)</sup> Source: fiscal agent month-end statements.

<sup>(5)</sup> Source: CMA US Bank statements

<sup>(6)</sup> Includes accrued interest

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

<sup>(8)</sup> Quarter Yield as of September 18 PARS statement

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

2/19/19

Approved by:  
Marie Marron Berkuti  
Finance Manager/Treasurer



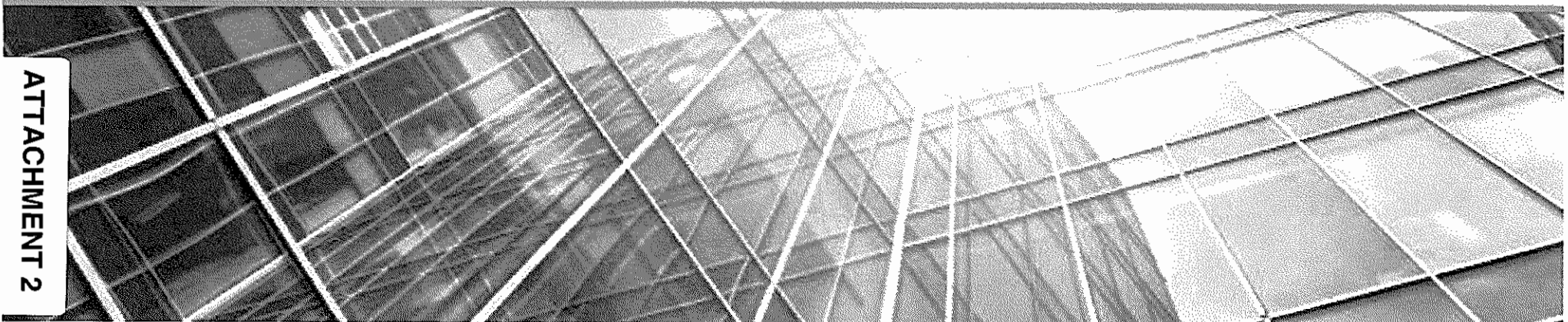
Prepared by:  
Catherine Wong  
Accountant



# City of Solana Beach

*Period Ending December 31, 2018*

CHANDLER ASSET MANAGEMENT, INC. | 800.317.4747 | [www.chandlerasset.com](http://www.chandlerasset.com)



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*As of December 31, 2018*

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<b>SECTION 2</b>	<b>Account Profile</b>
<b>SECTION 3</b>	<b>Portfolio Holdings</b>
<b>SECTION 4</b>	<b>Transactions</b>

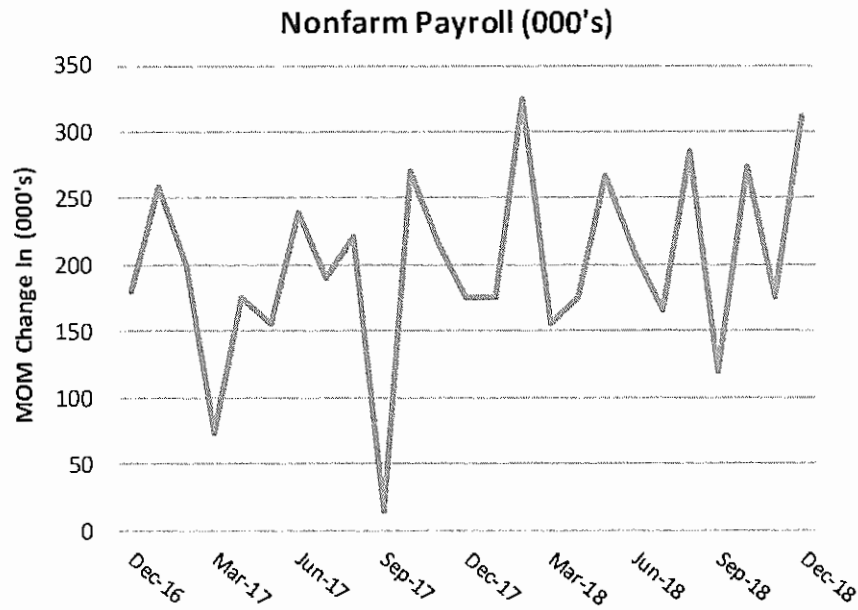


## Section 1 | Economic Update

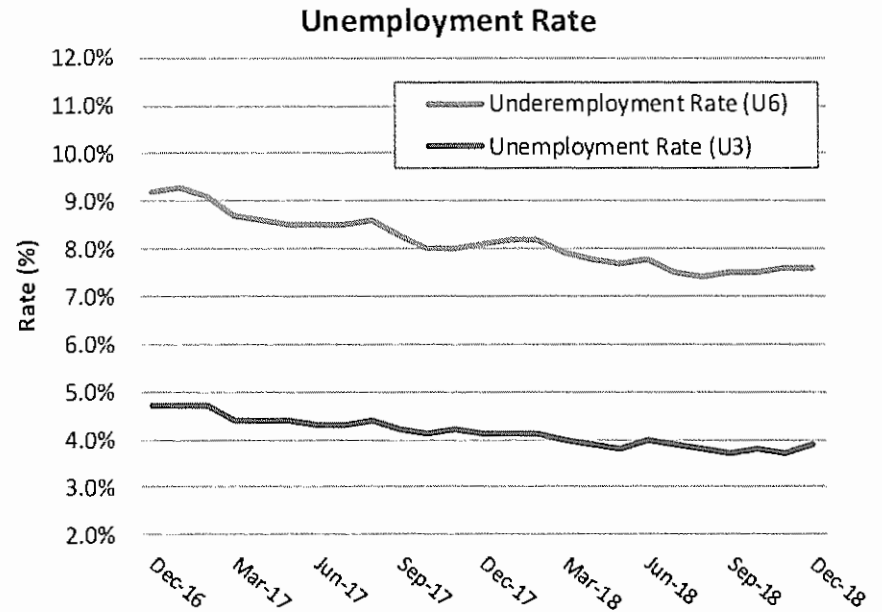
## Economic Update

- The Federal Open Market Committee (FOMC) raised the fed funds target rate by 25 basis points in December to a range of 2.25%-2.50%. Although recent economic data has softened, the rate hike was widely expected. The Fed's long run fed funds rate target was lowered to 2.8% from the previous estimate of 3.0%. However, the Fed did little to acknowledge the changing market dynamics and tightening financial conditions, reaffirming their strong economic forecast for 2019 and emphasizing the balance sheet reduction strategy remains on track. Although the modest adjustment in the Fed's projections was a step in the right direction, some market participants were expecting a more dovish tone from the Fed Chair. We continue to believe the terminal fed funds rate will be below 3.0% and believe the Fed is at risk of making a policy error if monetary policy continues to tighten at the same quarterly pace of 2018. We believe there is a high probability that the Fed will keep monetary policy on hold at least through the first quarter.
- Interest rate sensitive sectors such as housing and autos have softened, and financial conditions have tightened in recent months as equity prices have declined, borrowing costs have increased, and the US dollar has strengthened. Although labor market conditions remain tight, we expect the pace of job growth is likely to slow as the economy is at or near full employment. Meanwhile, inflation pressures remain subdued. Though we don't foresee a recession in the near-term, economic growth has eased. The economy is expected to grow 2.5% this year versus 2.9% in 2018.
- Treasury yields declined in December. At month-end, the 2-year Treasury yield was down nearly 30 basis points to 2.49%, while the 10-year Treasury yield was down slightly more than 30 basis points to 2.68%. The spread between 2- and 10-year Treasury yields was just 20 basis points at year-end.

# Employment



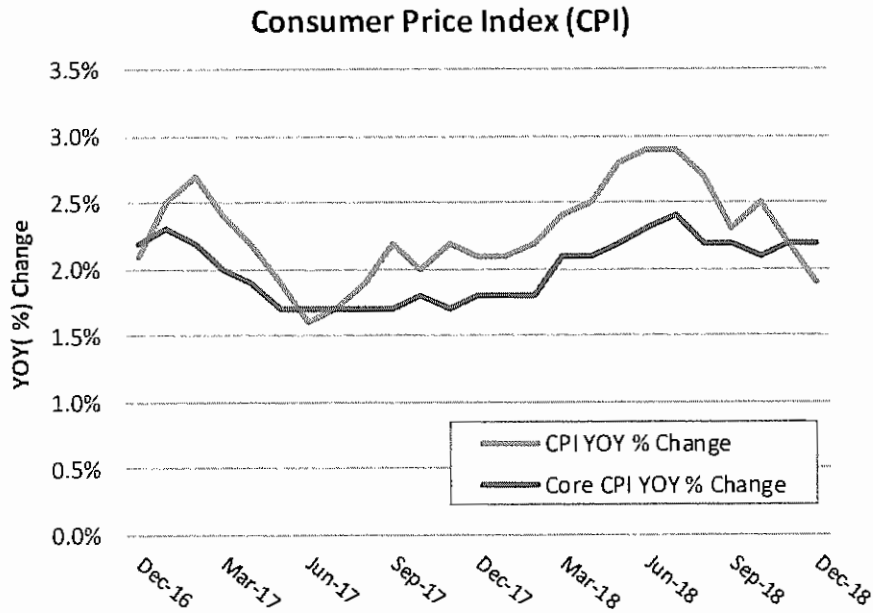
Source: US Department of Labor



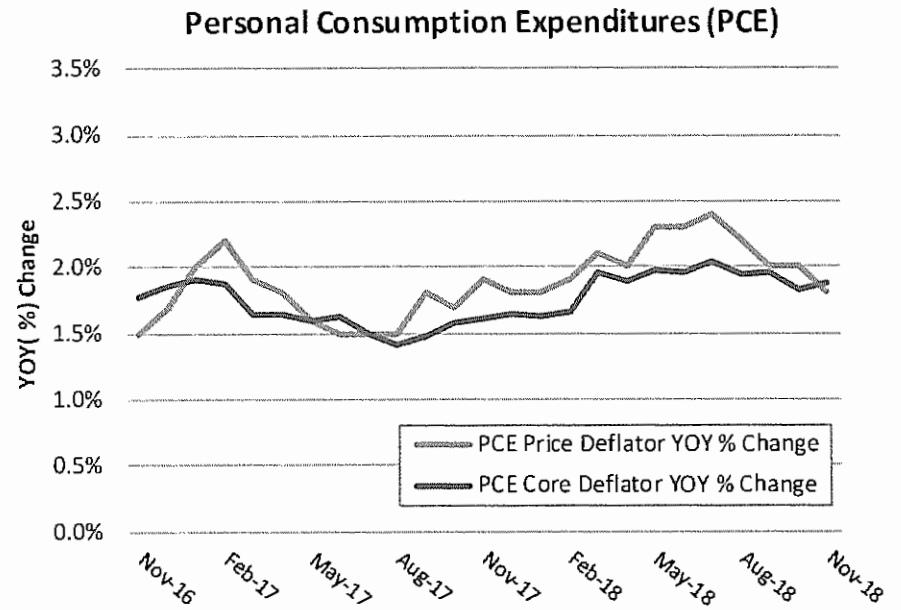
Source: US Department of Labor

U.S. payrolls rose by 312,000 in December, well above the consensus forecast of 184,000. October and November payrolls were revised up by a total of 58,000. On a trailing 3-month and 6-month basis payrolls increased by an average of 254,000 and 222,000 per month, respectively, more than enough to absorb new entrants into the labor market. The unemployment rate increased to 3.9% in December from 3.7% in November as the labor participation rate increased to 63.1% from 62.9%. A broader measure of unemployment called the U-6, which includes those who are marginally attached to the labor force and employed part time for economic reasons, was unchanged at 7.6%. Wages jumped 0.4% in December on a month-over-month basis, exceeding expectations of 0.3%. Wages were up 3.2% on a year-over-year basis in December, versus up 3.1% year-over-year in November. The average workweek increased to 34.5 hours in December from 34.4 hours in November.

# Inflation



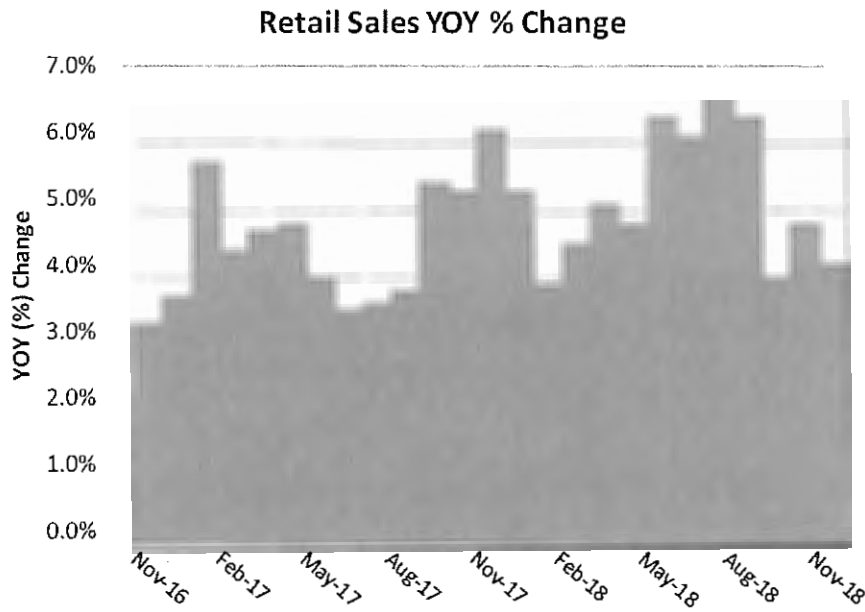
Source: US Department of Labor



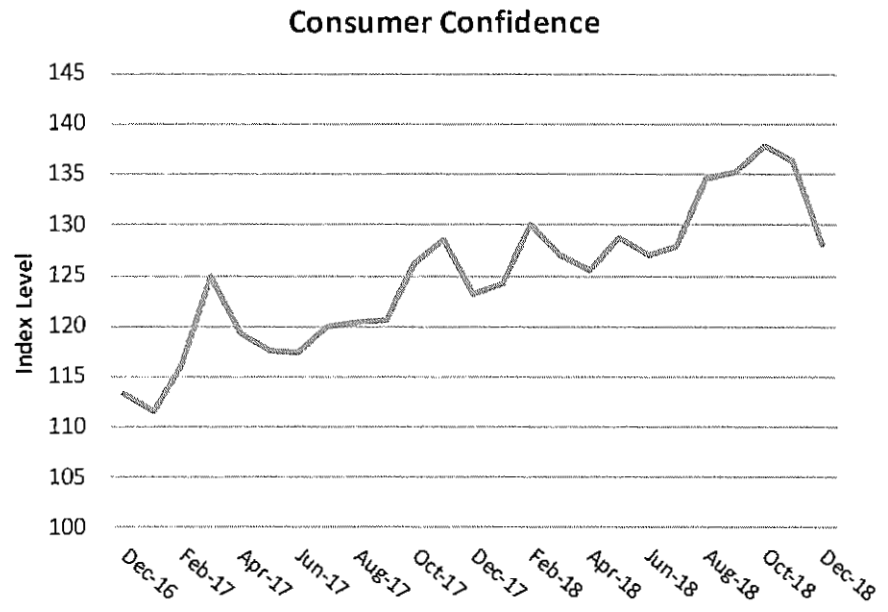
Source: US Department of Commerce

The Consumer Price Index (CPI) was up just 1.9% year-over-year in December, versus up 2.2% year-over-year in November, as energy prices pulled down the index month-over-month. Core CPI (CPI less food and energy) was up 2.2% year-over-year in December, unchanged on a year-over-year basis from November. The Personal Consumption Expenditures (PCE) index was up 1.8% year-over-year in November, versus up 2.0% year-over-year in October. Core PCE (excluding food and energy) was up 1.9% on a year-over-year basis in November, versus up 1.8% in October. Core PCE inflation, which is the Fed's primary inflation gauge remains below the Fed's 2.0% target.

# Consumer



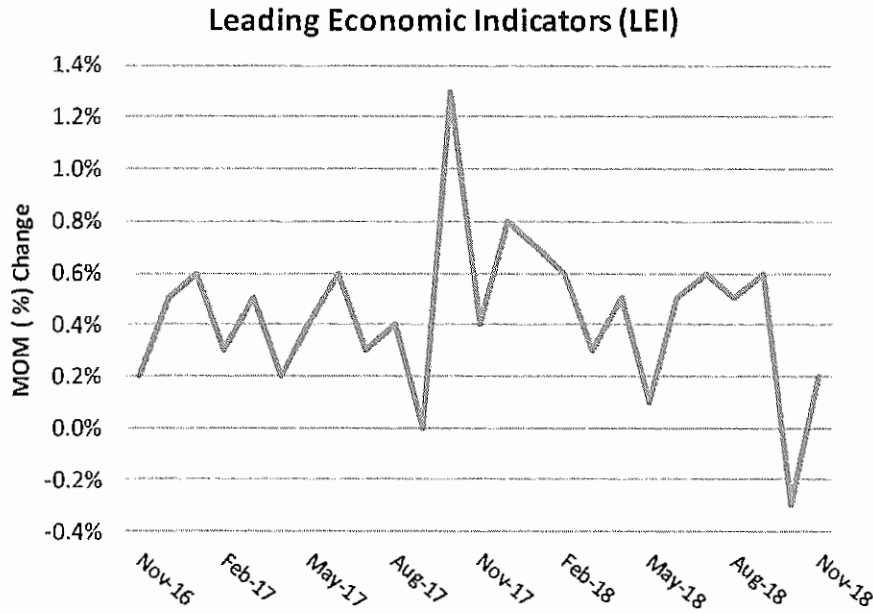
Source: US Department of Commerce



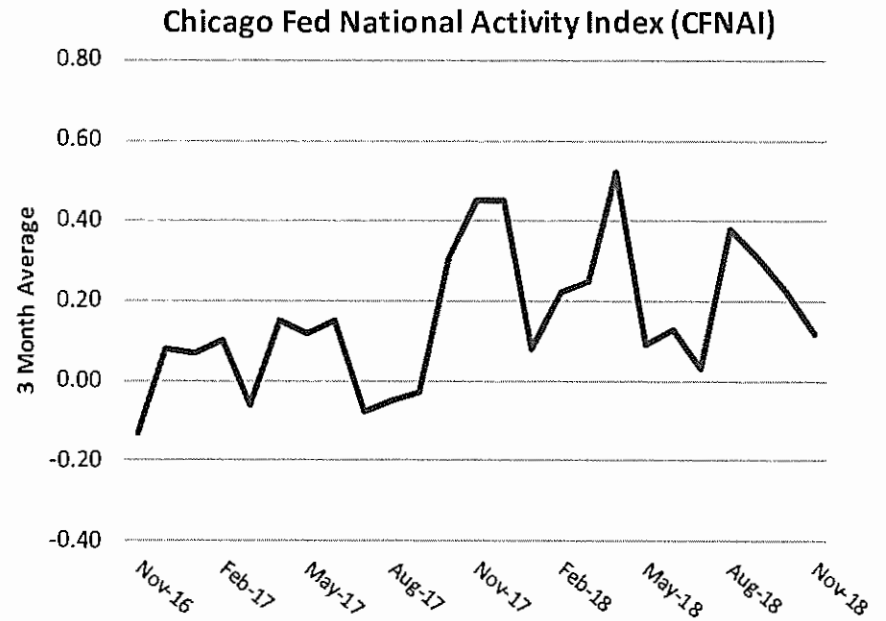
Source: The Conference Board

December retail sales data were delayed due to the government shutdown. On a year-over-year basis, retail sales were up 4.2% in November, versus up 4.8% year-over-year in October. On a month-over-month basis, retail sales increased 0.2% in November, above expectations for a 0.1% increase, following growth of 1.1% in October. October sales were likely boosted in part by a hurricane-related rebound in auto sales and building materials. Lower gas prices held back monthly retail sales growth in November, but sales growth excluding autos and gas was solid. The Consumer Confidence Index remains strong but eased to 128.1 in December from 136.4 in November. Looking ahead, labor market strength should continue to support consumer confidence and spending trends.

# Economic Activity



Source: The Conference Board

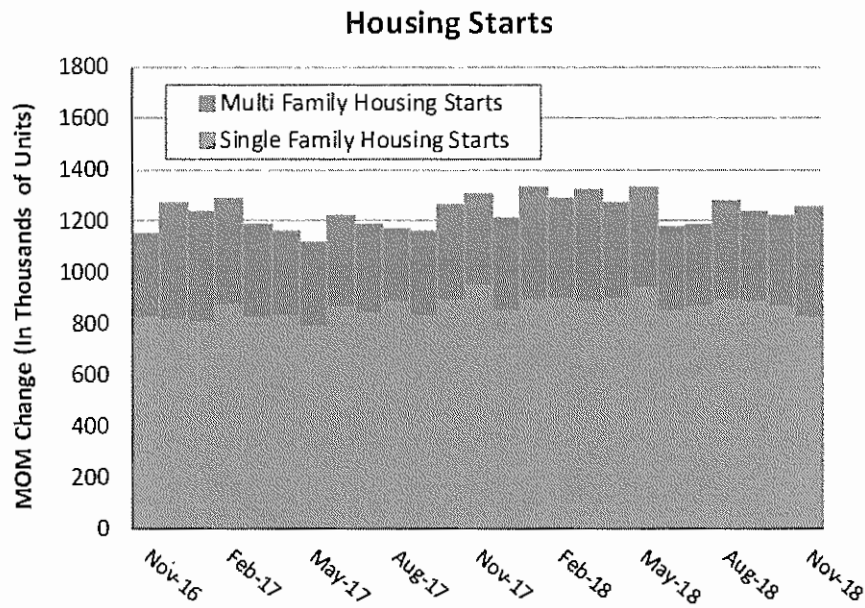


Source: Federal Reserve Bank of Chicago

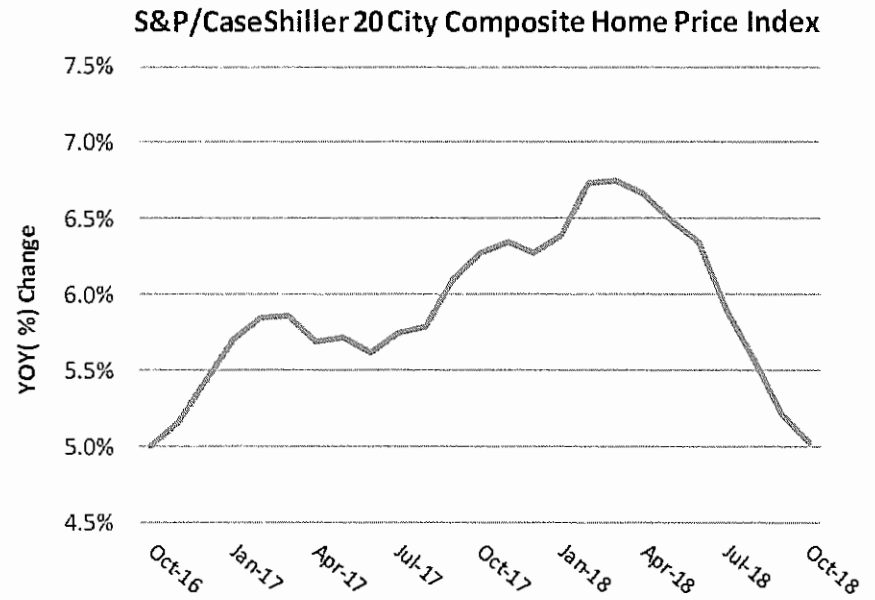
The Index of Leading Economic Indicators (LEI) rose 0.2% month-over-month in November, following a downwardly revised 0.3% decline in October. Based on the index, the Conference Board believes the US economy will continue to grow at a pace of about 2.8% in early 2019 and then moderate in the second half of the year. The Chicago Fed National Activity Index (CFNAI) increased to 0.22 in November from a sharply downwardly revised 0.0 in October (previously 0.24). On a 3-month moving average basis, the index declined to 0.12 in November from 0.23 in October.



# Housing



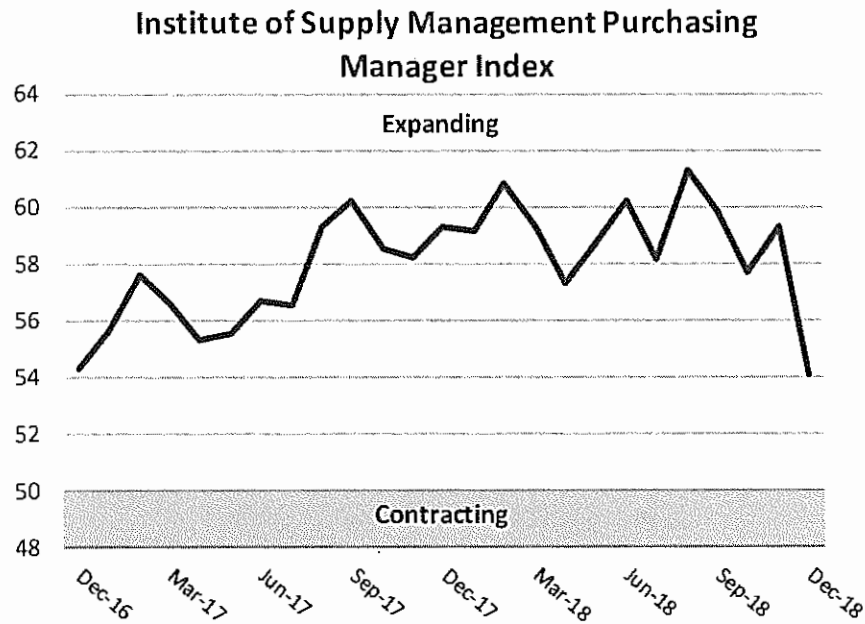
Source: US Department of Commerce



Source: S&P

December housing starts data were delayed due to the government shutdown. In November, total housing starts were stronger than expected, up 3.2% to a 1.256 million annualized rate. The growth was driven by multi-family starts which rose 22.4%. Single-family starts declined 4.6% in November. Permits rose 5.0% in the month. According to the Case-Shiller 20-City home price index, home prices were up 5.0% year-over-year in October, versus up 5.2% in September. The housing sector has softened as mortgage rates have increased.

# Manufacturing



Source: Institute for Supply Management



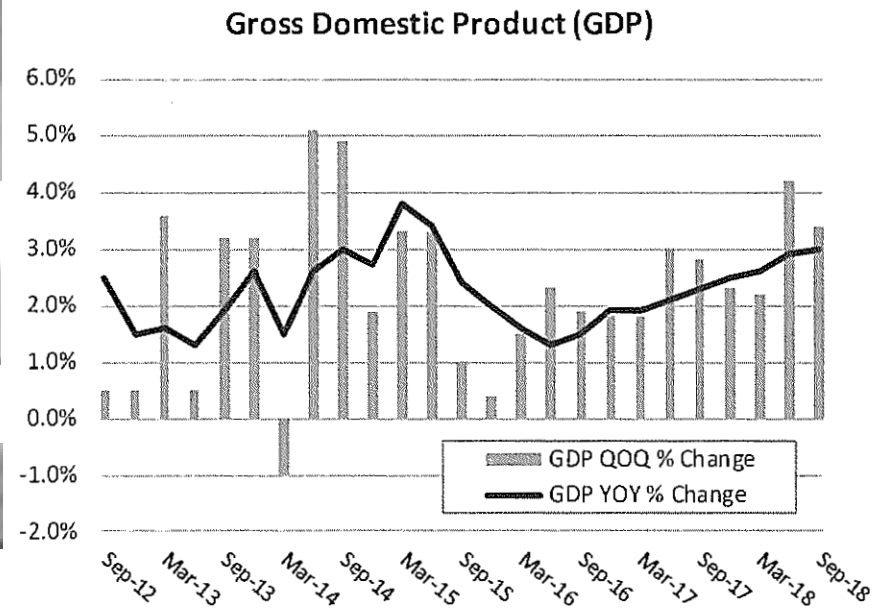
Source: Federal Reserve

The Institute for Supply Management (ISM) manufacturing index fell to 54.1 in December from 59.3 in November. Despite the large decline, a reading above 50.0 suggests the manufacturing sector is expanding. The Industrial Production index was up 4.0% year-over-year in December versus up 4.1% year-over-year in November. On a month-over-month basis, the manufacturing component of the index jumped 1.1% in December, following a 0.1% increase in November. Capacity Utilization increased to 78.7% in December from 78.6% in November, but remains below the long-run average of 79.8% indicating there is still excess capacity for growth.

# Gross Domestic Product (GDP)

Component of GDP	12/17	3/18	6/18	9/18
Personal Consumption Expenditures	2.4%	0.8%	2.0%	2.4%
Gross Private Domestic Investment	0.1%	1.6%	-0.1%	2.5%
Net Exports and Imports	-0.4%	0.0%	1.2%	-2.0%
Federal Government Expenditures	0.3%	0.2%	0.2%	0.2%
State and Local (Consumption and Gross Investment)	0.2%	0.3%	0.7%	0.5%
<b>Total</b>	<b>2.3%</b>	<b>2.2%</b>	<b>4.2%</b>	<b>3.4%</b>

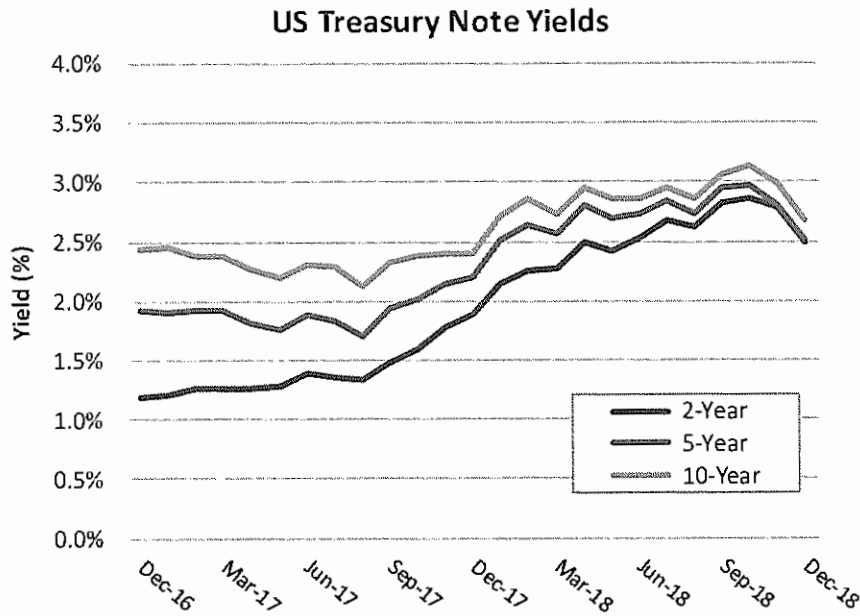
Source: US Department of Commerce



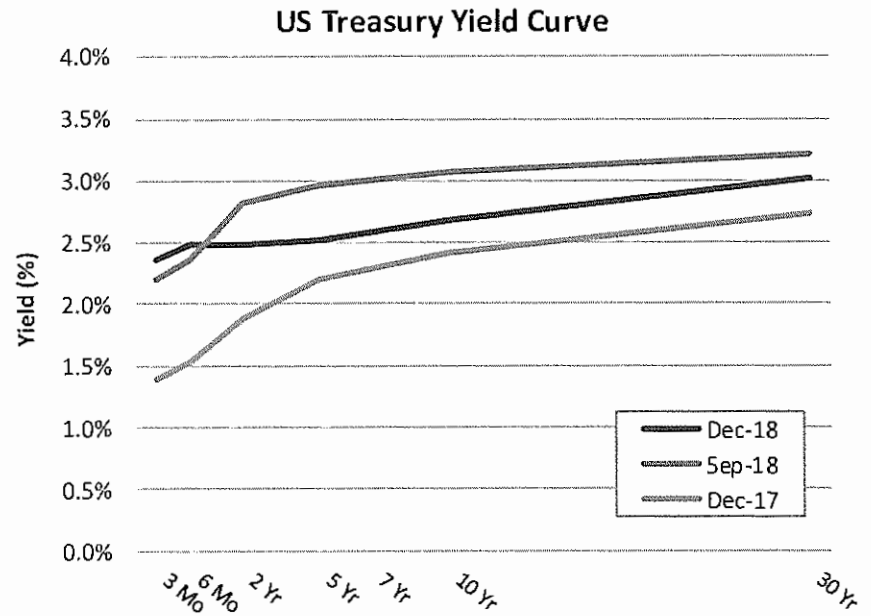
Source: US Department of Commerce

Third quarter GDP grew at an annualized rate of 3.4% (revised down slightly from the second estimate of 3.5%). This follows growth of 4.2% in the second quarter. Inventories and consumer spending drove growth in the third quarter, while net exports were a drag. The consensus forecast calls for GDP growth of 2.6% in the fourth quarter of 2018, 2.1% in the current quarter, and 2.5% for the full year 2019.

# Bond Yields

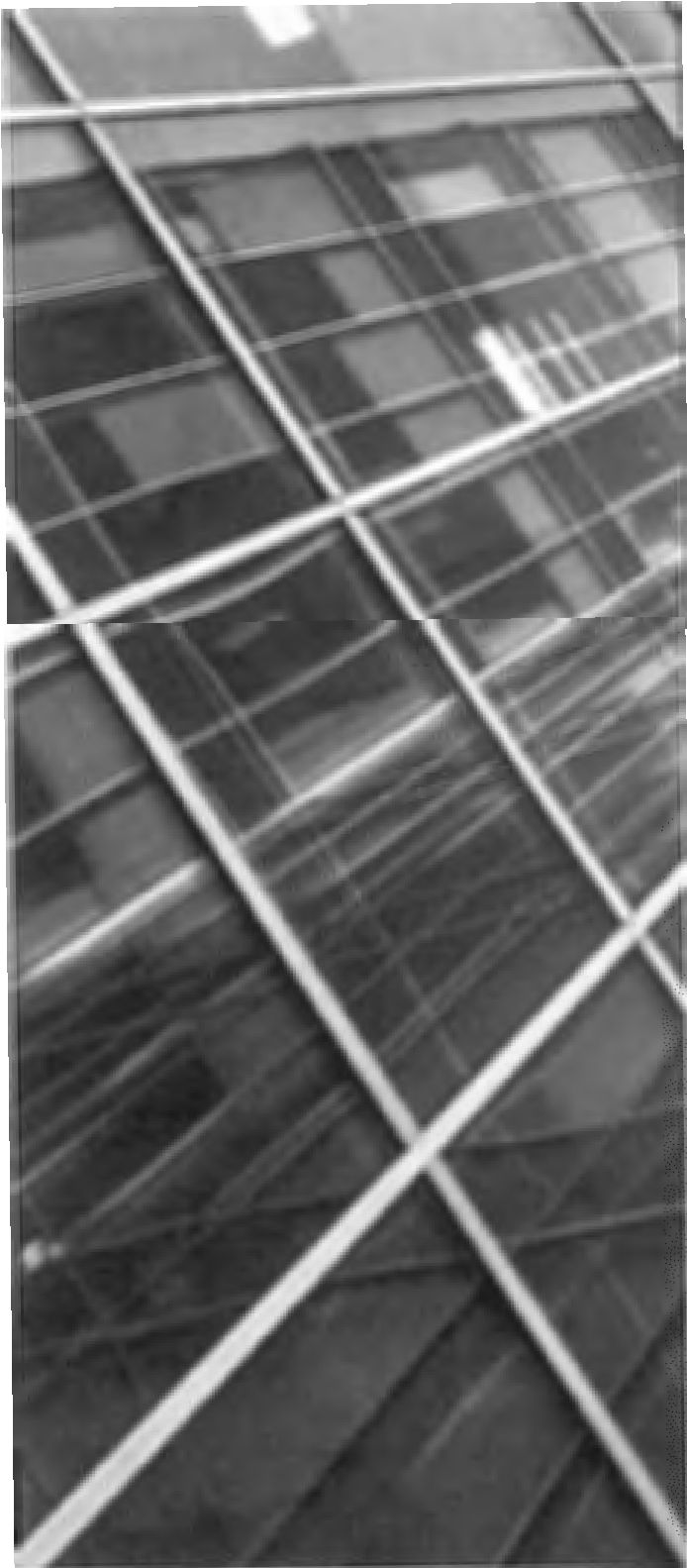


Source: Bloomberg



Source: Bloomberg

On a year-over-year basis, Treasury yields have increased and the Treasury yield curve has flattened. The spread between 2-Year and 10-year Treasury yields narrowed from 52 basis points to 20 basis points in 2018. Rate hikes by the Federal Reserve have put upward pressure on rates, while supply and demand imbalances, technical factors, weakening global economic growth, and subdued inflation expectations have contributed to the curve flattening.



## 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
Treasury Issues	No limitations	Complies
Federal Agencies	25% per agency issuer	Complies
Municipal Securities	"A" or higher by a NRSRO; 30% maximum; 5% max per issuer	Complies
Supranationals	"AA" rated or higher by a NRSRO; 30% max; 10% max per issuer; U.S. dollar denominated; Issued by: IBRD, IFC, IADB	Complies
Corporate Medium Term Notes	"A" or higher by a NRSRO; 30% maximum; 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.	Complied at time of purchase*
FDIC insured Time Deposits/ Certificates of Deposit	Amount per institution limited to the max covered under FDIC; 20% maximum (combination of FDIC insured and collateralized TDs/ CDs); 5% max per issuer	Complies
Collateralized Time Deposits/ Certificates of Deposit	20% maximum (combination of FDIC insured and collateralized TDs/ CDs); 5% max per issuer	Complies
Negotiable Certificates of Deposit	No rating required if amount of the NCD is covered by FDIC insured limit; If above FDIC insured limit, requires "A-1" rated or higher by a NRSRO or "A" rated long term issuer by a NRSRO; 30% maximum (inclusive of CDARS); 5% max per issuer	Complies
Banker's Acceptances	"A-1" or higher short-term rating by a NRSRO; or "A" or higher long-term by a NRSRO; 40% maximum; 5% max per issuer; 180 days max maturity	Complies
Commercial Paper	"A-1" or higher short term rating by a NRSRO; "A" rated long term issuer by a NRSRO; 25% maximum; 5% max per issuer; 270 days max maturity; Issuer is a corporation organized and operating in U.S. with assets in excess of \$500 million; 10% max of the issuer's outstanding commercial paper	Complies
Asset-Backed Securities/ Mortgage-Backed Securities	"AA" or higher by a NRSRO; "A" rated issuer rating or higher by a NRSRO; 20% maximum; 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.	Complies
Mutual Funds and Money Market Mutual Funds	Highest rating or "AAA" rated by two NRSROs; or SEC registered adviser with AUM >\$500 million and experience greater than 5 years; 20% maximum combined in Money Market Mutual Funds and Mutual Funds; 10% max per Mutual Fund; 20% max per Money Market Mutual Fund	Complies
Prohibited Securities	Futures and Options; Inverse floaters; Ranges notes, Interest-only strips from mortgaged backed securities; Zero interest accrual securities; Margin; Reverse Repurchase Agreements; Securities lending; Foreign currency denominated; Purchases of securities issued by fossil fuel companies that directly source the majority of their revenue from oil, gas, and or coal production.	Complies
Repurchase Agreements	1 year max maturity; collateralized 102% of market value; Not used by investment adviser	Complies
Local Agency Investment Fund (LAIF)	Maximum amount permitted by LAIF; Not used by investment adviser	Complies
Investment Trust of California (CALTRUST)	Pursuant to CGC; Not used by investment adviser	Complies
Callable Securities	20% maximum (does not include "make whole call" securities)	Complies
Max per Issuer	No more than 5% in any single issuer, except US Gov, Agencies, Supranationals, Money Market Mutual Funds, LAIF, LGIP, or where otherwise specified in the investment policy	Complies
Maximum Maturity	5 years	Complies

\*GE (36962G7M0) was downgraded by Moody's (Baa1) and S&P (BBB+) in October 2018 and by Fitch (BBB+) in November 2018; complied at time of purchase.

# Portfolio Characteristics

As of December 31, 2018

## City of Solana Beach

	Benchmark*	Portfolio	Fund/Bund
Average Maturity (yrs)	1.87	1.75	1.56
Average Modified Duration	1.80	1.66	1.48
Average Purchase Yield	n/a	1.87%	1.69%
Average Market Yield	2.53%	2.68%	2.69%
Average Quality**	AAA	AA/Aa1	AA/Aa1
Total Market Value		30,882,190	31,948,474

\*ICE BAML 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.

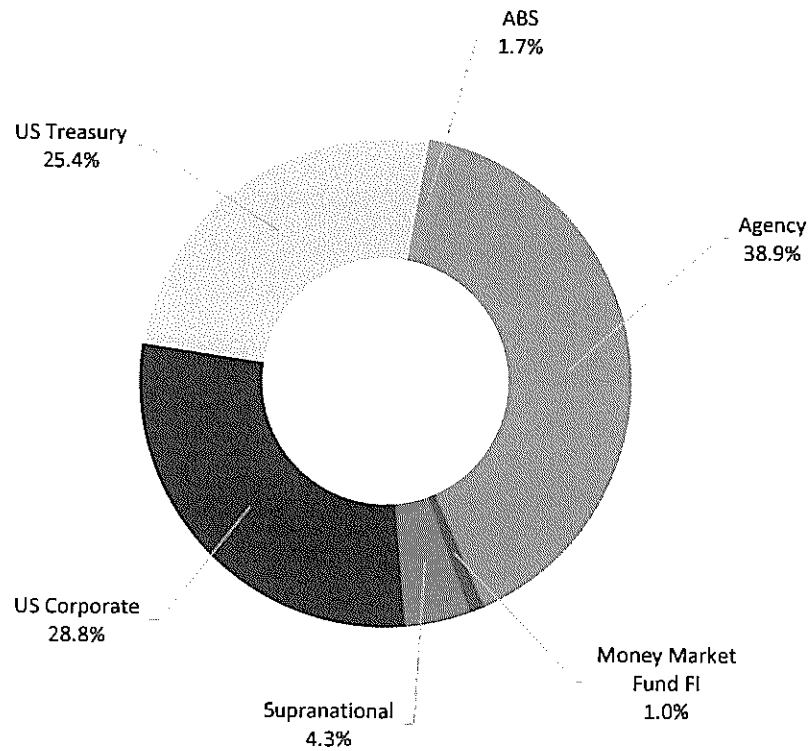


# Sector Distribution

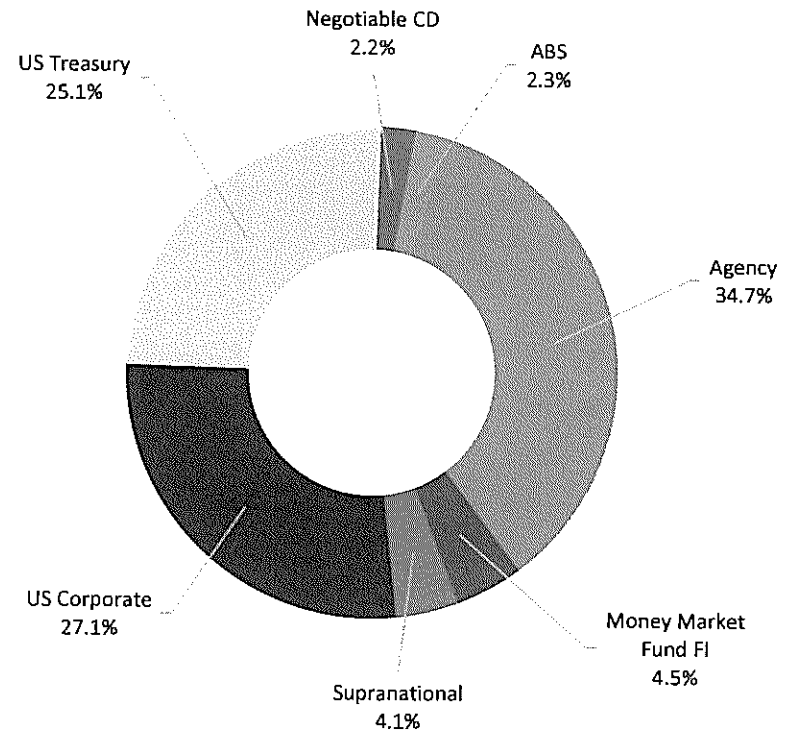
As of December 31, 2018

## City of Solana Beach

December 31, 2018



September 30, 2018



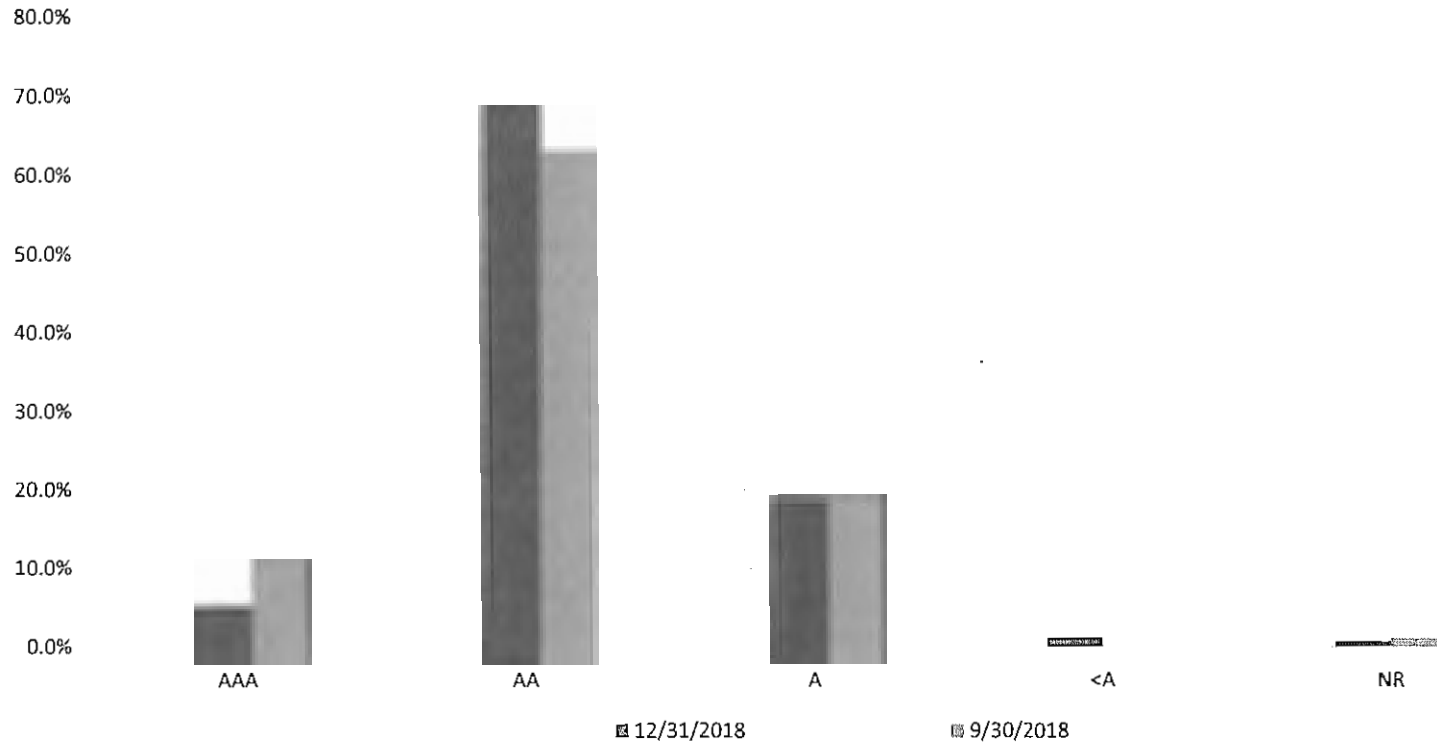
City of Solana Beach – Account #10471

Issue Name	Investment Type	% Portfolio
Government of United States	US Treasury	25.38%
Federal National Mortgage Association	Agency	12.43%
Federal Home Loan Bank	Agency	10.06%
Federal Farm Credit Bank	Agency	8.63%
Federal Home Loan Mortgage Corp	Agency	7.76%
Intl Bank Recon and Development	Supranational	2.08%
IBM Corp	US Corporate	1.90%
Paccar Financial	US Corporate	1.64%
Bank of New York	US Corporate	1.62%
Costco Wholesale Corporation	US Corporate	1.60%
Inter-American Dev Bank	Supranational	1.54%
US Bancorp	US Corporate	1.46%
Toyota Motor Corp	US Corporate	1.45%
PNC Financial Services Group	US Corporate	1.44%
Honda Motor Corporation	US Corporate	1.37%
Home Depot	US Corporate	1.36%
Deere & Company	US Corporate	1.34%
State Street Bank	US Corporate	1.30%
Praxair	US Corporate	1.29%
United Parcel Service	US Corporate	1.27%
Oracle Corp	US Corporate	1.27%
Berkshire Hathaway	US Corporate	1.14%
JP Morgan Chase & Co	US Corporate	1.13%
General Electric Co	US Corporate	1.13%
Exxon Mobil Corp	US Corporate	1.01%
Microsoft	US Corporate	0.98%
Wells Fargo Corp	US Corporate	0.98%
Apple Inc	US Corporate	0.97%
First American Govt Oblig Fund	Money Market Fund FI	0.96%
International Finance Corp	Supranational	0.67%
HSBC Holdings PLC	US Corporate	0.65%
Toyota ABS	ABS	0.64%
Honda ABS	ABS	0.54%
Charles Schwab Corp/The	US Corporate	0.52%
Nissan ABS	ABS	0.51%
<b>TOTAL</b>		<b>100.00%</b>

# Quality Distribution

As of December 31, 2018

**City of Solana Beach**  
December 31, 2018 vs. September 30, 2018



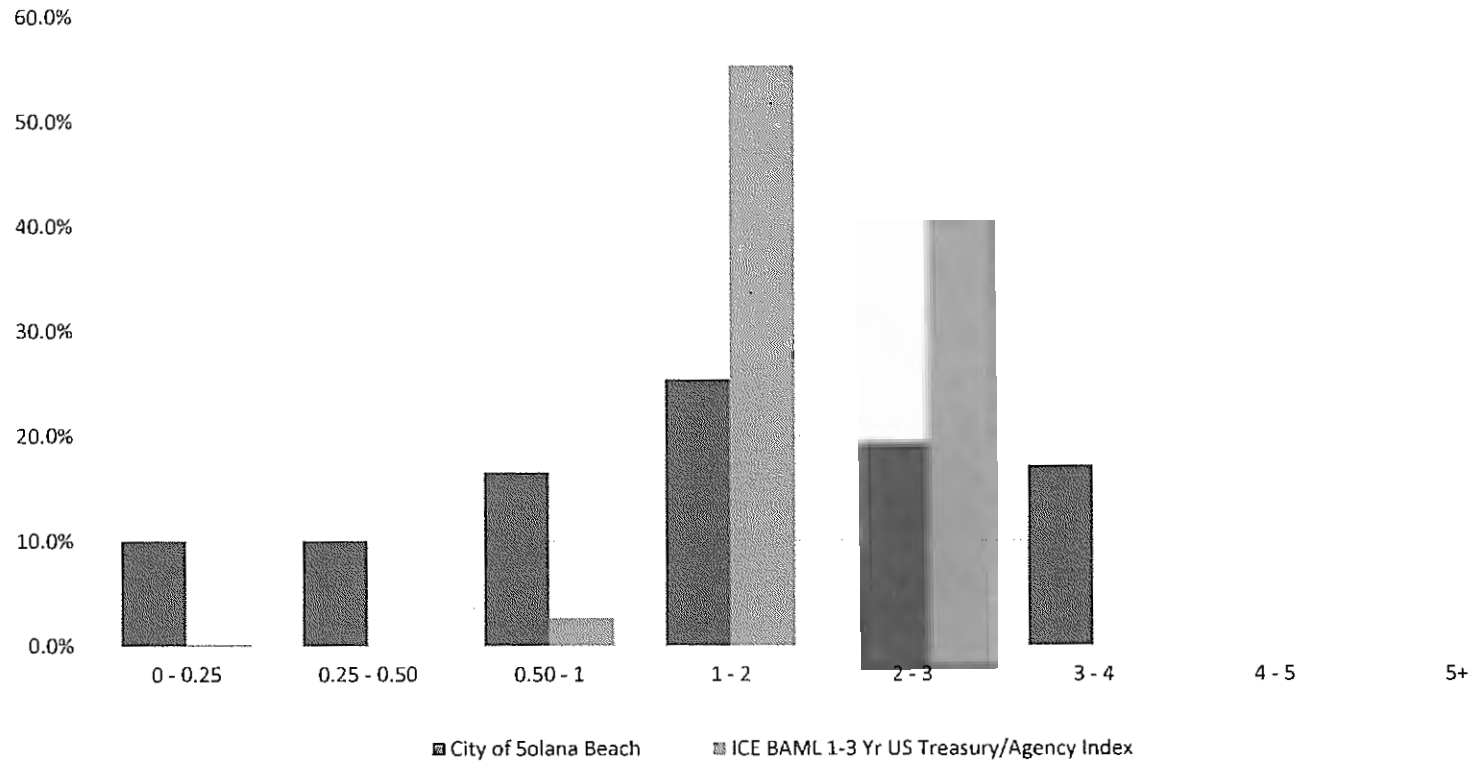
	AAA	AA	A	<A	NR
12/31/18	7.3%	70.1%	20.9%	1.1%	0.6%
09/30/18	13.1%	64.7%	21.2%	0.0%	1.0%

Source: S&P Ratings

# Duration Distribution

As of December 31, 2018

**City of Solana Beach**  
 Portfolio Compared to the Benchmark as of December 31, 2018



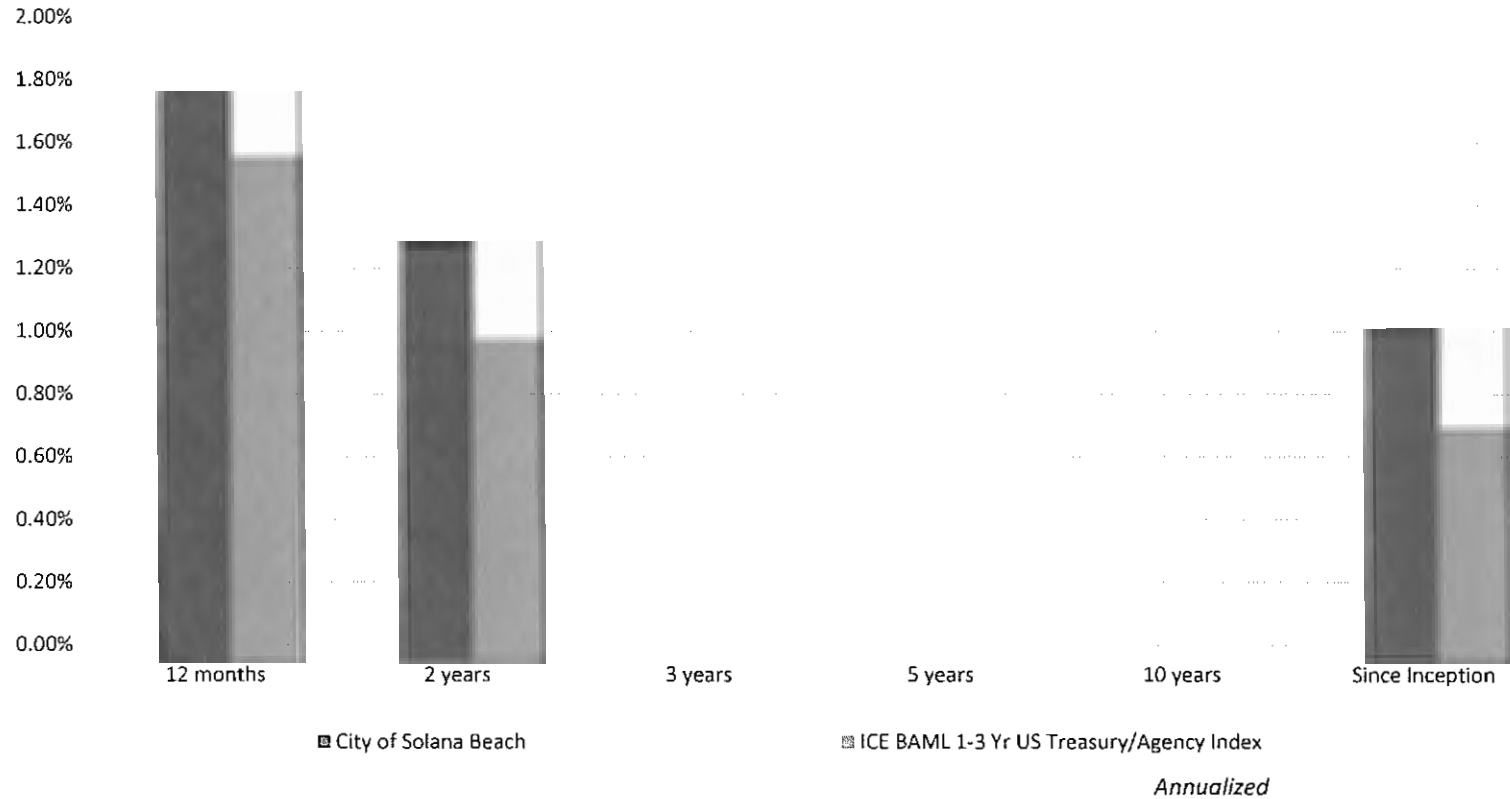
	0 - 0.25	0.25 - 0.50	0.50 - 1	1 - 2	2 - 3	3 - 4	4 - 5	5+
Portfolio	10.0%	10.0%	16.5%	25.3%	21.1%	17.1%	0.0%	0.0%
Benchmark*	0.1%	0.0%	2.6%	55.3%	42.0%	0.0%	0.0%	0.0%

\*ICE BAML 1-3 Yr US Treasury/Agency Index

# Investment Performance

As of December 31, 2018

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



<i>TOTAL RATE OF RETURN</i>	3 months	12 months	2 years	3 years	5 years	10 years	Since Inception
City of Solana Beach	1.11%	1.79%	1.32%	N/A	N/A	N/A	1.05%
ICE BAML 1-3 Yr US Treasury/Agency Index	1.29%	1.60%	1.02%	N/A	N/A	N/A	0.74%

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.

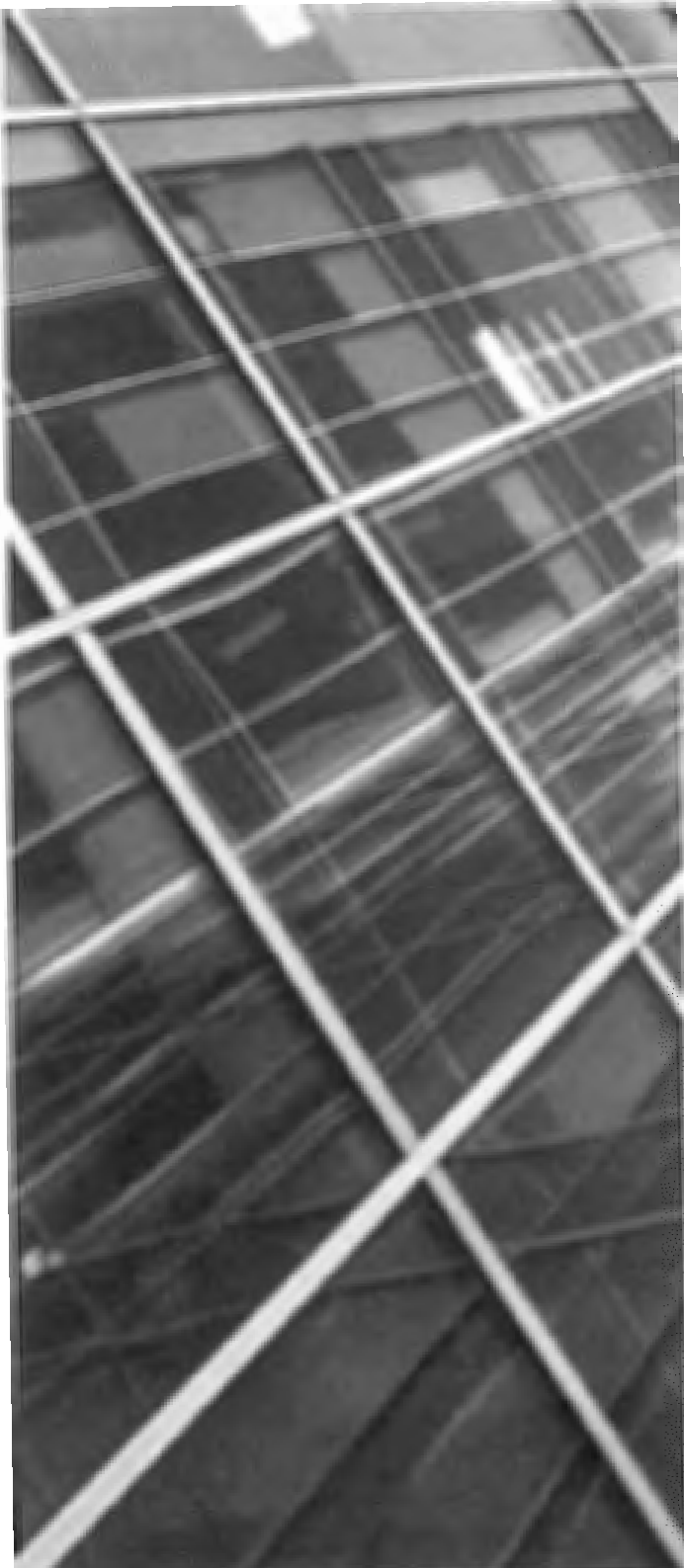
# Investment Comparison

As of December 31, 2018

## City of Solana Beach

	LAF 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
January 2018	\$37,870	\$39,237	\$36,842
February 2018	\$38,500	\$44,122	\$41,628
March 2018	\$45,967	\$45,823	\$43,328
April 2018	\$48,397	\$46,392	\$43,897
May 2018	\$53,044	\$47,385	\$44,888
June 2018	\$54,085	\$48,351	\$45,848
July 2018	\$58,567	\$50,419	\$47,914
August 2018	\$60,258	\$48,396	\$45,887
September 2018	\$56,579	\$46,284	\$43,867
October 2018	\$57,748	\$46,188	\$43,906
November 2018	\$56,380	\$43,669	\$41,424
December 2018	\$60,757	\$47,367	\$45,122
<b>Total:</b>	<b>\$1,069,485</b>	<b>\$1,178,644</b>	<b>\$1,104,897</b>

\*Income earned net of Chandler fees



## Section 3 | Portfolio Holdings

# Holdings Report

As of December 31, 2018

## 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
<b>ABS</b>									
89231UAD9	Toyota Auto Receivables 2016-B 1.300% Due 04/15/2020	33,662.01	05/02/2016 1.31%	33,660.29 33,660.29	99.46 3.72%	33,480.36 19.45	0.11% (179.93)	Aaa / AAA NR	1.29 0.22
43814QAC2	Honda Auto Receivables 2016-2 A3 1.390% Due 04/15/2020	31,168.76	05/24/2016 1.40%	31,168.15 31,168.15	99.60 3.12%	31,045.41 19.26	0.10% (122.74)	Aaa / NR AAA	1.29 0.23
65478GAB6	Nissan Auto Receivables Owner 2017-B A2A 1.560% Due 05/15/2020	158,473.15	08/16/2017 1.57%	158,466.93 158,466.93	99.71 3.01%	158,006.76 109.87	0.51% (460.17)	Aaa / NR AAA	1.37 0.20
89237RAB4	Toyota Auto Receivable 2017-C A2A 1.580% Due 07/15/2020	164,239.04	07/25/2017 1.59%	164,237.48 164,237.48	99.60 2.98%	163,579.11 115.33	0.53% (658.37)	Aaa / AAA NR	1.54 0.29
43814UAG4	Honda Auto Receivables 2018-2 A3 3.010% Due 05/18/2022	135,000.00	05/22/2018 3.03%	134,997.06 134,997.06	100.10 2.97%	135,134.19 146.74	0.44% 137.13	NR / AAA AAA	3.38 1.81
<b>TOTAL ABS</b>		<b>522,542.96</b>	<b>1.93%</b>	<b>522,529.91</b>	<b>3.04%</b>	<b>521,245.83</b> <b>410.65</b>	<b>1.69%</b> <b>(1,284.08)</b>	<b>Aaa / AAA</b> <b>Aaa</b>	<b>1.94</b> <b>0.65</b>
<b>Agency</b>									
3133EFZNO	FFCB Note 1.030% Due 02/12/2019	500,000.00	Various 1.02%	500,110.00 500,110.00	99.86 2.24%	499,306.00 1,988.48	1.62% (804.00)	Aaa / AA+ AAA	0.12 0.11
3135G0J53	FNMA Note 1.000% Due 02/26/2019	260,000.00	04/12/2016 0.94%	260,421.20 260,421.20	99.78 2.46%	259,420.72 902.78	0.84% (1,000.48)	Aaa / AA+ AAA	0.16 0.15
3133782M2	FHLB Note 1.500% Due 03/08/2019	500,000.00	Various 0.98%	507,289.40 507,289.40	99.82 2.44%	499,121.50 2,354.17	1.62% (8,167.90)	Aaa / AA+ AAA	0.18 0.19
3133EDVK5	FFCB Note 1.750% Due 03/18/2019	180,000.00	04/22/2016 1.09%	183,398.40 183,398.40	99.86 2.41%	179,743.68 901.25	0.58% (3,654.72)	Aaa / AA+ AAA	0.21 0.21
3137EADZ9	FHLMC Note 1.125% Due 04/15/2019	500,000.00	Various 0.98%	502,101.80 502,101.80	99.63 2.42%	498,136.00 1,187.50	1.62% (3,965.80)	Aaa / AA+ AAA	0.29 0.29
3137EADG1	FHLMC Note 1.750% Due 05/30/2019	260,000.00	04/26/2016 1.14%	264,820.40 264,820.40	99.68 2.52%	259,175.54 391.81	0.84% (5,644.86)	Aaa / AA+ AAA	0.41 0.41
3135G0ZE6	FNMA Note 1.750% Due 06/20/2019	500,000.00	05/18/2016 1.09%	509,910.00 509,910.00	99.64 2.53%	498,177.00 267.36	1.61% (11,733.00)	Aaa / AA+ AAA	0.47 0.46
3133EFW52	FFCB Note 1.150% Due 07/01/2019	500,000.00	Various 1.13%	500,282.80 500,282.80	99.32 2.54%	496,575.00 2,875.00	1.62% (3,707.80)	Aaa / AA+ AAA	0.50 0.49
3137EADK2	FHLMC Note 1.250% Due 08/01/2019	500,000.00	06/23/2016 1.01%	503,620.00 503,620.00	99.17 2.70%	495,839.00 2,604.17	1.61% (7,781.00)	Aaa / AA+ AAA	0.58 0.57
3133EDVE9	FFCB Note 1.900% Due 09/18/2019	229,000.00	05/10/2016 1.04%	235,460.09 235,460.09	99.46 2.67%	227,754.01 1,244.87	0.74% (7,706.08)	Aaa / AA+ AAA	0.72 0.70



# Holdings Report

As of December 31, 2018

## 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
3137EADM8	FHLMC Note 1.250% Due 10/02/2019	500,000.00	05/17/2016 1.13%	501,970.00 501,970.00	98.97 2.64%	494,833.50 1,545.14	1.61% (7,136.50)	Aaa / AA+ AAA	0.75 0.74
3135G0R39	FNMA Note 1.000% Due 10/24/2019	300,000.00	11/10/2016 1.22%	298,131.00 298,131.00	98.67 2.66%	296,023.50 558.33	0.96% (2,107.50)	Aaa / AA+ AAA	0.81 0.80
3136FTB73	FNMA Callable Note 1X 2/7/2014 2.000% Due 02/07/2020	650,000.00	05/22/2017 1.51%	658,365.50 658,365.50	99.39 2.56%	646,061.65 5,200.00	2.11% (12,303.85)	Aaa / AA+ AAA	1.10 1.07
3135G0UU5	FNMA Callable Note 1X 3/6/2014 1.750% Due 03/06/2020	280,000.00	05/18/2016 1.33%	284,376.40 284,376.40	99.04 2.58%	277,311.72 1,565.28	0.90% (7,064.68)	Aaa / AA+ AAA	1.18 1.15
3133714H6	FHLB Note 3.000% Due 03/18/2020	100,000.00	04/25/2016 1.35%	106,253.00 106,253.00	100.41 2.65%	100,414.30 858.33	0.33% (5,838.70)	Aaa / AA+ AAA	1.21 1.18
3133EHFL2	FFCB Note 1.550% Due 04/13/2020	650,000.00	04/13/2017 1.51%	650,708.50 650,708.50	98.68 2.60%	641,432.35 2,182.92	2.08% (9,276.15)	Aaa / AA+ AAA	1.28 1.26
3137EAEF2	FHLMC Note 1.375% Due 04/20/2020	650,000.00	04/19/2017 1.48%	647,926.50 647,926.50	98.49 2.56%	640,160.30 1,762.67	2.08% (7,766.20)	Aaa / AA+ AAA	1.30 1.28
3135G0U35	FNMA Note 2.750% Due 06/22/2021	700,000.00	06/28/2018 2.68%	701,295.00 701,295.00	100.56 2.51%	703,927.70 481.25	2.28% 2,632.70	Aaa / AA+ AAA	2.48 2.38
313383ZU8	FHLB Note 3.000% Due 09/10/2021	600,000.00	11/28/2018 2.95%	600,750.00 600,750.00	101.05 2.59%	606,321.00 5,550.00	1.98% 5,571.00	Aaa / AA+ NR	2.70 2.55
3133EJT74	FFCB Note 3.050% Due 11/15/2021	600,000.00	12/11/2018 2.87%	602,994.00 602,994.00	101.31 2.57%	607,876.80 2,338.33	1.98% 4,882.80	Aaa / AA+ AAA	2.88 2.73
3135G0S38	FNMA Note 2.000% Due 01/05/2022	650,000.00	Various 2.04%	649,156.00 649,156.00	98.52 2.51%	640,381.95 6,355.55	2.09% (8,774.05)	Aaa / AA+ AAA	3.02 2.87
313379Q69	FHLB Note 2.125% Due 06/10/2022	700,000.00	06/06/2018 2.81%	681,828.70 681,828.70	98.31 2.64%	688,142.70 867.71	2.23% 6,314.00	Aaa / AA+ AAA	3.44 3.29
313380GJ0	FHLB Note 2.000% Due 09/09/2022	600,000.00	11/28/2018 3.02%	578,358.00 578,358.00	97.87 2.61%	587,232.60 3,733.33	1.91% 8,874.60	Aaa / AA+ NR	3.69 3.51
3130AFE78	FHLB Note 3.000% Due 12/09/2022	600,000.00	12/20/2018 2.77%	605,208.00 605,208.00	101.38 2.63%	608,278.80 2,750.00	1.98% 3,070.80	Aaa / AA+ AAA	3.94 3.68
3135G0T94	FNMA Note 2.375% Due 01/19/2023	500,000.00	10/04/2018 3.10%	485,610.00 485,610.00	99.25 2.57%	496,258.00 5,343.75	1.62% 10,648.00	Aaa / AA+ AAA	4.05 3.79
<b>TOTAL Agency</b>		<b>12,009,000.00</b>	<b>1.85%</b>	<b>12,020,344.69</b>	<b>2.55%</b>	<b>11,947,905.32</b> <b>55,809.98</b>	<b>38.87%</b> <b>(72,439.37)</b>	<b>Aaa / AA+</b> <b>Aaa</b>	<b>1.75</b> <b>1.67</b>

# Holdings Report

As of December 31, 2018

## 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
<b>Money Market Fund FI</b>									
31846V203	First American Govt Obligation Fund Class Y	296,913.60	Various 2.05%	296,913.60 296,913.60	1.00 2.05%	296,913.60 0.00	0.96% 0.00	Aaa / AAA AAA	0.00 0.00
<b>TOTAL Money Market Fund FI</b>		<b>296,913.60</b>	<b>2.05%</b>	<b>296,913.60</b>	<b>2.05%</b>	<b>0.00</b>	<b>0.00</b>	<b>Aaa / AAA</b> <b>Aaa</b>	<b>0.00</b> <b>0.00</b>
<b>Supranational</b>									
459058FA6	Intl. Bank Recon & Development Note 1.375% Due 03/30/2020	650,000.00	02/27/2017 1.63%	645,060.00 645,060.00	98.52 2.58%	640,399.50 2,259.20	2.08% (4,660.50)	Aaa / AAA AAA	1.25 1.22
4581X0CX4	Inter-American Dev Bank Note 1.625% Due 05/12/2020	480,000.00	04/05/2017 1.70%	478,862.40 478,862.40	98.72 2.59%	473,844.96 1,061.67	1.54% (5,017.44)	Aaa / AAA AAA	1.36 1.33
45950KCM0	International Finance Corp Note 2.250% Due 01/25/2021	205,000.00	01/18/2018 2.35%	204,397.30 204,397.30	99.34 2.58%	203,654.59 1,998.75	0.67% (742.71)	Aaa / AAA NR	2.07 1.99
<b>TOTAL Supranational</b>		<b>1,335,000.00</b>	<b>1.77%</b>	<b>1,328,319.70</b>	<b>2.58%</b>	<b>5,319.62</b>	<b>(10,420.65)</b>	<b>Aaa / AAA</b> <b>Aaa</b>	<b>1.42</b> <b>1.38</b>
<b>US Corporate</b>									
94974BFQ8	Wells Fargo Corp Note 2.150% Due 01/15/2019	300,000.00	Various 1.59%	304,455.80 304,455.80	99.97 2.87%	299,913.00 2,974.16	0.98% (4,542.80)	A2 / A- A+	0.04 0.04
30231GAP7	Exxon Mobil Corp Note 1.708% Due 03/01/2019	150,000.00	06/07/2016 1.32%	151,548.00 151,548.00	99.82 2.77%	149,732.85 854.00	0.49% (1,815.15)	Aaa / AA+ NR	0.16 0.17
30231GAD4	Exxon Mobil Corp Callable Note Cont 2/15/2019 1.819% Due 03/15/2019	160,000.00	04/19/2016 1.26%	162,516.80 162,516.80	99.82 2.71%	159,705.28 856.95	0.52% (2,811.52)	Aaa / AA+ NR	0.20 0.20
91159HHH6	US Bancorp Callable Note Cont 3/25/2019 2.200% Due 04/25/2019	450,000.00	Various 1.71%	454,552.50 454,552.50	99.78 2.89%	449,015.40 1,815.00	1.46% (5,537.10)	A1 / A+ AA-	0.32 0.31
037833AQ3	Apple Inc Note 2.100% Due 05/06/2019	300,000.00	Various 1.33%	306,734.80 306,734.80	99.78 2.73%	299,346.00 962.50	0.97% (7,388.80)	Aa1 / AA+ NR	0.35 0.34
89236TDE2	Toyota Motor Credit Corp Note 1.400% Due 05/20/2019	150,000.00	05/17/2016 1.45%	149,790.00 149,790.00	99.44 2.87%	149,152.95 239.17	0.48% (637.05)	Aa3 / AA- A+	0.38 0.38
02665WBEO	American Honda Finance Note 1.200% Due 07/12/2019	225,000.00	10/07/2016 1.46%	223,434.00 223,434.00	99.26 2.62%	223,328.93 1,267.50	0.73% (105.07)	A2 / A+ NR	0.53 0.52
594918BN3	Microsoft Note 1.100% Due 08/08/2019	305,000.00	08/01/2016 1.14%	304,685.85 304,685.85	99.00 2.78%	301,963.72 1,332.68	0.98% (2,722.13)	Aaa / AAA AA+	0.60 0.59
06406HCW7	Bank of New York Callable Note Cont 8/11/2019 2.300% Due 09/11/2019	500,000.00	Various 1.74%	508,003.60 508,003.60	99.48 3.06%	497,401.00 3,513.89	1.62% (10,602.60)	A1 / A AA-	0.70 0.68

# Holdings Report

As of December 31, 2018

## 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
24422ETJ8	John Deere Capital Corp Note 1.250% Due 10/09/2019	419,000.00	Various 1.51%	416,207.35 416,207.35	98.62 3.07%	413,206.07 1,192.98	1.34% (3,001.28)	A2 / A A	0.77 0.76
36962G7M0	General Electric Capital Corp Callable Note 1X 12/9/2019 2.200% Due 01/09/2020	350,000.00	12/13/2016 2.06%	351,459.50 351,459.50	98.54 3.66%	344,903.30 3,678.89	1.13% (6,556.20)	Baa1 / BBB+ BBB+	1.02 0.99
46625HKA7	JP Morgan Chase Callable Note Cont 12/23/2019 2.250% Due 01/23/2020	350,000.00	07/27/2018 3.06%	345,957.50 345,957.50	99.00 3.21%	346,514.00 3,456.25	1.13% 556.50	A2 / A- AA-	1.06 1.03
89236TDU6	Toyota Motor Credit Corp Note 1.950% Due 04/17/2020	150,000.00	04/24/2017 1.91%	150,154.50 150,154.50	98.76 2.93%	148,137.00 601.25	0.48% (2,017.50)	Aa3 / AA- A+	1.30 1.26
69353REP9	PNC Bank Callable Note 5/2/2020 2.300% Due 06/01/2020	450,000.00	06/07/2017 2.03%	453,442.50 453,442.50	98.65 3.28%	443,941.20 862.50	1.44% (9,501.30)	A2 / A A+	1.42 1.38
437076BQ4	Home Depot Note 1.800% Due 06/05/2020	425,000.00	05/24/2017 1.82%	424,753.50 424,753.50	98.57 2.83%	418,918.68 552.50	1.36% (5,834.82)	A2 / A A	1.43 1.39
40428HPV8	HSBC USA Inc Note 2.750% Due 08/07/2020	200,000.00	05/18/2017 2.16%	203,620.00 203,620.00	98.91 3.45%	197,823.80 2,200.00	0.65% (5,796.20)	A2 / A AA-	1.60 1.53
857477AS2	State Street Bank Note 2.550% Due 08/18/2020	400,000.00	Various 2.52%	401,010.00 401,010.00	99.16 3.08%	396,641.60 3,768.34	1.30% (4,368.40)	A1 / A AA-	1.63 1.57
02665WAZ4	American Honda Finance Note 2.450% Due 09/24/2020	200,000.00	02/07/2017 2.16%	201,980.00 201,980.00	98.80 3.17%	197,601.60 1,320.28	0.64% (4,378.40)	A2 / A+ NR	1.73 1.67
74005PBP8	Praxair Note 2.250% Due 09/24/2020	400,000.00	04/25/2017 1.98%	403,524.00 403,524.00	98.65 3.05%	394,616.00 2,425.00	1.29% (8,908.00)	A2 / A NR	1.73 1.67
44932HAB9	IBM Credit Corp Note 1.800% Due 01/20/2021	600,000.00	12/14/2017 2.26%	591,738.00 591,738.00	97.20 3.22%	583,177.80 4,830.00	1.90% (8,560.20)	A1 / A A	2.06 1.98
22160KAJ4	Costco Wholesale Corp Note 2.150% Due 05/18/2021	500,000.00	Various 2.05%	501,777.00 501,777.00	98.34 2.88%	491,687.50 1,284.03	1.60% (10,089.50)	Aa3 / A+ A+	2.38 2.29
808513AW5	Charles Schwab Corp Callable Note Cont 4/21/2021 3.250% Due 05/21/2021	160,000.00	05/17/2018 3.25%	159,995.20 159,995.20	100.49 3.03%	160,780.80 577.78	0.52% 785.60	A2 / A A	2.39 2.20
69371RP42	Paccar Financial Corp Note 3.150% Due 08/09/2021	500,000.00	08/06/2018 3.16%	499,845.00 499,845.00	100.22 3.06%	501,099.50 6,212.50	1.64% 1,254.50	A1 / A+ NR	2.61 2.45
68389XBK0	Oracle Corp Callable Note Cont 8/01/21 1.900% Due 09/15/2021	250,000.00	10/12/2017 2.11%	248,072.50 248,072.50	97.02 3.05%	242,551.75 1,398.61	0.79% (5,520.75)	A1 / AA- A	2.71 2.59
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	98.41 3.16%	147,612.60 1,841.67	0.48% 230.10	Aa3 / AA- A+	3.03 2.85
68389XBBO	Oracle Corp Callable Note Cont 3/15/2022 2.500% Due 05/15/2022	150,000.00	06/13/2018 3.21%	146,086.50 146,086.50	97.85 3.18%	146,779.95 479.17	0.48% 693.45	A1 / AA- A	3.37 3.19

# Holdings Report

As of December 31, 2018

## City of Solana Beach - Account #10471

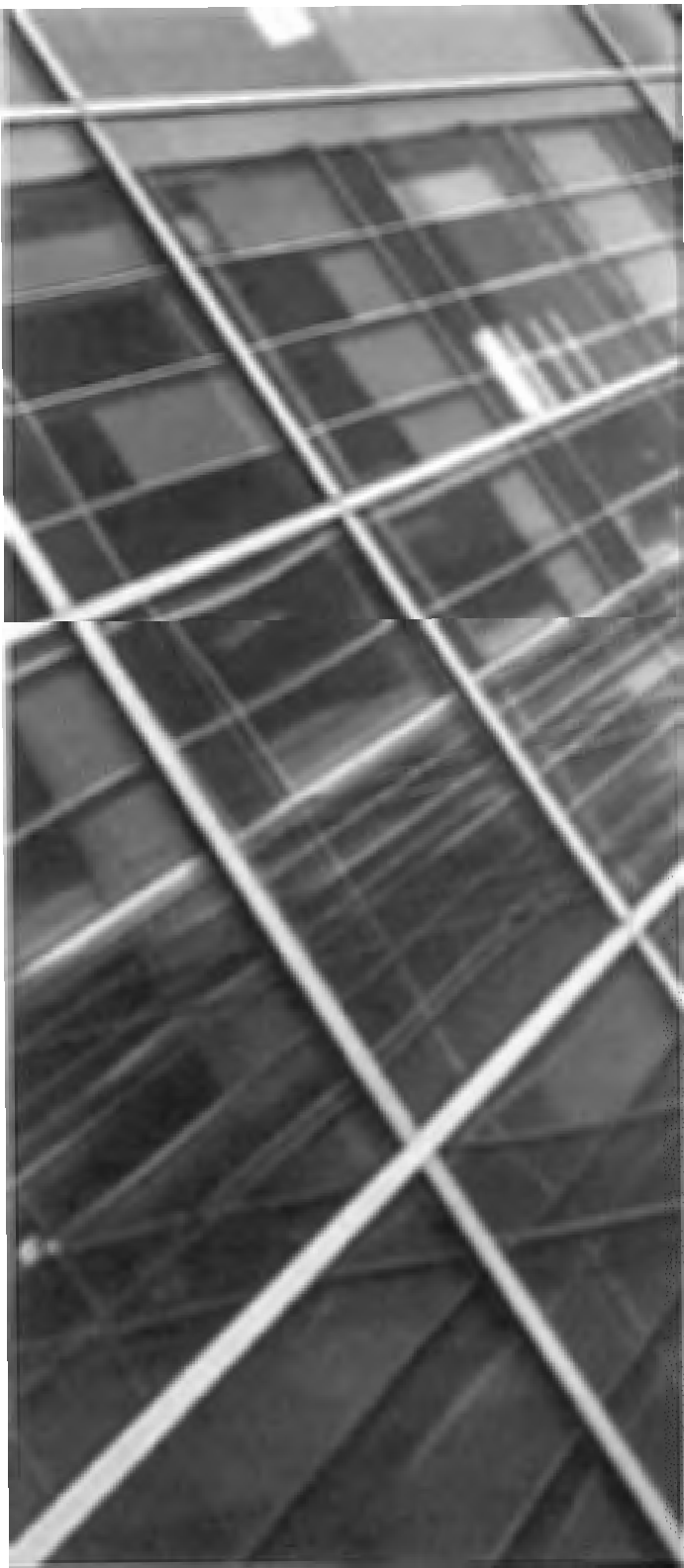
CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
084664BT7	Berkshire Hathaway Note 3.000% Due 05/15/2022	350,000.00	12/11/2018 3.31%	346,510.50 346,510.50	99.77 3.07%	349,197.10 1,341.67	1.14% 2,686.60	Aa2 / AA A+	3.37 3.17
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	97.57 3.11%	390,262.80 1,175.00	1.27% 58.80	A1 / A+ NR	3.38 3.20
<b>TOTAL US Corporate</b>		<b>8,944,000.00</b>	<b>2.15%</b>	<b>8,949,441.40</b>	<b>3.04%</b>	<b>8,845,012.18</b> <b>53,014.27</b>	<b>28.81%</b> <b>(104,429.22)</b>	<b>A1 / A+</b> <b>A+</b>	<b>1.54</b> <b>1.48</b>
<b>US Treasury</b>									
912828NG3	US Treasury Note 1.125% Due 01/15/2019	500,000.00	05/18/2016 0.97%	502,091.52 502,091.52	99.96 2.13%	499,794.00 2,598.51	1.63% (2,297.52)	Aaa / AA+ AAA	0.04 0.04
912828TC4	US Treasury Note 1.000% Due 06/30/2019	260,000.00	04/21/2016 1.02%	259,828.22 259,828.22	99.25 2.52%	258,050.00 7.18	0.84% (1,778.22)	Aaa / AA+ AAA	0.50 0.49
912828S43	US Treasury Note 0.750% Due 07/15/2019	500,000.00	10/03/2016 0.90%	497,970.43 497,970.43	99.04 2.54%	495,215.00 1,732.34	1.61% (2,755.43)	Aaa / AA+ AAA	0.54 0.53
912828TN0	US Treasury Note 1.000% Due 08/31/2019	260,000.00	04/14/2016 0.98%	260,183.68 260,183.68	98.94 2.63%	257,237.50 883.43	0.84% (2,946.18)	Aaa / AA+ AAA	0.67 0.65
912828TR1	US Treasury Note 1.000% Due 09/30/2019	260,000.00	04/14/2016 0.99%	260,051.65 260,051.65	98.82 2.61%	256,922.64 664.29	0.83% (3,129.01)	Aaa / AA+ AAA	0.75 0.74
912828UB4	US Treasury Note 1.000% Due 11/30/2019	525,000.00	Various 1.01%	524,848.25 524,848.25	98.53 2.64%	517,268.33 461.54	1.68% (7,579.92)	Aaa / AA+ AAA	0.92 0.90
912828UF5	US Treasury Note 1.125% Due 12/31/2019	260,000.00	04/26/2016 1.20%	259,320.40 259,320.40	98.53 2.63%	256,170.98 8.08	0.83% (3,149.42)	Aaa / AA+ AAA	1.00 0.98
912828H52	US Treasury Note 1.250% Due 01/31/2020	450,000.00	05/18/2016 1.21%	450,581.58 450,581.58	98.55 2.61%	443,496.15 2,353.94	1.44% (7,085.43)	Aaa / AA+ AAA	1.08 1.06
912828M98	US Treasury Note 1.625% Due 11/30/2020	450,000.00	03/08/2017 1.90%	445,606.98 445,606.98	98.35 2.51%	442,582.20 642.86	1.44% (3,024.78)	Aaa / AA+ AAA	1.92 1.87
912828S27	US Treasury Note 1.125% Due 06/30/2021	200,000.00	06/28/2017 1.68%	195,688.17 195,688.17	96.79 2.46%	193,570.40 6.22	0.63% (2,117.77)	Aaa / AA+ AAA	2.50 2.44
912828T34	US Treasury Note 1.125% Due 09/30/2021	600,000.00	08/14/2017 1.67%	586,923.89 586,923.89	96.45 2.47%	578,695.20 1,724.59	1.88% (8,228.69)	Aaa / AA+ AAA	2.75 2.67
912828T67	US Treasury Note 1.250% Due 10/31/2021	400,000.00	08/30/2017 1.64%	393,673.22 393,673.22	96.66 2.48%	386,656.40 856.35	1.25% (7,016.82)	Aaa / AA+ AAA	2.84 2.75
912828U81	US Treasury Note 2.000% Due 12/31/2021	700,000.00	01/30/2018 2.41%	689,226.56 689,226.56	98.63 2.48%	690,429.60 38.67	2.24% 1,203.04	Aaa / AA+ AAA	3.00 2.89
912828H86	US Treasury Note 1.500% Due 01/31/2022	550,000.00	08/15/2017 1.77%	543,578.01 543,578.01	97.14 2.47%	534,294.75 3,452.45	1.74% (9,283.26)	Aaa / AA+ AAA	3.09 2.97

# Holdings Report

As of December 31, 2018

## 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
912828W55	US Treasury Note 1.875% Due 02/28/2022	700,000.00	Various 2.03%	695,585.94 695,585.94	98.18 2.48%	687,285.20 4,459.60	2.24% (8,300.74)	Aaa / AA+ AAA	3.16 3.03
912828J76	US Treasury Note 1.750% Due 03/31/2022	600,000.00	09/15/2017 1.77%	599,509.82 599,509.82	97.76 2.47%	586,546.80 2,682.69	1.91% (12,963.02)	Aaa / AA+ AAA	3.25 3.12
912828XW5	US Treasury Note 1.750% Due 06/30/2022	750,000.00	Various 2.56%	725,751.95 725,751.95	97.58 2.48%	731,835.75 36.26	2.37% 6,083.80	Aaa / AA+ AAA	3.50 3.37
<b>TOTAL US Treasury</b>		<b>7,965,000.00</b>	<b>1.63%</b>	<b>7,890,420.27</b>	<b>2.49%</b>	<b>7,816,050.90</b>	<b>25.38%</b> <b>(74,369.37)</b>	<b>Aaa / AA+</b> <b>Aaa</b>	<b>2.09</b> <b>2.02</b>
<b>TOTAL PORTFOLIO</b>		<b>31,072,456.56</b>	<b>1.88%</b>	<b>31,007,969.57</b>	<b>2.68%</b>	<b>30,745,026.88</b>	<b>100.00%</b> <b>(262,942.69)</b>	<b>Aa1 / AA</b> <b>Aaa</b>	<b>1.75</b> <b>1.66</b>
<b>TOTAL MARKET VALUE PLUS ACCRUALS</b>						<b>30,882,190.40</b>			



## Section 4 | Transactions

# Transaction Ledger

As of December 31, 2018

## City of Solana Beach - Account #10471

September 30, 2018 through December 31, 2018

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
<b>ACQUISITIONS</b>										
Purchase	10/05/2018	3135G0T94	500,000.00	FNMA Note 2.375% Due: 01/19/2023	97.122	3.10%	485,610.00	2,506.94	488,116.94	0.00
Purchase	11/29/2018	313380GJ0	600,000.00	FHLB Note 2% Due: 09/09/2022	96.393	3.02%	578,358.00	2,666.67	581,024.67	0.00
Purchase	11/29/2018	313383ZU8	600,000.00	FHLB Note 3% Due: 09/10/2021	100.125	2.95%	600,750.00	3,950.00	604,700.00	0.00
Purchase	12/12/2018	3133EJT74	600,000.00	FFCB Note 3.05% Due: 11/15/2021	100.499	2.87%	602,994.00	1,372.50	604,366.50	0.00
Purchase	12/13/2018	084664BT7	350,000.00	Berkshire Hathaway Note 3% Due: 05/15/2022	99.003	3.31%	346,510.50	816.67	347,327.17	0.00
Purchase	12/21/2018	3130AFE78	600,000.00	FHLB Note 3% Due: 12/09/2022	100.868	2.77%	605,208.00	2,250.00	607,458.00	0.00
<b>Subtotal</b>			<b>3,250,000.00</b>				<b>3,219,430.50</b>	<b>13,562.78</b>	<b>3,232,993.28</b>	<b>0.00</b>
<b>TOTAL ACQUISITIONS</b>			<b>3,250,000.00</b>				<b>3,219,430.50</b>	<b>13,562.78</b>	<b>3,232,993.28</b>	<b>0.00</b>
<b>DISPOSITIONS</b>										
Maturity	10/05/2018	3133EFX69	500,000.00	FFCB Note 0.96% Due: 10/05/2018	100.000		500,000.00	0.00	500,000.00	153.60
Maturity	10/24/2018	89236TAY1	150,000.00	Toyota Motor Credit Corp Note 2% Due: 10/24/2018	100.000		150,000.00	0.00	150,000.00	-2,460.00
Maturity	11/01/2018	96121T6G8	700,000.00	Westpac Banking Corp Yankee CD 2.06% Due: 11/01/2018	100.000		700,000.00	10,975.22	710,975.22	0.00
Maturity	11/19/2018	3133EFPJ0	300,000.00	FFCB Note 1.29% Due: 11/19/2018	100.000		300,000.00	0.00	300,000.00	-1,842.00
Maturity	11/30/2018	912828A34	260,000.00	US Treasury Note 1.25% Due: 11/30/2018	100.000		260,000.00	0.00	260,000.00	-2,418.06
Maturity	12/05/2018	3133EGM69	600,000.00	FFCB Note 1.1% Due: 12/05/2018	100.000		600,000.00	0.00	600,000.00	1,860.00

# Transaction Ledger

As of December 31, 2018

## City of Solana Beach - Account #10471

September 30, 2018 through December 31, 2018

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Maturity	12/14/2018	3133EFSJ7	375,000.00	FFCB Note 1.3% Due: 12/14/2018	100.000		375,000.00	0.00	375,000.00	-1,995.00
Maturity	12/14/2018	3135G0G72	260,000.00	FNMA Note 1.125% Due: 12/14/2018	100.000		260,000.00	0.00	260,000.00	-730.60
<b>Subtotal</b>			<b>3,145,000.00</b>				<b>3,145,000.00</b>	<b>10,975.22</b>	<b>3,155,975.22</b>	<b>-7,432.06</b>
<b>TOTAL DISPOSITIONS</b>			<b>3,145,000.00</b>				<b>3,145,000.00</b>	<b>10,975.22</b>	<b>3,155,975.22</b>	<b>-7,432.06</b>



# Important Disclosures

As of December 31, 2018

2018 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.

# Benchmark Disclosures

As of December 31, 2018

## ICE BAML 1-3 Yr US Treasury/Agency Index

*The ICE BAML 1-3 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nansubordinated 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. (Index: G1A0. Please visit [www.mlindex.ml.com](http://www.mlindex.ml.com) for more information)*



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 27, 2019  
**ORIGINATING DEPT:** City Manager's Department  
**SUBJECT:** **Introduce (1<sup>st</sup> Reading) Ordinance 501 – Amending Section 11.12.020(AA) of the Solana Beach Municipal Code to Allow Skateboarding in Skate Park at La Colonia Park**

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## **BACKGROUND:**

The City of Solana Beach (City) is in the process of renovating La Colonia Park, and the project that is currently under construction includes the construction of a skate park.

Section 11.12.020 of the Solana Beach Municipal Code (SBMC) lists acts that are unlawful on public beaches or in public parks. SBMC section 11.12.020(AA) currently prohibits skateboarding in and around La Colonia Park.

This item is before City Council to consider introducing Ordinance 501, amending SBMC section 11.12.020(AA) to allow skateboarding in the designated areas of La Colonia Park being constructed as a skate park.

## **DISCUSSION:**

SBMC section 11.12.020 currently provides in relevant part:

It is unlawful for any person to do any of the following acts in or upon any park or beach within the city:

\*\*\*

AA. To ride or propel a skateboard within La Colonia Park or on the sidewalk adjoining La Colonia Park;

Construction of the Skate Park located in La Colonia Park is underway with the ribbon cutting ceremony scheduled for this spring. Therefore, the SBMC requires an amendment at least as to the new skateboarding area. While skateboarding in this area

COUNCIL ACTION:

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is contemplated, there are other areas in La Colonia Park that are not planned for skateboarding; skateboarding in those non-designated areas would interfere with the use, enjoyment and activities planned for such non-skateboarding areas. Therefore, Staff recommends amending SBMC section 11.12.020(AA) (Attachment 1) to allow skateboarding in the designated area of La Colonia Park being constructed as a skate park, while still prohibiting skateboarding in non-designated areas, including in or around the basketball court and on the adjoining sidewalks.

**CEQA COMPLIANCE STATEMENT:**

The action being considered by the City Council is exempt from the California Environmental Quality Act (CEQA) because it is not a “project” under Section 15378(b)(5) of CEQA Guidelines.

**FISCAL IMPACT:**

There is no fiscal impact as a result of this item.

**WORK PLAN:**

Building a skate park at La Colonia Park is part of the Work Plan and construction has been started.

**OPTIONS:**


- Introduce Ordinance 501 amending SBMC section 11.12.020(AA) to allow skateboarding in the designated area of La Colonia being constructed as a skate park
- Do not introduce Ordinance 501
- Provide direction

**DEPARTMENT RECOMMENDATION:**

Staff recommends the City Council introduce Ordinance 501 amending SBMC section 11.12.020(AA) to allow skateboarding in the designated area of La Colonia being constructed as a skate park.

**CITY MANAGER’S RECOMMENDATION:**

Approve Department Recommendation.

  
\_\_\_\_\_  
Gregory Wade, City Manager

Attachments:

1. Ordinance 501

## ORDINANCE 501

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AMENDING SECTION 11.12.020(AA) OF THE SOLANA BEACH MUNICIPAL CODE TO ALLOW SKATEBOARDING IN DESIGNATED AREAS AT LA COLONIA PARK

**WHEREAS**, Section 11.12.020 of the Solana Beach Municipal Code (SBMC) lists unlawful acts on public beaches or parks; and

**WHEREAS**, SBMC section 11.12.020(AA) currently prohibits skateboarding in and around La Colonia Park; and

**WHEREAS**, the City of Solana Beach (City) is constructing a skatepark at La Colonia Park.

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

Section 1. All of the above statements are true.

Section 2. The City Council finds that this action is not a project under the California Environmental Quality Act ("CEQA") because there is no development or physical change that would result from the adoption of this ordinance.

Section 3. Section 11.12.020(AA) of the Solana Beach Municipal Code shall be amended to read as follows (with underlined text indicating additions):

AA. To ride or propel a skateboard within La Colonia Park or on the sidewalk adjoining La Colonia Park except in the areas designated as authorized skateboarding areas;

Section 4. Severability. In the event that any court of competent jurisdiction holds any section, subsection, paragraph, sentence, clause or phrase in this Ordinance to be unconstitutional, preempted or otherwise invalid, the invalid portion shall be severed from this Ordinance and shall not affect the validity of the remaining portions of this Ordinance. The City hereby declares that it would have adopted each section, subsection, paragraph, sentence, clause or phrase in this Ordinance irrespective of whether any one or more sections, subsections, paragraphs, sentences, clauses or phrases in this Ordinance might be declared unconstitutional, preempted or otherwise invalid.

Section 5. Conflicts with Prior Ordinances. In the event that any City ordinance or regulation, in whole or in part, adopted prior to the effective date of this Ordinance,

conflicts with any provisions in this Ordinance, the provisions in this Ordinance will control.

**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** at a regular meeting of the City Council of the City of Solana Beach, California, on the 27th day of February, 2019; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the following vote:

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

\_\_\_\_\_  
DAVID A. ZITO, 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:** February 27, 2019  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Consideration of Resolution 2019-023 Authorizing the City Manager to Issue a Request for Proposals for an Affordable Housing Development Opportunity at 140 S. Sierra Avenue, Solana Beach (APN 298-010-63)**

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## **BACKGROUND:**

All California cities and counties are required by Article 10.6 of the Government Code to adopt a Housing Element as part of their General Plan. Housing Elements are subject to detailed statutory requirements, as well as mandatory review by the California Housing and Community Development Department (HCD). The Housing Element of the City of Solana Beach General Plan includes required programs that describe actions or techniques that carry out the goals and policies of the City's Housing Element. The programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment.

Housing Element law requires a parcel-specific inventory (Residential Land Inventory) of appropriately zoned, available, and suitable sites that could provide realistic opportunities for the provision of housing to all income segments within the community. Program 19 of the Housing Element identifies three City-owned sites in the Residential Land Inventory that are viable for affordable housing. Two sites are existing City parking lots and the third site is occupied by City Hall. One site (Site 2) is the subject of an approved application for ten very low income units (Hitzke Development). In Spring 2018, the City Council authorized issuance of a request for proposals (RFP) for the City Hall site. No responses were received for the City Hall site RFP. Program 19 also calls for the City to issue a RFP for affordable housing developments for the remaining City-owned site (Site 4), also known as the Distillery site.

CITY COUNCIL ACTION:

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**AGENDA ITEM C.3.**

This item is before the City Council for the consideration of Resolution 2019-023 (Attachment 1), authorizing the City Manager to issue a RFP for an affordable housing development opportunity at 140 S. Sierra Avenue, Solana Beach.

**DISCUSSION:**

Site 4 in the Residential Land Inventory of the City's Housing Element identifies the City owned parking lot, located at 140 S. Sierra Avenue, as a potential site for development of affordable housing. The 1.0-acre site is currently developed as a public parking lot with approximately 117 parking spaces. The Residential Land Inventory for this site assumes that public parking spaces would be incorporated into the parking structure for the new residential units. However, as noted in the RFP, the City is willing to consider other alternatives from proposers.

The site is located within the General Commercial (C) Zone of the Highway 101 Corridor Specific Plan (Specific Plan), in the Plaza District, which allows mixed-use development at twenty (20) dwelling units per acre; therefore, the site has potential for twenty (20) dwelling units. Additionally, affordable housing projects may be eligible for a density bonus in accordance with State law, for up to twenty-seven (27) dwelling units. The RFP requests proposals for development of an affordable housing development for low- and very-low income residents. Additional project assumptions in the RFP are provided below:

- The entire site is one (1) parcel that is owned by the City of Solana Beach. The City would prefer to retain ownership, however, proposers are asked to identify the manner in which they propose to hold interest in the Property on which the Project would be developed, in accordance with State law.
- The dwelling units would be planned, built, managed, operated, and maintained by the selected developer.
- An affordable residential project is desired for a mix of income levels.
- Some revenue to the City is expected from the rental of the affordable dwelling units.
- The Project should be limited to two (2) stories and a maximum of twenty-seven (27) feet.
- The project would meet or exceed zero net energy standards.
- The Project would implement the City's greenhouse gas (GHG) emissions reduction strategies in accordance with the City's Climate Action Plan, including participation in the City's Community Choice Aggregation, "SEA Green" product, or the SDG&E equivalent.
- Electric Vehicle (EV) charging stations would be made available to the public and Project residents.

The RFP requires respondents to provide information regarding: the development team; examples of comparable development experience, with a preference for examples of



projects that are within the San Diego region and are similar in scale and context to the proposed Project, especially small, infill projects; the envisioned development concept and conceptual plans that demonstrate high quality architectural design and sensitivity to the local context; financial information, including a conceptual financing plan, a financing proposal, and a financial pro forma; and a preliminary project timeline and construction schedule.

Once the responses are received and reviewed, the City's anticipated process is to compile a short-list of developers, possibly conduct interviews, and ultimately select a preferred developer. The selected developer would enter into an Exclusive Negotiation Agreement (ENA) with the City while negotiating the terms of a Disposition and Development Agreement (DDA). Staff notes that selection of the developer and approval of an ENA and DDA would require City Council approval. Staff also notes that issuance of this RFP does not commit or obligate the City to accept any proposals submitted in response to this RFP.

#### **CEQA COMPLIANCE STATEMENT:**

Consideration of the release of a RFP is not a project as defined by the California Environmental Quality Act (CEQA). If and when a preferred developer is selected and development of an affordable housing project is pursued, the project will be evaluated in compliance with CEQA.

#### **FISCAL IMPACT:**

Issuance of an RFP does not have a fiscal impact. The RFP requires each respondent to submit a conceptual financing plan, a financing proposal, and a financial pro forma. If the City decides to pursue the project, potential fiscal impacts would be evaluated based on the evaluation of that information.

#### **WORK PLAN:**

Issuance of this RFP is consistent with the fifth bulleted item under Item C ("Unprioritized Community Character Issues" section) of the FY 2018/19 Work Plan, and is a requirement of the Housing Element.

#### **OPTIONS:**


- Approve Staff recommendation.
- Approve Staff recommendation with modifications.
- Do not approve Staff recommendation and provide direction.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution 2019-023 authorizing the City Manager to issue a Request for Proposals for an affordable housing development on City-owned property located at 140 S. Sierra Avenue, Solana Beach (Distillery Site).

**CITY MANAGER RECOMMENDATION:**

Approve Department Recommendation.

  
\_\_\_\_\_  
Gregory Wade, City Manager

Attachments:

1. Resolution 2019-023
2. RFP—City of Solana Beach Affordable Housing Development Opportunity

**RESOLUTION NO. 2019-023**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO ISSUE A REQUEST FOR AN AFFORDABLE HOUSING DEVELOPMENT OPPORTUNITY AT 140 SOUTH SIERRA AVENUE, SOLANA BEACH, CA**

**WHEREAS**, all California Cities and Counties are required by Article 10.6 of the Government Code to adopt a Housing Element as part of their General Plan; and

**WHEREAS**, Housing Elements are subject to detailed statutory requirements as well as mandatory review by the California Housing and Community Development Department; and

**WHEREAS**, the Housing Element of the City of Solana Beach General Plan includes required programs that describe actions or techniques that carry out the goals and policies of the City's Housing Element in an estimated timeline; and

**WHEREAS**, Housing Element Law requires a parcel specific inventory of appropriately zoned, available and suitable sites that could provide realistic opportunities for the provision of housing in all income segments; and

**WHEREAS**, Program 19 of the Housing Element identifies the City Hall property as a viable City-owned site for affordable housing in the Residential Land Inventory; and

**WHEREAS**, the program calls for the City to issue a Request for Proposals (RFP) for affordable housing on the site.

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

1. That the foregoing recitations are true and correct.
2. That the City Council authorizing the City Manager to issue a Request for Proposals for an affordable housing development opportunity on the City-owned property at 140 S. Sierra Avenue, Solana Beach.

**PASSED AND ADOPTED** this 27th day of February, 2019, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

\_\_\_\_\_  
DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

\_\_\_\_\_  
ANGELA IVEY, City Clerk



## REQUEST FOR PROPOSALS

### **Affordable Housing Development at 140 S. Sierra Avenue, Solana Beach, CA 92075 APN 298-010-63-00**

#### INTRODUCTION

The City of Solana Beach (“City”) is interested in receiving proposals from qualified affordable housing developers (“Proposers”) to develop 20-27 very low- or low-income dwelling units located at the public parking lot located at 140 South Sierra Avenue, Solana Beach, CA 92075. The site is zoned General Commercial and is located within the Plaza District of the Highway 101 Corridor Specific Plan.

This is a request for proposals (RFP) from qualified individuals, consultants, and development teams to submit a proposal and their qualifications to plan and build affordable housing consistent with the City’s Housing Element of the General Plan identified as Site 4 (Attachment 1). All proposers are strongly encouraged to review and become familiar with the Housing Element of the Solana Beach General Plan, the Highway 101 Specific Plan, the Off-Street Parking Design Manual, and the City’s View Assessment regulations (Chapter 17.63) and Guidelines.

The City intends to hold one or more public information meetings during the course of the development of this site to keep the public informed of the status of the project.

The Housing Element identifies the Distillery site for possible development of 20-27 dwelling units (up to 20 du/ac) including a parking structure to provide parking for both the public and the new residential units. The combined development could result in a “mixed use development”.

#### KEY ASSUMPTIONS

1. The property is owned by the City of Solana Beach;
2. The property would remain under City ownership;
3. There will be no net loss of available public parking spaces;
4. Adequate parking will be provided for residential units;
5. Development of Electric Vehicle (EV) charging stations for both the public and residential parking would be expected;

6. All planning and zoning requirements of the City would be met;
7. The dwelling units would be planned, built, managed, operated and maintained by the Proposer;
8. A rental project is desired, not for-sale dwelling units;
9. Some revenue to the City is expected from the rental of the affordable dwelling units;
10. The project would meet or exceed zero net energy standards;
11. The Project would implement the City's greenhouse gas (GHG) emissions reduction strategies in accordance with the City's Climate Action Plan, including participation in the City's Community Choice Aggregation, "SEA Green" product, or the SDG&E equivalent.

### EXISTING DEED RESTRICTIONS AND EASEMENTS

The site is currently developed with approximately 117 public parking spaces. Eighty-two of the spaces are deed restricted pursuant to Special Conditions of the California Coastal Commission and approximately twenty-six (26) spaces are restricted based on an existing agreement that is due to expire in 2022. The following is a brief summary of the existing deed restrictions and easements on recorded against the property that are currently in effect:

- In accordance with California Coastal Commission Special Conditions for Permit Application No. 6-05-040-3A, seventy-four (74) of the spaces may not be leased and will have a 4-hour time limit between the hours of 6am and 7pm, except Sundays and holidays when they will not be restricted and eight (8) leased spaces will have a 2-hour time limit in effect between the hours of 6am and 7pm, except on Sundays and holidays when they will not be restricted. A Deed Restriction is recorded on the property detailing the Special Conditions as recorded DOC# 2014-0501975 dated November 18, 2014.
- Additionally, a Mutual Easement and Parking Agreement is in place granting an easement for the parking of motor vehicles upon the northernmost two rows of parking spaces (approximately 26 parking spaces), between the hours of 7am and 5pm, Monday through Friday of each week. The Mutual Easement and Parking Agreement also grants parking of motor vehicles over that portion of the former Chart House Parcel (Brixton building) from 5pm to 2am daily. This Agreement is a 40 year agreement that was executed on August 16, 1982.
- A fifteen (15) foot wide easement on the easterly portion of the property granting access to adjoining property owners for road purposes is recorded on the property.
- Utility easements have been granted to Santa Fe Irrigation District and San Diego Gas and Electric Company.

A copy of the Preliminary Title Report and documents mentioned above are available upon request.

## TECHNICAL SPECIFICATIONS FOR SUBMITTALS

The Proposal shall include the following elements:

1. Cover letter (one page maximum)
2. Description of approach to development (three pages maximum)
3. Experience on similar work or related relevant projects
4. Preliminary cost proposal and project proforma
5. Preliminary project timeline and construction schedule
6. Conceptual architectural drawings
7. Summary of qualifications (three pages maximum)
8. Résumés of key personnel (one page per person)
9. Three references (one page maximum)

Respondents shall provide their understanding of the project, identify proposed team members, and explain the responsibilities of team members, including who will be the key staff person responsible for general project management and day-to-day coordination with the City. Proposals should include sufficient detail to allow a thorough evaluation and comparative analysis of the team.

## EVALUATION PROCESS AND CRITERIA

All proposals will be evaluated utilizing the criteria below. The City may hold oral interviews with top-ranked proposers. If an agreement cannot be negotiated with the top-ranked team, negotiations will be terminated. Nothing herein requires the City to award a contract and the City retains the right to use its independent judgment to evaluate the qualifications of the proposal and can reject any or all proposals.

Submittals will be evaluated according to the following criteria:

1. Project Team: the submittal will be evaluated on the team's ability to meet the City's needs and the ability to commit the resources and time necessary to complete the project.
2. Experience on Similar Work: The team will be evaluated on experience with similar work, relevance of experience, and level of client satisfaction from list of provided references.
3. Interviews: Interviews may be conducted as a part of the evaluation process.
4. Timeline and Budget: The submittals will be evaluated on the proposed timeline and preliminary project proforma.

## CONCLUSION

The City of Solana Beach desires to implement its affordable housing obligations outlined in the City's Housing Element of the General Plan. The City is interested in partnering with an affordable housing developer to make this happen.

The City has allocated 6 months to complete the selection process and have a development and disposition agreement in place by the Spring of 2020. The **submittal deadline for this RFP is July 15, 2019**. Interviews are tentatively scheduled for the week of September 16, 2019. Please forward all inquiries to Joseph Lim, Community Development Director, at 858-720-2434 or via email at [jlim@cosb.org](mailto:jlim@cosb.org).

Proposals must be received on or before **July 15, 2019**. Proposals shall be submitted to:

City of Solana Beach  
c/o Joseph Lim, Community Development Director  
635 South Highway 101  
Solana Beach, CA 92075

Thank you in advance for your Proposal.

Gregory Wade  
City Manager

### Attachments:

Attachment 1 – Distillery Site Aerial  
Attachment 2 – Assessor Map



ATTACHMENT 1

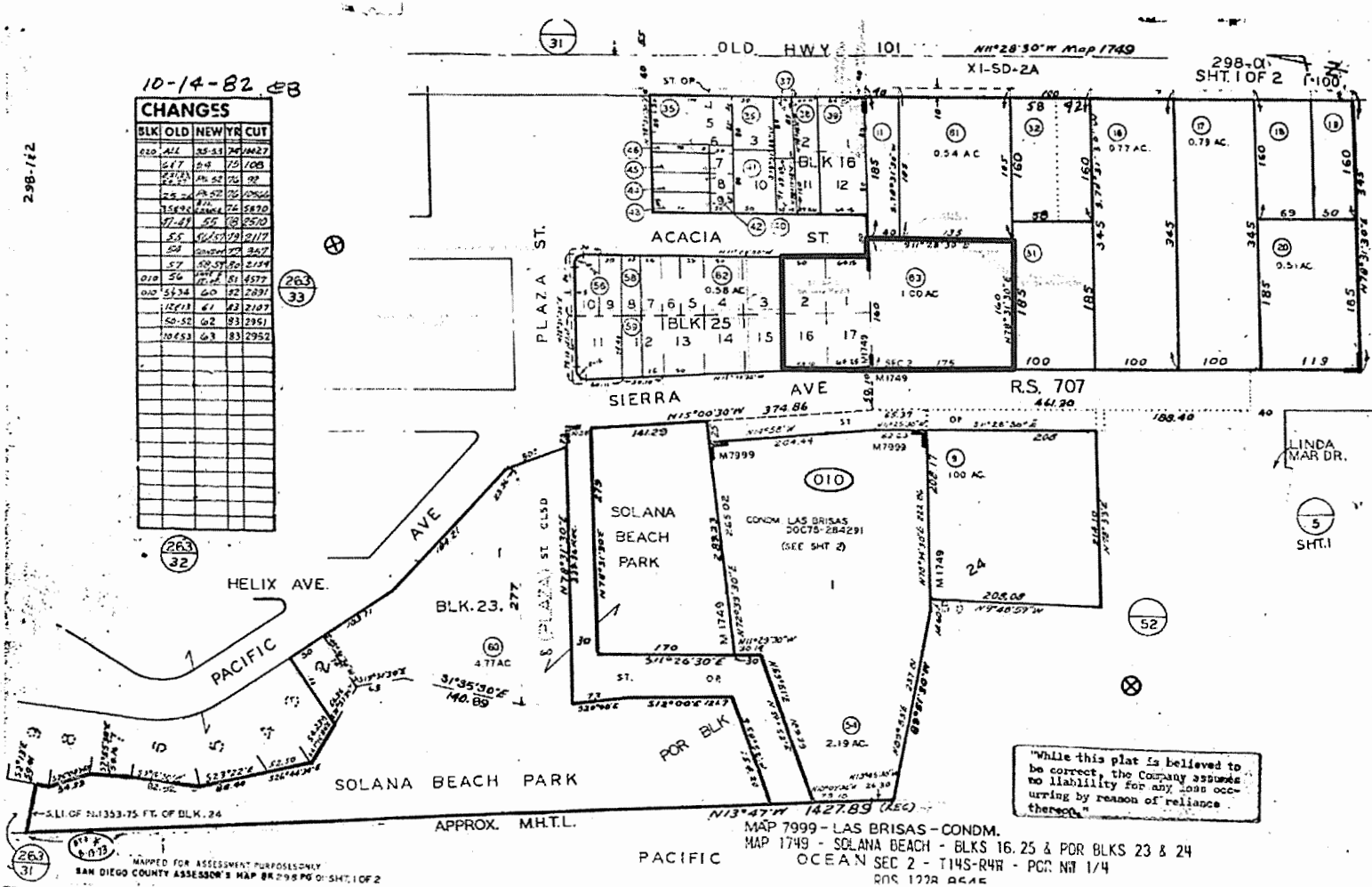
DISTILLERY SITE AERIAL



298-182

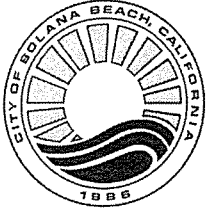
10-14-82 EB

CHANGES				
BLK	OLD	NEW	YR	CUT
100	ALL	35-53	76	1422
517	54	72	109	
232A	23	52	76	92
232B	23	52	76	92
232C	23	52	76	92
1582A	158	24	5870	
1582B	158	24	5870	
1582C	158	24	5870	
55	54	72	2112	
56	54	72	2112	
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99	54	72	2112	
100	54	72	2112	



MAP 7999 - LAS BRISAS - CONDM.  
 MAP 1749 - SOLANA BEACH - BLKS 16, 25 & POR BLKS 23 & 24  
 OCEAN SEC 2 - T14S-R4E - PCR N1/4  
 R0S 122R B4E

ATTACHMENT 2  
 ASSESSOR MAP



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 27, 2019  
**ORIGINATING DEPT:** City Manager/City Attorney  
**SUBJECT:** **Adoption of Ordinance 485 Related City Council Monthly Compensation**

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## **BACKGROUND:**

Under state law, as a general law city, the City Council is to establish by ordinance a salary up to a ceiling dependent on the population of the city. The salary established by council action may be increased “but the amount of the increase may not exceed an amount equal to five percent for each calendar year from the operative date of the last adjustment of salary” unless the electorate approves a higher salary.<sup>1</sup> The five percent increase is non-compounded.<sup>2</sup> Thus, the adjustment is computed as five percent multiplied by the number of years since the last salary adjustment. The last City Council compensation adjustment was approved on July 9, 2008 with adoption of Ordinance 389. The approved monthly increase was from \$593.82 to \$712.58 and took effect in December 2008 when the new term commenced for three councilmembers.

The item is before the City Council to consider adopting Ordinance 485 increasing its monthly compensation effective after the November 2020 general election.

## **DISCUSSION:**

As noted above, any increase to the Council monthly compensation is dictated by a formula established in state law—five percent multiplied by the number of years since the last adjustment. Five percent of \$712.58 is \$35.63. Eleven years have passed since the last adjustment in 2008. Thus, the Council may adjust its monthly compensation by up to \$391.93 ( $\$35.63 \times 11 = \$391.93$ ) for a maximum total monthly compensation of \$1,104.51.

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<sup>1</sup> California Government Code section 36516.

<sup>2</sup> 89 Cal. Op. Att’y Gen. 159 (2006).

CITY COUNCIL ACTION:

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At the February 13<sup>th</sup> Council Meeting, the City Council considered and declined to adopt the maximum increase to its compensation as allowed under state law. Instead, the City Council introduced Ordinance 485, increasing its monthly compensation to \$860 for Councilmembers and providing \$960 monthly compensation for the separately-elected mayor.

If Ordinance 485 is adopted, the approved salary increase will not take place until after the November 2020 election.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

The increase to \$860 and \$960 respectively per month in Council compensation will be included in the second year of the upcoming two-year budget cycle for Fiscal Years 2019/20 and 2020/21 that will be considered for approval by Council in June 2019. It is anticipated that there will be sufficient funds in the two-year budget to cover an approved increase in monthly Council compensation.

**WORK PLAN:** N/A

**OPTIONS:**

- Discuss and consider changes, if any, to Councilmember compensation.
- Provide direction.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Ordinance No. 485 amending Solana Beach Municipal Code (SBMC) section 2.04.020 to reflect the compensation adjustment to take effect when a new term of office commences in December 2020.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Ordinance No. 485

**ORDINANCE NO. 485**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 2.04 OF THE SOLANA BEACH MUNICIPAL CODE BY THE AMENDMENT OF SECTION 2.04.020 TO ADJUST THE AMOUNT OF MONTHLY COMPENSATION PAID TO MEMBERS OF THE CITY COUNCIL AS AUTHORIZED BY GOVERNMENT CODE §36516**

**WHEREAS**, Section 2.04.020 of the Solana Beach Municipal Code sets forth the salary for each member of the City Council of the City of Solana Beach; and

**WHEREAS**, the City Council has previously established the salary of its members at \$712.58 per month pursuant to the applicable statutory formula; and

**WHEREAS**, the City Council has not increased the amount of monthly compensation paid to its members since 2008 and desires to provide a salary increase as authorized by law.

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

**Section 1. Title 2, Chapter 2.04, Section 2.04.020.A. is amended to read as follows:**

- A. Each member of the City Council, with the exception of the separately elected Mayor, shall receive as salary the sum of \$860.00 per month.
  - 1. The separately elected Mayor shall receive the sum of \$960.00 per month.

**Section 2. Title 2, Chapter 2.04, Section 2.04.020.D. is amended to read as follows:**

- D. The salary authorized by subsection A of this section shall become operative only on and after the date upon which one or more of the members of the City Council becomes eligible for such increase pursuant to Government Code Section 36516.5 by virtue of beginning a new term of office following the election to be held in November, 2020. Until subsection A of this section becomes operative, the salary of the members of the city council shall be \$712.58 per month.

This ordinance shall become effective thirty days following its adoption. Within

fifteen days after its adoption the City Clerk shall cause this ordinance to be published pursuant to state law.

**INTRODUCED** at a regular meeting of the City Council of the City of Solana Beach, California held on the 13th day of February 2019, and thereafter,

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the 27th day of February, 2019, by the following vote:

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

\_\_\_\_\_  
DAVID A. ZITO, 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:** February 27, 2019  
**ORIGINATING DEPT:** City Clerk's Office  
**SUBJECT:** **2019 Citizen Commission Remaining Appointments**

## BACKGROUND:

Approximately half of the Solana Beach Citizen Commission members' two-year term appointments expire every January. At the January 23, 2019 City Council Meeting, Council considered appointments for the 17 vacancies, but did not make appointments for applicants who submitted their application after the advertised submittal deadline, leaving the following vacancies on two Citizen Commissions:

Vacancies	Commission	Term
3	Parks & Recreation Commission	Terms until 2021
1	Parks & Recreation Commission	Term until 2020
2	Public Arts Commission	Terms until 2021
1	Public Arts Commission	Term until 2020

The two short terms ending January 2020 are due to resignations. In December 2018, Nancy Pfeiffer resigned from the Public Arts Commission and on January 23<sup>rd</sup> Council appointed Jolene Koester to the Budget & Finance Commission causing a vacancy on the Parks & Recreation Commission.

All appointments to Citizen Commissions are conducted in accordance with Council Policy No. 5 - *Appointment of Citizens to Boards, Commissions, Committees, and Task Forces* (Attachment 2). Following the January 23<sup>rd</sup> Council Meeting, it was determined that all of the recent applicants who submitted their application late, would be able to utilize their same application for re-consideration. All new applicants were required to complete and file a Citizen Interest Form (application) and submit it to the City Clerk for formal application processing.

This report is before City Council to appoint applicants to fill the remaining 7 vacancies on the Parks & Recreation Commission and the Public Arts Commission.

CITY COUNCIL ACTION: \_\_\_\_\_  
 \_\_\_\_\_

## **DISCUSSION:**

Council will consider appointments to the remaining seven vacancies on the Parks & Recreation Commission and the Public Arts Commission.

### *Notification/Recruitment Efforts*

A new Vacancy Notice (Attachment 3) was prepared and posted on January 24<sup>th</sup> with a deadline date of February 15<sup>th</sup> by 5:00 p.m. All un-appointed applicants from the January 23<sup>rd</sup> Council meeting were sent an email explaining the new recruitment period and the remaining open positions. They were given the opportunity to confirm that they wanted to be reconsidered, with their prior application submitted as-is or they could submit a new application if they preferred to do so. For the applicants who did not respond, a final reminder was sent February 14<sup>th</sup> to confirm their interest; all responded for reconsideration. Two e-blasts were also sent out to inform the public of the openings.

### *Application Process*

The Application deadline was posted for February 15, 2019 at 5:00 p.m. to process and distribute all applications with the agenda packet. No late applications were considered and no late applications were submitted.

### *Distribution to Council*

This Staff Report contains an *Application Worksheet* (Attachment 4) outlining each applicant's Commission selection(s) and their respective application submittals. The applications were distributed to Council with the Agenda packet (Attachment 6) and are on file with the City Clerk's Office for review.

### *Appointment Protocol and Deadline*

As outlined in Solana Beach Municipal Code (SBMC) Section 2.60, appointment designations for the Parks & Recreation Commission and the Public Arts Commission are both by Council-at-Large.

### *Member Requirements*

SBMC Sections 2.64, 2.72, 2.74, 2.84, Resolution 2007-160, and Resolution 2015-127 outline some of the duties of the Commissions; however, there are other duties and assignments provided in relation to various opportunities and issues that occur throughout the year. To carry out the Commission's work, SBMC Section 2.60.010 outlines the requirements of meeting attendance. As a legislative body, like the City Council, Citizen Commissions are required to fulfill a responsibility of participating in each meeting for all matters brought before the Commission. In addition, the Commission Handbook, provided to each appointed/re-appointed member, and posted online, provides various other requirements, regulations, guidelines, and procedures for Commission members.

### *Member Appointment*

The official start date of the appointed Commission members takes effect once the official oath is administered by the City Clerk. The swear-in may take place before or at the first



meeting of the Commission as coordinated with the City Clerk's Office. The official oath is required in order to begin participating in Commission business.

**FISCAL IMPACT:**

There is no significant fiscal impact associated with this annual appointment process. Pursuant to City Council Policy 19 (*Background Check Requirements for Citizen Commissions*), new appointees are required to complete a background check for which they may be reimbursed for up to a maximum of \$20.00. Current members re-appointed, without a break in service, will have already completed background checks, which continue to be monitored; therefore, additional background checks are not required when a Commission member is reappointed. The Human Resources department incurs the cost for background checks for new Commission members.

**WORK PLAN:** N/A

**OPTIONS:**

- Approve Staff recommendation and proceed with appointments for vacancies.
- Do not make appointments, leaving vacancies or lack of quorum, and/or consider an application recruitment extension.

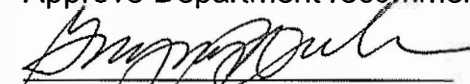
**DEPARTMENT RECOMMENDATION:**

Staff recommends that City Council:

1. Appoint four (4) members to the **Parks and Recreation** Commission nominated/appointed by *Council-at-large* for two-year terms.
  - a. Three (3) vacancies for two-year terms until 2021.
  - b. One (1) vacancy for a one-year term until 2020.
2. Appoint three (3) members to the **Public Arts** Commission nominated/appointed by *Council-at-large* for the following positions/terms:
  - a. Two (2) vacancies for two-year terms until 2021.
  - b. One (1) vacancy for a one-year term until 2020.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

  
\_\_\_\_\_  
Gregory Wade, City Manager

Attachments:

1. Current Member List
2. Policy No. 5
3. Vacancy Notification Flyer
4. Worksheet outlining openings and applicants' choice(s)
5. List of Applicants
6. Applications (in separate binder) Available at City Hall



## SOLANA BEACH CITIZEN COMMISSIONS MEMBER LIST

Member	Appointment Date	Expiration Date	Appointed By
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**BUDGET & FINANCE: 5 members**

Must be at least 18 years old, a city resident & property owner within the City of Solana Beach.

All members serve at the pleasure of each individual Councilmember's nomination.

Jolene Koester	01-23-19	January 2021	Hegenauer
Jeff Lyle	01-23-19	January 2021	Edson
Kevin (Ed) Murphy	01-23-19	January 2021	Zito
Sharon Gross	01-24-18	January 2020	Nichols
Judith Hamilton	01-24-18	January 2020	Marshall

**CLIMATE ACTION: 9 members**

Five Members must be at least 18 years old and a resident within the City of Solana Beach

Two members must be professionals from the scientific or environmental community. *Resident or Non-Resident*

Two Current Councilmembers, or 1 Councilmember and one from another position, as determined by Council.

All members are appointed by the Council At-Large.

**Residents**

Patricia Larchet	01-23-19	January 2021	Council
Peter Zahn	01-23-19	January 2021	Council
Heidi Dewar	01-24-18	January 2020	Council
Mary Yang	01-24-18	January 2020	Council
Jonathan Goodmacher	01-24-18	January 2020	Council

**Professionals**

Chester Koblinsky	01-23-19	January 2021	Council
Sarah Richmond	01-24-18	January 2020	Council

**Councilmember(s)**

Judy Hegenauer	01-23-19	January 2021	Council
Kristi Becker	01-23-19	January 2021	Council

**PARKS & RECREATION: 7 members**

Must be at least 18 years old and a city resident within the City of Solana Beach.

All members are appointed by the Council At-Large.

Sagary Krulce	01-23-19	January 2021	Council
<b>VACANT</b>		<b>January 2019</b>	Council
<b>VACANT (resignation)</b>		<b>January 2020</b>	Council
Linda Swindell	01-24-18	January 2020	Council
Tracy Richmond	01-24-18	January 2020	Council
<b>VACANT</b>		<b>January 2019</b>	Council
<b>VACANT</b>		<b>January 2019</b>	Council

**PUBLIC ARTS: 7 members**

Must be at least 18 years old and a city resident within the City of Solana Beach. All members are appointed by the Council At-Large.

Sharon Klein	01-24-18	January 2020	Council
Jeffrey McMillan	02-28-18	January 2020	Council
Deborah Ann Sweet	01-23-19	January 2021	Council
<b>VACANT</b>		<b>January 2019</b>	Council
<b>VACANT (resignation)</b>		<b>January 2020</b>	Council
Brad Auerbach	01-24-18	January 2020	Council
<b>VACANT</b>		<b>January 2019</b>	Council

**VIEW ASSESSMENT: 7 members**

Must be at least 18 years old, city resident, & property owner within the City of Solana Beach.

Five members serve at the pleasure of each individual Councilmember's nomination & two members are appointed by the Council At-Large.

Dean Pasko	01-23-19	January 2021	Hegenauer
Jill Morris	01-23-19	January 2021	Edson
Molly Fleming	01-24-18	January 2020	Council
Pat Coad	01-24-18	January 2020	Council
Gary Garber	01-24-18	January 2020	Marshall
Matthew Cohen	01-23-19	January 2021	Becker
Paul Bishop	01-24-18	January 2020	Zito

<b>CITY OF SOLANA BEACH</b>	<b>Policy No. 5</b>
<b>COUNCIL POLICY</b>	Adopted: May 15, 1989 Revised: January 23, 2008 by Resolution 2008-23
<b>GENERAL SUBJECT:</b> Citizen Boards, Commissions & Committees	
<b>SPECIFIC SUBJECT:</b> 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.



# PUBLIC NOTICE

## CITY'S CITIZEN COMMISSION POSITION OPENINGS

### CITY OF SOLANA BEACH VOLUNTEERS SERVING ON BEHALF OF THE CITY COUNCIL

**Applications are being accepted through Friday, February 15, 2019, 5:00 p.m.**

City Council is scheduled to make appointments at the February 27, 2019 City Council Meeting.

**PARKS & RECREATION:** *Three vacancies – terms will expire January 2021*  
*One vacancy – term will expire January 2020*

This Commission participates in reviewing certain matters regarding the City's parks, programs, and conducts certain City events.

Regular Meeting Schedule: 2<sup>nd</sup> Thursday of each month at 4:00 p.m.

Composition: 7 members who are all appointed by the Council At-large.

Position's Requirements: At least 18 yrs. old \* Resident of the City.

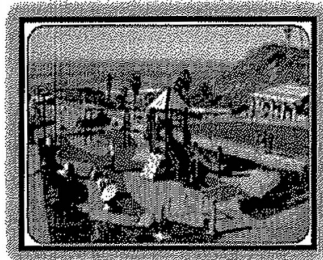
**PUBLIC ARTS:** *Two vacancies – terms will expire January 2021*  
*One vacancy – term will expire January 2020*

This Commission participates in reviewing certain matters regarding community art opportunities and conducts certain City events.

Regular Meeting Schedule: 4<sup>th</sup> Tuesday of each month at 5:30 p.m.

Composition: 7 members who are all appointed by the Council At-large.

Position's Requirements: At least 18 yrs. old \* Resident of the City.



Parks & Recreation



Public Arts

❖ See the City's website for more meeting information, meeting agendas, members, and further information. ❖

Citizen Interest Forms (Applications) and additional information on the Commissions can be found on the City's website at [www.cityofsolanabeach.org](http://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.

<b>City of Solana Beach Citizen Commissions 2019 Appointments</b>  Applications DUE February 15, 2019			<b>MEMBERS</b>				
			Tracy Richmond (Council)		Brad Auerbach (Council)		
			Linda Swindell (Council)		Jeffrey McMillan (Council)		
			VACANT (Council) mid-term resignation (J. Koester)		Sharon Klein (Council)		
			Peter-McConville (Council) Term expiring		VACANT (Council) 2019 mid-term resignation (N.Pfelfer)		
			Ashley-Sammis (Council) Term expired		Steve-Ostrow (Council) Term expired		
			Rachel-Friedman (Council) Term expired		Cindy-Neptune (Council) Term expired		
			Larna-Harnack (Council) Term expired		Deborah-Ann-Sweet (Council) Term expired		
						<b>Parks &amp; Recreation</b>	<b>Public Arts</b>
						3 Vacancies (til 2021) 1 Vacancy (til 2020) Appointments by: Council-at-large	2 Vacancies (til 2021) 1 Vacancies (til 2020) Appointments by: Council-at-large
Date Rcvd	<b>APPLICANTS</b> In order by 1st choices						
	Last name	First Name					
1-26-19 AS IS	Kearns	Shannon	Only choice				
1-28-19 AS IS	Paul	Valeri	1st choice	2nd choice			
1-28-19 AS IS	McClondon	Shawn	Only choice				
2-4-19 AS IS	Hutton	Sandra	Only choice				
2-15-19 AS IS	Felger	Steven	Only choice				
2-14-19 AS IS	Rudman	Deanne		Only choice			
2-15-19 AS IS	Ostrow	Stephen		Only choice			
2-15-19 AS IS	de Pagter	Christine		Only choice			
2-15-19 AS IS	Echo-Hayes	Carla		Only choice			

**City of Solana Beach  
Citizen Commission Members  
Appointed by City Council**

**Deadline – February 15, 2019 5:00 p.m.**

**LIST OF APPLICANTS**

<b>Applicants</b>		<b>Application Received</b>
<b>Last Name</b>	<b>First Name</b>	
de Pagter	Christine	1/15/2019
Echois-Hayes	Carla	2/15/2019
Felger	Steven	1/15/2019
Hutton	Sandra	1/15/2019
Kearns	Shannon	1/17/2019
McClondon	Shawn	1/22/2019
Ostrow	Stephen	1/23/2019
Paul	Valeri	1/14/2019
Rudman	Deanne	1/15/2019