

CITY OF SOLANA BEACH

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



AGENDA

Joint REGULAR /Meeting
Wednesday, April 10, 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. 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. 2020 U.S. Census

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.10.)

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. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for March 9 – March 22, 2019.

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

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A.3. List of Projects to Receive Road Maintenance Rehabilitation Account Funding as Required by Senate Bill 1 for Fiscal Year 2019/20. (File 0820-35)

Recommendation: That the City Council

1. Adopt **Resolution 2019-035**:
 - a. Authorizing the City Engineer to establish a project list for the Fiscal Year 2019/20 Local Streets and Roads Funding Program using funds in-part from the Road Maintenance and Rehabilitation Account designating the 2019 Street Maintenance and Repairs Project, as identified in the City's FY 2019/20 Capital Improvement Program list, to receive the SB 1 funding. It is anticipated that the designated project will rehabilitate the pavement on portions of South Cedros Avenue, Lomas Santa Fe Drive and various residential streets. It is also anticipated that the designated project will be constructed in fall of 2019 and will have an estimated useful life of approximately 15 years.
 - b. Authorizing the City Engineer to submit the project list to the California Transportation Commission for the 2019/20 Local Streets and Roads Funding Program using funds from the Road Maintenance and Rehabilitation Account.

[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. 2019 Street Maintenance and Repairs Project Construction Bid Advertisement. (File 0820-35)

Recommendation: That the City Council

1. Adopt **Resolution 2019-034**:
 - a. Approving the list of streets scheduled for maintenance and repairs as part of the 2019 Street Maintenance and Repairs Project.
 - b. Authorizing the City Engineer to advertise for construction bids for the 2019 Street Maintenance and Repairs Project.

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

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

A.5. Environmental Consulting Services Request for Proposals. (File 0600-05)

Recommendation: That the City Council

1. Adopt **Resolution 2019-039** authorizing the City Manager to issue a Request for Proposals for environmental consulting services.

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

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

A.6. Bayshore Consulting Group Inc. for Solana Energy Alliance Administrative Support Agreement Amendment. (File 1010-45)

Recommendation: That the City Council

1. Adopt **Resolution 2019-040** authorizing the City Manager to execute an amendment to the Professional Services Agreement with Bayshore Consulting Group, Inc., for administrative services not to exceed \$44,999 in support of SEA.

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

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

A.7. Emergency Storm Drainpipe Repairs Agreement Ratification for City Easement in Solana Beach Towne Centre. (File 0840-50)

1. Adopt **Resolution 2019-038**:

- a. Declaring an emergency under Public Contract Code sections 20168 and 22050 regarding the storm drain;
- b. Authorizing the City Manager to take any directly related and immediate action required by the emergency, directing Staff to report back to City Council as required by Public Contract Code section 22050 and Resolution No. 2008-091; and
- c. Ratifying the City Manager's decision to:
 - i. Execute a Public Works Agreement with Crest Equipment, Inc., for a not-to-exceed amount of \$750,000, for construction and repairs associated with the 84-inch CMP located within the City's Easement in the Solana Beach Towne Centre.
 - ii. Execute a PSA with Structural & Engineering Design Company, for a not-to-exceed amount of \$6,500, for structural engineering support services for the repair of an 84-inch CMP located within the City's Easement in the Solana Beach Towne Centre.
 - iii. Execute a PSA with Geopacifica, Inc., for a not-to-exceed amount of \$28,000, for geotechnical services in the form of inspection, testing and surveying for the repair of an 84-inch CMP located within the City's Easement in the Solana Beach Towne Centre.

[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.

A.8. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meetings held February 13, 2019.

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

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

A.9. Solana Beach School District Memorandum Of Understanding (MOU) Amendment and All City Management Services, Inc. Agreement Amendment for Crossing Guard Services. (File 0860-35)

Recommendation: That the City Council

1. Adopt **Resolution 2019-041**:
 - a. Approving the Amended MOU with the Solana Beach School District for crossing guard services.
 - b. Approving the Amended PSA with ACMS to provide crossing guard services for one year with the option to extend the agreement for up to four additional one year terms.
 - c. Authorize the City Manager to execute the MOU and PSA pending approval of these items by the Solana Beach School District.
 - d. Appropriating \$7,241 to the Professional Services expenditure account in the Traffic Safety budget unit and \$4,707 to the Reimbursed Cost revenue account, both in the General Fund.
 - e. Authorizing the City Treasurer to amend the FY 2018/19 Adopted Budget accordingly.

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

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

A.10. Council Policy 21 related to Small Wireless Facilities and Pole License Agreement

Recommendation: That the City Council

1. Adopt **Resolution 2019-043** authorizing the City Manager to adopt revisions to Council Policy 21 for the purpose of regulating the permitting, design and location of small wireless facilities and approving use of a Pole License Agreement.

[Item A.10. 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. Public Hearing: 346 Glenmont Drive, Applicant: Jonathan and Suzy Weiser, Case# 17-18-06. (File 0600-40)

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

1. Conduct the continued 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 2019-031** conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement multi-level, single-family residence with a partially subterranean three-car garage and basement, and perform associated site improvements at 346 Glenmont Drive, Solana Beach.

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

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

B.2. Public Hearing: 729 Barbara Avenue, Applicant: Mark and Karen Snyder, Case# 17-17-20. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2019-037** conditionally approving a DRP and an administrative SDP to demolish a single-family residence with attached two-car garage and construct a replacement single-story, single-family residence with a partially exposed walk-out basement and attached two-car garage at 729 Barbara Avenue.

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

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

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, 1st Alternate-Edson, 2nd 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. 22nd 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:

Next Regularly Scheduled Meeting is April 24, 2019

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

www.cityofsolanabeach.org 858-720-2400

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 April 10, 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 April 3, 2019 at 5:30 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., April 10, 2019, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk
City of Solana Beach, CA

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, April 18, 2019, 5:30 p.m. (City Hall)
- **Climate Action Commission**
Wednesday, April 17, 2019, 5:30 p.m. (City Hall)
- **Parks & Recreation Commission**
Thursday, April 11, 2019, 4:00 p.m. (Fletcher Cove Community Center)
- **Public Arts Commission**
Tuesday, May 21, 2019, 5:30 p.m. (City Hall)
- **View Assessment Commission**
Tuesday, April 19, 2019, 6:00 p.m. (Council Chambers)



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 10, 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- 03/09/19 through 03/22/19

Check Register-Disbursement Fund (Attachment 1)		\$	509,808.39
Council Payroll	March 14, 2019		4,032.44
Federal & State Taxes	March 14, 2019		384.16
PERS Retirement (EFT)	March 14, 2019		487.43
Net Payroll	March 22, 2019		197,923.08
Federal & State Taxes	March 22, 2019		50,864.26
PERS Retirement (EFT)	March 22, 2019		45,561.63
TOTAL		\$	<u>809,061.39</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 March 9, 2019 through March 21, 2019 reflects total expenditures of \$809,061.39 from various City funding sources.

WORK PLAN:

N/A

CITY COUNCIL ACTION: _____

OPTIONS:

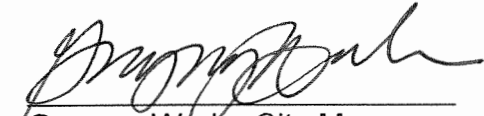
- Ratify the register of demands.
- Do not ratify and provide direction.

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: 03/25/2019
 TIME: 08:15:11

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
 ACCTPA21

SELECTION CRITERIA: transact.gl_cash='1011' and transact.ck_date between '20190309 00:00:00.000' and '20190322 00:00:00.000'
 ACCOUNTING PERIOD: 9/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94479	03/14/19	5137	ABLE PATROL & GUARD, INC	00170007110	FCCC SECURITY-FEB	0.00	125.00
1011	94480	03/14/19	2906	ACE UNIFORMS & ACCESSORI	00160006120	BOOTS/UNIFORM-BASIN	0.00	743.92
1011	94481	03/14/19	4832	AT&T CALNET 3	00160006120	9391012280 12/24-1/23	0.00	383.77
1011	94481	03/14/19	4832	AT&T CALNET 3	00160006120	9391012280 1/24-2/23	0.00	423.60
1011	94481	03/14/19	4832	AT&T CALNET 3	00160006170	9391053651 1/25-2/24	0.00	219.57
1011	94481	03/14/19	4832	AT&T CALNET 3	00160006170	9391012281 1/25-2/24	0.00	63.83
1011	94481	03/14/19	4832	AT&T CALNET 3	00150005450	9391012278 1/24-2/23	0.00	2,339.92
1011	94481	03/14/19	4832	AT&T CALNET 3	00150005450	9391012282 1/24-2/23	0.00	19.51
1011	94481	03/14/19	4832	AT&T CALNET 3	00150005450	9391053641 1/24-2/23	0.00	164.68
1011	94481	03/14/19	4832	AT&T CALNET 3	00150005450	9391062899 1/24-2/23	0.00	164.68
TOTAL CHECK							0.00	3,779.56
1011	94482	03/14/19	5587	ZACHARY BASIN	00150005400	Z. BASIN-LIVESCAN	0.00	25.00
1011	94483	03/14/19	5571	BLODGETT BAYLOSIS ENVIRO	21355005550	1716.01/KELLY ENV RVW	0.00	2,250.00
1011	94484	03/14/19	3935	BMI GENERAL LICENSING IN	25055005570	CONCERT-LICENSE 2019	0.00	358.00
1011	94485	03/14/19	5441	CALIFORNIA SKATEPARKS	459	9438.10 SKTPRKRTN-FEB	0.00	-2,463.77
1011	94485	03/14/19	5441	CALIFORNIA SKATEPARKS	45994386510	9438.10-SKATE PRK-FEB	0.00	46,811.69
1011	94485	03/14/19	5441	CALIFORNIA SKATEPARKS	45994386510	9438.10 SKTPRKRTN-FEB	0.00	2,463.77
TOTAL CHECK							0.00	46,811.69
1011	94486	03/14/19	5584	CARLA HAYES	00150005400	C. HAYES-LIVESCAN	0.00	20.00
1011	94487	03/14/19	1295	CITY OF DEL MAR	00150005450	IT MAINT SUPPORT-JAN	0.00	1,500.00
1011	94488	03/14/19	2631	CLEAN STREET	00165006550	STREET SWP-FEB	0.00	3,299.92
1011	94489	03/14/19	127	COX COMMUNICATIONS INC	00150005450	CTYINTRNT 02/19-03/18	0.00	579.69
1011	94490	03/14/19	2629	D & D DISPOSAL INC	00160006130	ANIMAL DISPOSAL-FEB	0.00	135.00
1011	94491	03/14/19	4516	DELL, INC	13550005450	4 LAPTOPS-LATUDE 5960	0.00	5,198.85
1011	94491	03/14/19	4516	DELL, INC	13550005450	4 DOCKING STNS	0.00	856.58
TOTAL CHECK							0.00	6,055.43
1011	94492	03/14/19	134	DIXIELINE LUMBER CO INC	00165006530	BLACK TOP PATCH	0.00	86.09
1011	94492	03/14/19	134	DIXIELINE LUMBER CO INC	00165006570	SCREWS	0.00	2.50
1011	94492	03/14/19	134	DIXIELINE LUMBER CO INC	00165006570	MR CLEAN ERASERS	0.00	8.70
1011	94492	03/14/19	134	DIXIELINE LUMBER CO INC	00165006570	ADHESV/BROADFIX	0.00	9.97
1011	94492	03/14/19	134	DIXIELINE LUMBER CO INC	00165006570	ADHESV/SEALER	0.00	15.44
TOTAL CHECK							0.00	122.70
1011	94493	03/14/19	4808	DONNOE & ASSOCIATES, INC	00150005400	FIRE ENGRN-EXAM	0.00	363.00
1011	94494	03/14/19	269	DUDEK & ASSOCIATES INC.	50998336510	9833 PUMP STN-SEPT	0.00	2,940.00
1011	94494	03/14/19	269	DUDEK & ASSOCIATES INC.	21355005550	1714.29/661-781 NARDO	0.00	1,072.05
1011	94494	03/14/19	269	DUDEK & ASSOCIATES INC.	21355005550	1714.29/661-781 NARDO	0.00	6,335.00
1011	94494	03/14/19	269	DUDEK & ASSOCIATES INC.	21355005550	1714.29/661-781 NARDO	0.00	500.00

ATTACHMENT 1

PENTAMATION
 DATE: 03/25/2019
 TIME: 08:15:11

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
 ACCTPA21

SELECTION CRITERIA: transact.gl_cash='1011' and transact.ck_date between '20190309 00:00:00.000' and '20190322 00:00:00.000'
 ACCOUNTING PERIOD: 9/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
TOTAL CHECK							0.00	10,847.05
1011	94495	03/14/19	5585	ELYSIAN CONTRACTORS INC	001	RFND EP4084/143 S CED	0.00	611.00
1011	94496	03/14/19	94	ESGIL CORPORATION	00155005560	BLDG PRMT 02/18-02/22	0.00	7,989.65
1011	94496	03/14/19	94	ESGIL CORPORATION	00155005560	BLDG PRMT 02/04-02/08	0.00	9,035.54
1011	94496	03/14/19	94	ESGIL CORPORATION	00160006120	FIRE PRMT 02/18-02/22	0.00	903.75
1011	94496	03/14/19	94	ESGIL CORPORATION	00160006120	FIRE PRMT 02/04-02/08	0.00	1,320.93
TOTAL CHECK							0.00	19,249.87
1011	94497	03/14/19	1792	HARRIS & ASSOC. INC.	21355005550	1715.15 PROF SVC-FEB	0.00	1,838.75
1011	94498	03/14/19	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 03/14/19	0.00	6,007.20
1011	94499	03/14/19	5399	INBOUND DESIGN INC.	55000007750	SEA WEBSITE MANT-MAR	0.00	49.00
1011	94500	03/14/19	5508	MERCHANTS BUILDING MAINT	00165006570	JANITORIAL SVC-FEB	0.00	4,581.35
1011	94501	03/14/19	5407	PJ CASTORENA, INC.	55000007750	CCA MAILER-2/19&2/25	0.00	91.66
1011	94502	03/14/19	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	2.17
1011	94502	03/14/19	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	8.70
1011	94502	03/14/19	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	9.79
1011	94502	03/14/19	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	9.79
1011	94502	03/14/19	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	17.40
TOTAL CHECK							0.00	47.85
1011	94503	03/14/19	5391	NIELSEN MERKSAMER	00150005250	REDSTRCT PROF SVC-JAN	0.00	258.74
1011	94503	03/14/19	5391	NIELSEN MERKSAMER	00150005250	REDSTRCT PROF SVC-JAN	0.00	956.26
TOTAL CHECK							0.00	1,215.00
1011	94504	03/14/19	4522	NISSHO OF CALIFORNIA	00165006560	SPRINKLER REPAIR-FC	0.00	817.39
1011	94505	03/14/19	4767	PARTNERSHIPS WITH INDUST	00165006550	TRASH ABTMNT PE 02/15	0.00	377.30
1011	94505	03/14/19	4767	PARTNERSHIPS WITH INDUST	00165006570	TRASH ABTMNT PE 02/15	0.00	377.30
TOTAL CHECK							0.00	754.60
1011	94506	03/14/19	1008	PSC, LLC	00165006520	HHW-FEB	0.00	1,145.20
1011	94507	03/14/19	1112	RANCHO SANTA FE SECURITY	00165006560	RESTRM LCK/UNLOCK-FEB	0.00	529.42
1011	94507	03/14/19	1112	RANCHO SANTA FE SECURITY	00165006560	ALARM MONITORING-FEB	0.00	205.09
TOTAL CHECK							0.00	734.51
1011	94508	03/14/19	4080	JENNIFER REED	00150005350	ADMIN SVC-FEB	0.00	200.75
1011	94509	03/14/19	416	REGIONAL COMMS SYS, MS 0	00160006120	CAP CODE-FEB	0.00	32.50
1011	94510	03/14/19	5502	SAN DIEGO HUMANE SOCIETY	00160006130	FY19 ANIMAL SVC-MAR	0.00	6,920.58
1011	94511	03/14/19	4281	SIEMENS INDUSTRY, INC	21100007600	ST LIGHT REPAIR-JAN	0.00	509.05
1011	94511	03/14/19	4281	SIEMENS INDUSTRY, INC	00165006540	TRAFFIC CALL OUT-JAN	0.00	1,087.00
1011	94511	03/14/19	4281	SIEMENS INDUSTRY, INC	20293266510	9326-TRFC SGNL RPR	0.00	4,100.00

PENTAMATION
 DATE: 03/25/2019
 TIME: 08:15:11

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 3
 ACCTPA21

SELECTION CRITERIA: transact.gl_cash='1011' and transact.ck_date between '20190309 00:00:00.000' and '20190322 00:00:00.000'
 ACCOUNTING PERIOD: 9/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94511	03/14/19	4281	SIEMENS INDUSTRY, INC	00165006540	TRAFFIC SGNL MNT-JAN	0.00	993.92
TOTAL CHECK								6,689.97
1011	94512	03/14/19	4840	STC TRAFFIC, INC	45993826510	9382.01 LSF CORR-II	0.00	19,855.00
1011	94512	03/14/19	4840	STC TRAFFIC, INC	22893826510	9382.01 LSF CORR-II	0.00	2,500.00
TOTAL CHECK								22,355.00
1011	94513	03/14/19	3066	SUMMIT ENVIRONMENTAL GRO	21355005550	1718.28/325 PACIFIC	0.00	500.00
1011	94513	03/14/19	3066	SUMMIT ENVIRONMENTAL GRO	21355005550	1718.28/325 PACIFIC	0.00	625.00
TOTAL CHECK								1,125.00
1011	94514	03/14/19	3980	TURNOUT MAINTENANCE COMP	00160006120	TRNOUT CLN/RPLC-TOTH	0.00	260.07
1011	94515	03/14/19	40	UNDERGROUND SVC ALERT OF	00165006510	DIG ALERT-FEB	0.00	64.45
1011	94516	03/14/19	5509	VALLEY CONSTRUCTION MANAG	50998336510	9833PMP STN MNGMT-FEB	0.00	16,180.00
1011	94517	03/14/19	30	VERIZON WIRELESS-SD	00160006140	CODES CELL 01/24-2/23	0.00	107.14
1011	94517	03/14/19	30	VERIZON WIRELESS-SD	00150005450	IT CELL 1/24-2/23	0.00	114.03
TOTAL CHECK								221.17
1011	94518	03/14/19	4844	WARWICK GROUP CONSULTANT	45099266190	9926.19 PROF SVC-FEB	0.00	5,375.00
1011	94519	03/14/19	4763	WESTERN AUDIO VISUAL	00150005450	CHAMBERS TECH-FEB	0.00	499.00
1011	94520	03/14/19	37	XEROX CORPORATION	00150005350	W7830PT UPSTRS-FEB	0.00	199.60
1011	94520	03/14/19	37	XEROX CORPORATION	00150005350	EXCESS BLK-01/21-2/21	0.00	61.16
1011	94520	03/14/19	37	XEROX CORPORATION	00150005350	EXCESS CLR-01/21-2/21	0.00	260.96
1011	94520	03/14/19	37	XEROX CORPORATION	00150005350	D95CP PLNG LEASE-FEB	0.00	555.18
1011	94520	03/14/19	37	XEROX CORPORATION	00150005350	EXCSS COPYS-1/21-2/21	0.00	84.10
1011	94520	03/14/19	37	XEROX CORPORATION	00150005350	W7830PT CLRKS-FEB	0.00	218.99
1011	94520	03/14/19	37	XEROX CORPORATION	00150005350	EXCESS BLK-01/21-2/21	0.00	71.32
1011	94520	03/14/19	37	XEROX CORPORATION	00150005350	EXCESS CLR-01/21-2/21	0.00	334.26
TOTAL CHECK								1,785.57
1011	94521	03/21/19	4706	24 HOUR ELEVATOR, INC	00165006570	ELEVATOR SERVICE-2/15	0.00	420.00
1011	94521	03/21/19	4706	24 HOUR ELEVATOR, INC	00165006570	ELVTR MAINT-MAR	0.00	163.78
TOTAL CHECK								583.78
1011	94522	03/21/19	1135	AFFORDABLE PIPELINE SERV	50900007700	E-SEWER CLEAN-11,222	0.00	5,611.00
1011	94522	03/21/19	1135	AFFORDABLE PIPELINE SERV	50900007700	C-SEWER CLEAN-29,457	0.00	14,728.50
TOTAL CHECK								20,339.50
1011	94523	03/21/19	174	AMERICAN PUBLIC WORKS AS	00165006510	2019 NPWW POSTER	0.00	35.19
1011	94524	03/21/19	4990	KRISTI BECKER	001	ROV ASSESSED COST	0.00	-588.00
1011	94524	03/21/19	4990	KRISTI BECKER	001	2018 CANDIDATE STMNT	0.00	825.00
1011	94524	03/21/19	4990	KRISTI BECKER	00150005100	BECKER-NEW CNCL ACDMY	0.00	789.45
1011	94524	03/21/19	4990	KRISTI BECKER	001	BECKER-NEW CNCL ACDMY	0.00	-789.45
1011	94524	03/21/19	4990	KRISTI BECKER	00150005100	BECKER-LCC ENV QUALTY	0.00	231.96
TOTAL CHECK								468.96

PENTAMATION
 DATE: 03/25/2019
 TIME: 08:15:11

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 4
 ACCTPA21

SELECTION CRITERIA: transact.gl_cash='1011' and transact.ck_date between '20190309 00:00:00.000' and '20190322 00:00:00.000'
 ACCOUNTING PERIOD: 9/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94525	03/21/19	4602	SAM CASTELLANO	00170007110	SOUND SK8 PRK-4/27/19	0.00	400.00
1011	94526	03/21/19	5051	CINTAS CORPORATION NO. 2	00165006570	FIRST AID SUPPLIES-PW	0.00	117.82
1011	94527	03/21/19	1295	CITY OF DEL MAR	001	SP18-FIRE 98C#31187	0.00	1,792.00
1011	94528	03/21/19	1491	COASTAL FRONTIERS INC	45099266190	9926 SHLN MNT TSK#2	0.00	3,026.00
1011	94529	03/21/19	5171	CORELOGIC SOLUTIONS, LLC	00155005550	PROPERTY PRO DATA	0.00	96.83
1011	94530	03/21/19	1022	COUNTY REGISTRAR OF VOTE	00150005150	CL-18-004 SIGNTR VRFY	0.00	5,379.00
1011	94530	03/21/19	1022	COUNTY REGISTRAR OF VOTE	00150005150	2018 GEN ELECTION	0.00	4,569.00
TOTAL CHECK								9,948.00
1011	94531	03/21/19	1832	CPS HUMAN RESOURCE SERVI	12050005460	INS ADMIN RISK TRN	0.00	199.00
1011	94532	03/21/19	2165	CULLIGAN OF SAN DIEGO	00160006170	DRNKNG WTR SVC-MAR	0.00	45.56
1011	94532	03/21/19	2165	CULLIGAN OF SAN DIEGO	00160006170	DRNKNG WTR SVC-FEB	0.00	45.56
TOTAL CHECK								91.12
1011	94533	03/21/19	739	DEPARTMENT OF JUSTICE	00160006150	FINRPRNT APP-FEB/CERT	0.00	192.00
1011	94533	03/21/19	739	DEPARTMENT OF JUSTICE	00150005400	FINGRPRNT APP-FEB/HR	0.00	64.00
TOTAL CHECK								256.00
1011	94534	03/21/19	5210	COUNTY OF SAN DIEGO	00160006140	PRKNG CITE ADMIN-FEB	0.00	3,177.25
1011	94535	03/21/19	134	DIXIELINE LUMBER CO INC	00165006520	WOOD	0.00	40.02
1011	94535	03/21/19	134	DIXIELINE LUMBER CO INC	00165006570	EPOXY SPRAY	0.00	12.59
1011	94535	03/21/19	134	DIXIELINE LUMBER CO INC	00165006570	SAND PPR/RUST SPRY	0.00	32.69
TOTAL CHECK								85.30
1011	94536	03/21/19	1071	DON HUBBARD CONTRACTING	00165006560	LOADER-DOCK REMOVAL	0.00	700.00
1011	94537	03/21/19	5480	FISHER INTEGRATED, INC.	00150005450	COUNCIL WEB STRM-FEB	0.00	800.00
1011	94538	03/21/19	5593	GLAMOUR NAILS	001	RFND-BC OVRPYN #2529	0.00	55.00
1011	94539	03/21/19	5124	JAMES HANCOCK	00160006120	HANCOCK-INT FIRE BHVR	0.00	275.00
1011	94540	03/21/19	3742	KELLY HARLESS	001	ROV ASSESSED COST	0.00	-588.00
1011	94540	03/21/19	3742	KELLY HARLESS	001	2018 CANDIDATE STMNT	0.00	825.00
TOTAL CHECK								237.00
1011	94541	03/21/19	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 03/22/19	0.00	10,404.89
1011	94542	03/21/19	3859	ICMA RETIREMENT TRUST-RH	001	ICMA PD 03/22/19	0.00	2,095.91
1011	94543	03/21/19	1075	IRON MOUNTAIN	00150005150	RECORDS STRG-MAR	0.00	288.63
1011	94544	03/21/19	5230	KRISTEN PRUETT	001	RFND:EP4127/960 AVOCA	0.00	530.00
1011	94545	03/21/19	2887	LANCE, SOLL & LUNGHARD, L	55000007750	FY18 AUDIT SVC	0.00	31.00

PENTAMATION
 DATE: 03/25/2019
 TIME: 08:15:11

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 5
 ACCTPA21

SELECTION CRITERIA: transact.gl_cash='1011' and transact.ck_date between '20190309 00:00:00.000' and '20190322 00:00:00.000'
 ACCOUNTING PERIOD: 9/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94545	03/21/19	2887	LANCE, SOLL & LUNGHARD, L	50900007700	FY18 AUDIT SVC	0.00	1,372.00
1011	94545	03/21/19	2887	LANCE, SOLL & LUNGHARD, L	00150005300	FY18 AUDIT SVC	0.00	2,147.00
TOTAL CHECK							0.00	3,550.00
1011	94546	03/21/19	3955	ARNOLD A LEWIN	27060006150	CERT CONSULT-CY2018	0.00	1,505.00
1011	94547	03/21/19	2711	TODD & MONIQUE MAYO	001	RFND 1717.20/729-VIEW	0.00	600.00
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	55000007750	PROF SERV PE 01/31/19	0.00	105.00
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 01/31/19	0.00	116.26
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 01/31/19	0.00	140.00
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 01/31/19	0.00	175.00
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 01/31/19	0.00	192.50
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 01/31/19	0.00	210.00
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 01/31/19	0.00	297.50
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 01/31/19	0.00	367.50
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 01/31/19	0.00	385.00
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 01/31/19	0.00	1,081.70
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 01/31/19	0.00	1,085.00
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 01/31/19	0.00	2,502.50
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 01/31/19	0.00	5,500.00
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 01/31/19	0.00	8,284.82
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 01/31/19	0.00	8,882.50
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	12050005460	PROF SERV PE 12/31/18	0.00	9,302.50
1011	94548	03/21/19	1130	MCDOUGAL LOVE ECKIS SMIT	26355005580	500 S SIERRA-JAN	0.00	805.00
TOTAL CHECK							0.00	39,432.78
1011	94549	03/21/19	5508	MERCHANTS BUILDING MAINT	00170007110	JANTRL SVC-12/23/18FC	0.00	75.00
1011	94549	03/21/19	5508	MERCHANTS BUILDING MAINT	00170007110	JANTRL SVC-12/08/18FC	0.00	75.00
TOTAL CHECK							0.00	150.00
1011	94550	03/21/19	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	2.27
1011	94550	03/21/19	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	9.08
1011	94550	03/21/19	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	10.21
1011	94550	03/21/19	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	10.22
1011	94550	03/21/19	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	18.16
TOTAL CHECK							0.00	49.94
1011	94551	03/21/19	4708	MUNICIPAL EMERGENCY SERV	00160006120	SCBA FLOW TEST	0.00	1,357.19
1011	94552	03/21/19	3166	CRAIG NELSON	001	ROV ASSESSED COST	0.00	-588.00
1011	94552	03/21/19	3166	CRAIG NELSON	001	2018 CANDIDATE STMNT	0.00	825.00
TOTAL CHECK							0.00	237.00
1011	94553	03/21/19	5252	NOSSAMAN LLP	00150005250	PROF SVC-FEB	0.00	637.50
1011	94554	03/21/19	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 03/08	0.00	1,165.60
1011	94554	03/21/19	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 03/01	0.00	1,165.60
TOTAL CHECK							0.00	2,331.20
1011	94555	03/21/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1716.34/426 N GRANADO	0.00	250.00
1011	94555	03/21/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1716.24/228 OCEAN ST	0.00	250.00

PENTAMATION
 DATE: 03/25/2019
 TIME: 08:15:11

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 6
 ACCTPA21

SELECTION CRITERIA: transact.gl_cash='1011' and transact.ck_date between '20190309 00:00:00.000' and '20190322 00:00:00.000'
 ACCOUNTING PERIOD: 9/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94555	03/21/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1718.06/346 GLENMONT	0.00	250.00
1011	94555	03/21/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1718.01/236 PATTY HIL	0.00	250.00
1011	94555	03/21/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1717.15/201 LOMAS SAN	0.00	250.00
1011	94555	03/21/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1714.14/636 VALLEY	0.00	250.00
1011	94555	03/21/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1718.06/346 GLENMONT	0.00	250.00
1011	94555	03/21/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1717.42/456 S NARDO	0.00	250.00
1011	94555	03/21/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1715.04/980 AVOCADO	0.00	250.00
1011	94555	03/21/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1719.07/336 S NARDO	0.00	375.00
1011	94555	03/21/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1719.06/625 S CEDROS	0.00	375.00
1011	94555	03/21/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1719.05/412 N ACACIA	0.00	375.00
1011	94555	03/21/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1717.10/301 WEST CLIF	0.00	375.00
1011	94555	03/21/19	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1715.04/980 AVOCADO	0.00	375.00
TOTAL CHECK							0.00	4,125.00
1011	94556	03/21/19	5590	PETE AND TRACY FILLER	001	RFND 1717.20/729-VIEW	0.00	600.00
1011	94557	03/21/19	129	RANCHO ENVIRONMENTAL SVC	00165006570	STUMP REMOVAL-LC	0.00	325.00
1011	94558	03/21/19	5586	ROBERT SCHLIFF	001	RFND SBGR-363/326 S N	0.00	16,790.00
1011	94559	03/21/19	4681	RYAN PESTER	00160006120	PESTER-CO OFFCR 2E	0.00	350.00
1011	94559	03/21/19	4681	RYAN PESTER	00160006120	PESTER-INSTRUCTOR 1	0.00	350.00
1011	94559	03/21/19	4681	RYAN PESTER	00160006120	PESTER-CO OFFCR 2D	0.00	350.00
TOTAL CHECK							0.00	1,050.00
1011	94560	03/21/19	141	SANTA FE IRRIGATION DIST	00160006120	005512000 01/03-03/01	0.00	527.17
1011	94561	03/21/19	5592	SD COASTAL ENDOCRINOLOGY	001	RFND-BC OVRPYMN #6973	0.00	75.00
1011	94562	03/21/19	1073	SEASIDE HEATING & AIR CO	00165006570	SVC-UNIT LCKD/REST-FC	0.00	105.00
1011	94562	03/21/19	1073	SEASIDE HEATING & AIR CO	00165006570	SRV-NO COOL/RESET-LC	0.00	105.00
1011	94562	03/21/19	1073	SEASIDE HEATING & AIR CO	00165006570	SRV-WATER LEAK-FS	0.00	120.00
TOTAL CHECK							0.00	330.00
1011	94563	03/21/19	3909	SECTRAN SECURITY INC	12050005460	COURIER SVC-MAR	0.00	113.37
1011	94563	03/21/19	3909	SECTRAN SECURITY INC	12050005460	COURIER SVC FUEL-MAR	0.00	13.60
TOTAL CHECK							0.00	126.97
1011	94564	03/21/19	13	SOLANA BEACH FIREFIGHTER	001	FD DUES PD 03/22/19	0.00	913.50
1011	94565	03/21/19	280	SPARKLETTS INC	00165006570	DRINK WATER-MAR PW	0.00	40.00
1011	94566	03/21/19	4465	SUN LIFE FINANCIAL	001	JAN 19 SUPP LIFE	0.00	350.20
1011	94566	03/21/19	4465	SUN LIFE FINANCIAL	001	FEB 19 SUPP LIFE INS	0.00	350.20
1011	94566	03/21/19	4465	SUN LIFE FINANCIAL	001	FEB 19 LIFE & ADD INS	0.00	1,094.46
1011	94566	03/21/19	4465	SUN LIFE FINANCIAL	001	JANUARY 19 LTD	0.00	1,394.05
1011	94566	03/21/19	4465	SUN LIFE FINANCIAL	001	FEBRUARY 19 LTD	0.00	1,479.40
1011	94566	03/21/19	4465	SUN LIFE FINANCIAL	001	JAN 19 LIFE & ADD INS	0.00	1,058.17
1011	94566	03/21/19	4465	SUN LIFE FINANCIAL	001	MARCH 19 SUPP LIFE	0.00	656.20
1011	94566	03/21/19	4465	SUN LIFE FINANCIAL	001	MAR 19 LIFE & ADD INS	0.00	1,095.93
1011	94566	03/21/19	4465	SUN LIFE FINANCIAL	001	MARCH 19 LTD	0.00	1,479.40
TOTAL CHECK							0.00	8,958.01

PENTAMATION
 DATE: 03/25/2019
 TIME: 08:15:11

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 7
 ACCTPA21

SELECTION CRITERIA: transact.gl_cash='1011' and transact.ck_date between '20190309 00:00:00.000' and '20190322 00:00:00.000'
 ACCOUNTING PERIOD: 9/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	94567	03/21/19	3810	SUPERIOR PRESS	00150005300	DEPOSIT SLIPS	0.00	99.67
1011	94568	03/21/19	4638	THE EPOCH TIMES	00150005150	ELECTION NOTICE 2/23	0.00	180.00
1011	94569	03/21/19	5591	TONY'S JACAL INC.	001	RFND-BC OVRPVMN #1193	0.00	170.00
1011	94570	03/21/19	5427	TOSDAL LAW FIRM	55000007750	SEA PROF SVC-FEB	0.00	4,500.00
1011	94571	03/21/19	2097	UT SAN DIEGO - NRTH COUN	55000007750	SEA RATE SETTING AD	0.00	3,210.17
1011	94571	03/21/19	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB HRNG-1718.06 DRP	0.00	350.26
1011	94571	03/21/19	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB NTC-HSNG ELMNT RP	0.00	241.57
1011	94571	03/21/19	2097	UT SAN DIEGO - NRTH COUN	00150005150	ORD 501	0.00	259.66
TOTAL CHECK								
1011	94572	03/21/19	5588	VALERI PAUL	001	2018 CANDIDATE STMNT	0.00	825.00
1011	94572	03/21/19	5588	VALERI PAUL	001	ROV ASSESSED COST	0.00	-588.00
TOTAL CHECK								
1011	94573	03/21/19	5589	VALLEY AVENUE PROPERTIES	001	RFND-SBGR315/735 VALL	0.00	4,612.00
1011	94574	03/21/19	30	VERIZON WIRELESS-SD	27060006120	FIRE IPAD 01/29-02/28	0.00	114.03
1011	94574	03/21/19	30	VERIZON WIRELESS-SD	00160006120	BC CELL 01/29-02/28	0.00	55.44
1011	94574	03/21/19	30	VERIZON WIRELESS-SD	00160006120	FIRE CELL 01/29-02/28	0.00	201.62
1011	94574	03/21/19	30	VERIZON WIRELESS-SD	00160006120	BC CELL 01/29-02/28	0.00	9.24
1011	94574	03/21/19	30	VERIZON WIRELESS-SD	00165006520	PW CELL 02/02-03/01	0.00	4.79
1011	94574	03/21/19	30	VERIZON WIRELESS-SD	21100007600	PW CELL 02/02-03/01	0.00	4.79
1011	94574	03/21/19	30	VERIZON WIRELESS-SD	50900007700	PW CELL 02/02-03/01	0.00	4.79
1011	94574	03/21/19	30	VERIZON WIRELESS-SD	00165006510	PW CELL 02/02-03/01	0.00	9.58
1011	94574	03/21/19	30	VERIZON WIRELESS-SD	00165006540	PW CELL 02/02-03/01	0.00	9.59
1011	94574	03/21/19	30	VERIZON WIRELESS-SD	00165006560	PW CELL 02/02-03/01	0.00	9.59
1011	94574	03/21/19	30	VERIZON WIRELESS-SD	00165006530	PW CELL 02/02-03/01	0.00	14.38
TOTAL CHECK								
1011	94575	03/21/19	5594	WEX BANK	001	BALANCE FORWARD	0.00	2,000.00
1011	94575	03/21/19	5594	WEX BANK	00160006120	CR EXEMPT TAX-FEB	0.00	-30.11
1011	94575	03/21/19	5594	WEX BANK	00160006120	AUTO FUEL-FEB	0.00	470.69
TOTAL CHECK								
1011	V900020	03/14/19	5527	PCL CONSTRUCTION INC.	509	9833 PMP STN RTN-FEB	0.00	-9,050.00
1011	V900020	03/14/19	5527	PCL CONSTRUCTION INC.	50998336510	9833 SB PMP STN-FEB	0.00	171,950.00
1011	V900020	03/14/19	5527	PCL CONSTRUCTION INC.	50998336510	9833 PMP STN RTN-FEB	0.00	9,050.00
TOTAL CHECK								
1011	V900021	03/21/19	5504	ALL CITY MANAGEMENT SERV	00165006540	CRSSNG GRD01/27-02/09	0.00	1,727.88
1011	V900021	03/21/19	5504	ALL CITY MANAGEMENT SERV	00165006540	CRSSNG GRD01/27-02/09	0.00	3,208.92
1011	V900021	03/21/19	5504	ALL CITY MANAGEMENT SERV	001	CRSSNG GRD01/27-02/09	0.00	-3,208.92
1011	V900021	03/21/19	5504	ALL CITY MANAGEMENT SERV	001	CRSSNG GRD01/27-02/09	0.00	3,208.92
TOTAL CHECK								
1011	V900022	03/21/19	4697	CATHERINE WONG	00150005400	ACCT ETHICS-WONG	0.00	600.00

PENTAMATION
DATE: 03/25/2019
TIME: 08:15:11

CITY OF SOLANA BEACH, CA
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 8
ACCTPA21

SELECTION CRITERIA: `transact.gl_cash='1011'` and `transact.ck_date` between `'20190309 00:00:00.000'` and `'20190322 00:00:00.000'`
ACCOUNTING PERIOD: 9/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
TOTAL CASH ACCOUNT							0.00	509,808.39
TOTAL FUND							0.00	509,808.39
TOTAL REPORT							0.00	509,808.39



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 10, 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 March 27, 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 March 27, 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:

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: April 10, 2019
ORIGINATING DEPT: Engineering Department
SUBJECT: **Consideration of Resolution No. 2019-035 List of Projects for Fiscal Year 2019/20 to Receive Road Maintenance Rehabilitation Account Funding as Required by Senate Bill 1**

BACKGROUND:

On April 28, 2017, Governor Brown signed Senate Bill (SB) 1 (Beall, Chapter 5, Statutes of 2017), which is known as the Road Repair and Accountability Act of 2017. To address basic road maintenance, rehabilitation and critical safety needs on both the state highway and local streets and road system, SB 1 increases per gallon fuel excise taxes; increases diesel fuel sales taxes and vehicle registration fees and provides for inflationary adjustments to tax rates in future years.

Beginning November 1, 2017, the State Controller (Controller) started depositing various portions of this new funding into the newly created Road Maintenance and Rehabilitation Account (RMRA). A percentage of this new RMRA funding will be apportioned by formula to eligible cities and counties pursuant to Streets and Highways Code (SHC) Section 2032(h) for basic road maintenance, rehabilitation, and critical safety projects on the local streets and roads system.

SB 1 emphasizes the importance of accountability and transparency in the delivery of California's transportation programs. Therefore, in order to be eligible for RMRA funding, statute requires cities and counties to provide basic annual RMRA project reporting to the California Transportation Commission (Commission). One of the reporting requirements is that all projects proposed to receive funding must be included in a city/county budget that is adopted by the applicable city council or county board of supervisors at a regular public meeting.

This item is before the City Council for the consideration of Resolution No. 2019-035 (Attachment 1) authorizing Staff to establish a project list for the 2019 Local Streets and

CITY COUNCIL ACTION:

Roads Funding Program using funds from the Road Maintenance and Rehabilitation Account, designating the 2019 Street Maintenance and Repairs Project to receive the funding from this new program and to submit to the Commission a list of projects proposed to be funded with an apportionment of RMRA funds. The project list will include only the 2019 Street Maintenance and Repairs Project.

DISCUSSION:

Pursuant to SHC Section 2030(a), the objective of the Local Streets and Roads Program is to address deferred maintenance on local streets and roads through the prioritization and delivery of basic road maintenance and rehabilitation projects as well as critical safety projects.

Cities and counties receiving RMRA funds must comply with all relevant federal and state laws, regulations, policies, and procedures. The main requirements for the program are codified in SHC Sections 2034, 2036, 2037, and 2038 and include the following:

- Prior to receiving an apportionment of RMRA funds from the Controller in a fiscal year, a city or county must submit to the Commission a list of projects proposed to be funded with these funds. All projects proposed to receive funding must be included in a city or county budget that is adopted by the applicable city council or county board of supervisors at a regular public meeting [SHC 2034(a)(1)].
- The list of projects must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement [SHC 2034(a)(1)].
- The project list does not limit the flexibility of an eligible city or county to fund projects in accordance with local needs and priorities so long as the projects are consistent with RMRA priorities as outlined in SHC 2030(b) [SHC 2034(a)(1)].
- The initial project list must be submitted to the Commission no later than Tuesday, May 1, 2019 for the 2019 Local Streets and Roads Funding Program.
- The Commission will report to the Controller the cities and counties that have submitted a list of projects as described in SHC 2034(a)(1) and that are therefore eligible to receive an apportionment of RMRA funds for the applicable fiscal year [SHC 2034(a)(2)].
- The Controller, upon receipt of the report from the Commission, shall apportion RMRA funds to eligible cities and counties pursuant to SHC 2032(h) [SHC 2034(a)(2)].

- For each fiscal year in which RMRA funds are received and expended, cities and counties must submit documentation to the Commission that includes a description and location of each completed project, the amount of funds expended on the project, the completion date, and the estimated useful life of the improvement [SHC 2034(b)].
- A city or county receiving an apportionment of RMRA funds is required to sustain a maintenance of effort (MOE) by spending at least the annual average of its general fund expenditures during the 2009–10, 2010–11, and 2011–12 fiscal years for street, road, and highway purposes from the city's or county's general fund [SHC 2036]. Monitoring and enforcement of the maintenance of effort requirement for RMRA funds will be carried out by the Controller.
- A city or county may spend its apportionment of RMRA funds on transportation priorities other than priorities outlined in SHC 2030(b) if the city or county's average Pavement Condition Index (PCI) meets or exceeds 80 [SHC 2037].
- By July 1, 2023, cities and counties receiving RMRA funds must follow guidelines developed by the California Workforce Development Board (Board) that address participation and investment in, or partnership with, new or existing pre-apprenticeship training programs [SHC 2038].
- Project types that are eligible to receive and use RMRA funding include road maintenance/rehabilitation, safety project, complete streets components and traffic control devices.

In order to comply with the requirements of SB 1, Staff is proposing to include the RMRA funding for the annual street repair project that repairs and resurfaces streets throughout the City. Since the 2019 Street Maintenance and Repairs Project is expected to be included in the Fiscal Year (FY) 2019/20 Budget, a new project does not need to be established at this time. In order to be completely transparent and as required by the SB 1 program, Staff is recommending that Council consider Resolution 2019-035 to provide clear documentation as to how the specific project received funding.

CEQA COMPLIANCE STATEMENT:

The annual street repair project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(c) of the State CEQA Guidelines.

FISCAL IMPACT:

The FY 2019/20 Budget is expected to include \$445,000 for the 2019 Street Maintenance and Repairs Project to repair and resurface City streets. The funding would be divided among Gas Tax (\$100,000), TransNet (\$100,000) and SB-1 funding

(245,000). This project will be constructed in calendar year 2019 as part of the FY 2019/20 Budget. Tentatively, the City is projected to receive \$236,733 in FY 2018/19 as part of the RMRA program and \$246,415 in FY 2019/20.

WORK PLAN:

This item is consistent with Unprioritized Community Character Issues identified in the 2018-2019 Work Plan.

OPTIONS:

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

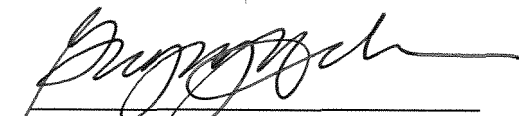
DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2019-035:

1. Authorizing the City Engineer to establish a project list for the Fiscal Year 2019/20 Local Streets and Roads Funding Program using funds in-part from the Road Maintenance and Rehabilitation Account designating the 2019 Street Maintenance and Repairs Project, as identified in the City's FY 2019/20 Capital Improvement Program list, to receive the SB 1 funding. It is anticipated that the designated project will rehabilitate the pavement on portions of South Cedros Avenue, Lomas Santa Fe Drive and various residential streets. It is also anticipated that the designated project will be constructed in fall of 2019 and will have an estimated useful life of approximately 15 years.
2. Authorizing the City Engineer to submit the project list to the California Transportation Commission for the 2019/20 Local Streets and Roads Funding Program using funds from the Road Maintenance and Rehabilitation Account.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution No. 2019-035

RESOLUTION 2019-035

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ESTABLISHING A PROJECT LIST FOR THE FISCAL YEAR 2019/20 LOCAL STREETS AND ROADS FUNDING PROGRAM AND AUTHORIZING THE CITY ENGINEER TO SUBMIT THE LIST TO THE CALIFORNIA TRANSPORTATION COMMITTEE

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of the City of Solana Beach are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City of Solana Beach must adopt by resolution a list of projects proposed to receive Fiscal Year (FY) funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City of Solana Beach, will receive an estimated \$246,000 in RMRA funding in FY 2019/20 from SB 1; and

WHEREAS, this is the third year in which the City is receiving SB 1 funding and will enable Solana Beach to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City has undergone a robust public process to ensure public input into our community's transportation priorities/the project list; and

WHEREAS, the City used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City maintain and rehabilitate, through overlays, slurry seals and digouts, portions of at least 10 streets, throughout the City this year and many similar projects into the future; and

WHEREAS, the 2018 California Statewide Local Streets and Roads Needs

Assessment found that the City's streets and roads are in an good condition and this revenue will help the City increase the overall quality of the road system and over the next decade will help upgrade the conditions of City streets and roads

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive benefits within the City and throughout the state.

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Engineer to establish a project list for the FY 2019/20 Local Streets and Roads Funding Program using funds in-part from the Road Maintenance and Rehabilitation Account designating the 2019 Street Maintenance and Repairs Project, as identified in the City's FY 2019/20 Capital Improvement Program list, to receive the SB 1 funding. It is anticipated that the designated project will rehabilitate the pavement on portions of South Cedros Avenue, Lomas Santa Fe Drive and various residential streets. It is also anticipated that the designated project will be constructed in fall of 2019 and winter of 2020 and will have an estimated useful life of approximately 15 years.
3. That the City Council authorizes the City Engineer to submit the project list to the California Transportation Commission for the 2019/20 Local Streets and Roads Funding Program using funds from the Road Maintenance and Rehabilitation Account.

PASSED AND ADOPTED this 10th day of April 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: April 10, 2019
ORIGINATING DEPT: Engineering Department
SUBJECT: **Consideration of Resolution 2019-034 to Authorize the City Engineer to Advertise for Construction Bids for the 2019 Street Maintenance**

BACKGROUND:

In 2016, a City-wide pavement condition assessment was performed to determine the most effective way to budget, repair, replace and preserve City streets. Based upon this survey, the City's consultant prepared a priority list for the City's pavement repairs and maintenance in the City. This list was used to select street segments for this year's street maintenance and repair program.

This item is before the City Council for the consideration of Resolution No. 2019-034 approving the list of streets for the 2019 Street Maintenance and Repairs Project, and authorizing the City Engineer to advertise the project for construction bids.

DISCUSSION:

The proposed pavement maintenance program for this coming fiscal year are pavement overlays of the street segments as shown on Attachment 2 and Table 1 below:

Street	From	To
South Cedros Avenue	Rosa Street	Marsolan Avenue
Barbara Avenue	Patty Hill Drive	North Granados Avenue
Santa Elena		entire street
Santa Estella		entire street

CITY COUNCIL ACTION:

The project would also include localized pavement dig-out replacements on Lomas Santa Fe Drive and on other streets throughout the City. Pavement striping and markings would also be performed.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

Project funding will be from the Fiscal Year's (FY) 2019/20 Annual Pavement Management Program account. The project would be presented to Council for award after July 1, 2019. Staff anticipates that the FY 2019/20 budget will include \$100,000 in Gas Tax Funds, \$100,000 in TransNet Funds and a \$245,000 in Road Repair and Accountability Act (SB1) funding, for a total project budget of \$445,000.

WORKPLAN:

This project is listed in the FY 2018/19 Work Plan under the Unprioritized Community Character Issues.

OPTIONS:

- Approve the list of streets scheduled for maintenance and repairs as part of the 2019 Street Maintenance and Repairs Project and authorize the City Engineer to advertise for construction bids.
- Revise the list of streets scheduled for maintenance and repairs as part of the 2019 Street Maintenance and Repairs Project and authorize the City Engineer to advertise for construction bids.
- Direct Staff to prepare a new list for City Council approval at a later Council meeting.


DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2019-034:

1. Approving the list of streets scheduled for maintenance and repairs as part of the 2019 Street Maintenance and Repairs Project.
2. Authorizing the City Engineer to advertise for construction bids for the 2019 Street Maintenance and Repairs Project.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution No. 2019-034
2. Overlay Location Map

RESOLUTION 2019-034

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE 2019 STREET MAINTENANCE AND REPAIR PROJECT AND AUTHORIZING THE CITY ENGINEER TO ADVERTISE FOR CONSTRUCTION BIDS

WHEREAS, the Capital Improvement Program for Fiscal Year 2019/20 is anticipated to appropriate funding for annual pavement maintenance and repairs; and

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

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

1. That the above recitations are true and correct.
2. That the City Council approves the list of streets scheduled for maintenance and repair as part of the 2019 Street Maintenance and Repair Project.
3. That the City Council authorizes the City Engineer to advertise for construction bids for the 2019 Street Maintenance and Repair Project.

PASSED AND ADOPTED this 10th day of April 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, Deputy 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: April 10, 2019
ORIGINATING DEPT: Community Development Department
SUBJECT: **Consideration of Resolution 2019-039 Authorizing the City Manager to Issue a Request for Proposals for Environmental Consulting Services**

BACKGROUND:

The City receives numerous project applications throughout the year that require more extensive environmental review and documentation preparation. These costs are borne by developers/applicants of the project through pass-through agreements with selected environmental consultants. The pre-qualification of environmental consultants for pass-through agreements for environmental consulting services would continue to assist staff complete environmental review and documentation in a timely and efficient manner. The City has done this in past and was last done approximately six years ago.

This item is before the City Council for the consideration of Resolution 2019-039 (Attachment 1), authorizing the City Manager to issue a Request for Proposals (RFP) for environmental consulting services.

DISCUSSION:

The City of Solana Beach Community Development Department is seeking proposals from qualified consulting firm(s) for environmental consulting services to augment existing staff for one or more proposed projects including, but not limited to, general plan amendments, code amendments, rezones, tentative subdivision maps, conditional use permits, development reviews and specific plans. The City anticipates selecting three to five firms to provide consulting services on an on-call basis, and that each firm may subsequently be asked to prepare specific proposals/budget for more than one project. The RFP requires respondents to provide information regarding their qualifications and past experience, understanding of work scope, cost of services, and other supportive information.

CITY COUNCIL ACTION:

Once the responses are received and reviewed, the City's anticipated process is to compile a short-list of consultants, conduct interviews, identify and maintain a list of qualified consultants for on-call services (project based), and award contracts based on environmental proposals for each project. The qualified list of consultants is anticipated to be announced in August 2019. Award of the professional services contracts would be completed on a case-by-case basis.

CEQA COMPLIANCE STATEMENT:

Consideration of the release of a RFP is not a project as defined by the California Environmental Quality Act (CEQA).

FISCAL IMPACT:

Issuance of an RFP does not have a fiscal impact. The RFP requires each respondent to submit a proposal that includes the costs to complete the work. Costs associated with awarding a contract for the environmental services would be dependent on each project and the cost for future pass-through contracts would be borne by project applicants.

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 2019-039 authorizing the City Manager to issue a Request for Proposals for environmental consulting services.

CITY MANAGER RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2019-039
2. RFP — On-Call Environmental Consulting Services

RESOLUTION NO. 2019-039

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO ISSUE A REQUEST FOR PROPOSALS FOR ON-CALL ENVIRONMENTAL CONSULTING SERVICES

WHEREAS, the City is seeking proposals from qualified consulting firm(s) to provide on-call environmental consulting services for one or more projects including, but not limited to, general plan amendments, code amendments, rezones, tentative subdivision maps, conditional use permits, development reviews and specific plans; and

WHEREAS, the City is seeking three to five qualified firms to provide consulting services on an on-call basis; and

WHEREAS, identifying qualified consulting firms will expedite processing and preparation of contracts for future projects.

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 authorizes the City Manager to issue a Request for Proposals to identify qualified environmental consulting firms to assist the preparation of Environmental Impact Reports (EIR), Negative Declarations, Mitigated Negative Declarations, technical studies and other California Environmental Quality Act (CEQA) documentation for proposed projects.

PASSED AND ADOPTED this 10th day of April, 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 –

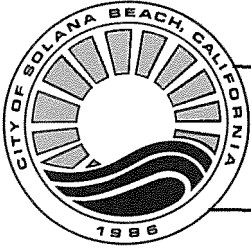
DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



CITY OF SOLANA BEACH

635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075 • (858) 720-2400 • FAX (858) 792-6513
www.ci.solana-beach.ca.us

CITY OF SOLANA BEACH COMMUNITY DEVELOPMENT DEPARTMENT

REQUEST FOR QUALIFICATIONS/PROPOSALS: ON-CALL ENVIRONMENTAL CONSULTING SERVICES

DUE DATE: 5:00pm, June __, 2019

DATE OF RELEASE: April __, 2019

I. OVERVIEW

The City of Solana Beach Community Development Department is seeking proposals from qualified consulting firm(s) for environmental consulting services for one or more proposed projects including, but not limited to, general plan amendments, code amendments, rezones, tentative subdivision maps, conditional use permits, development reviews and specific plans. The City anticipates selecting three to five firms to provide consulting services on an on-call basis, and that each firm may subsequently be asked to prepare specific proposals/budget for more than one project.

The Environmental Consultant will be responsible for the preparation of Environmental Impact Reports (EIR), Negative Declarations, Mitigated Negative Declarations, technical studies and other California Environmental Quality Act (CEQA) documentation for proposed projects. Environmental Consultants must be willing to work collaboratively with, and manage the work of, other members of the environmental analysis team. The City will, based on qualifications presented in response to this RFP, select the firm(s) best able to provide environmental consulting services for upcoming private and City-initiated projects.

II. PROPOSAL DUE DATE, TIME AND LOCATION

Proposals shall be printed double-sided, submitted on 8-1/2" x 11" recycled paper, with easy to read font size and style. Pages shall be numbered, tabbed, and presented in a three (3) ring binder or spiral bound.

One (1) signed original, five (5) hard copies and one (1) electronic PDF version (on a flash drive) of the proposal shall be submitted to the Office of the City Clerk by no later than 5:00 PM on Monday, June __, 2019. Proposal shall be submitted in a sealed envelope clearly marked "Proposal for On-Call Environmental Consulting Services" and addressed to:

JOSEPH LIM, COMMUNITY DEVELOPMENT DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF SOLANA BEACH
635 S. HIGHWAY 101
SOLANA BEACH, CA 92075

Questions regarding this RFP are to be directed by e-mail to: Joseph Lim, Community Development Director at jlim@cosb.org. Such contact shall be for clarification purposes only. The City must receive all questions no later than 5:00 PM on Friday, May 30th. Material changes, if any, to the scope of services or proposal procedures will only be transmitted by written addendum and posted to the City website. Addendums and answers to submitted questions will be available via the City of Solana Beach website under "Notice" for the RFP announcement.

Proposals will not be accepted by fax or email. Proposals arriving after the specified date and time will not be considered, nor will late proposals be opened. Each consultant assumes responsibility for timely submission of its proposal. Any proposal may be withdrawn or modified by a written request signed by the Consultant and received by the City prior to the final time and date for the receipt of proposals. Once the deadline is past, Consultants are obligated to fulfill the terms of their proposal. The City reserves the right to accept any proposal, to reject any and all proposals, and to call for new proposals, or dispense with the proposal process.

III. PROPOSAL EVALUATION AND CONTRACT AWARD

All timely received responsive proposals will be reviewed and evaluated by the City in order to determine which Consultants best meet the City's needs by demonstrating the competence and qualifications necessary for the satisfactory performance of the required services, and will be based on a determination of which services offered serve the best interest of the City, except as otherwise provided by law.

For each evaluation criteria listed below, all proposals will be reviewed and evaluated based on their relative strengths, deficiencies, and weaknesses:

- 1. Firm Experience
- 2. Qualifications and Experience of Key Personnel and/or Sub-Consultants
- 3. Understanding of Work to be Performed - Work Plan
- 4. Pricing/Cost of Services (efficient use of resources and subs, if any)
- 5. Supportive Information/References

If necessary, interviews may be scheduled with the top-ranked firms to help the City determine the most-qualified Consultants. Negotiations will be made with the selected Consultants based on internal rankings, with the intent to award on-call contracts. The City intends to award multiple contracts. Nothing herein shall obligate the City to award a contract to any responding Consultant.

IV. PROPOSAL PROCESS SCHEDULE

The City intends to follow, but will not be bound by, the following schedule:

Public Notification of RFP:	April __, 2019
Proposals Due:	5:00 p.m. on June __, 2019
Consultant(s) Selection/Negotiation:	August – September 2019

V. GUIDELINES FOR PROPOSAL

The following guidelines are provided for standardizing the preparation and submission of

proposals. The intent is to assist respondents in the preparation of their submissions and to assist the City by simplifying the review process providing standards for comparison of submissions.

Statements submitted in response to this RFP shall include a complete response to the requirements in this section in the order presented. Statements should be a straightforward delineation of the respondent's capability to satisfy the intent and requirements of this RFP, and should not contain redundancies and conflicting statements.

Proposals shall contain the following information in the order listed:

A. Introductory Letter

The introductory letter should be addressed to:

Joseph Lim
Community Development Director
City of Solana Beach
635 S. Highway 101
Solana Beach, CA 92075

The letter should state the Prime Consultant and include the Consultant's name submitting the proposal, their mailing address, telephone number, and contact name. The letter shall address the Consultant's understanding of the project based on this RFP and any other information the Consultant has gathered. The letter should include a statement discussing the Consultant's interest and qualifications for this type of work. A principal of the firm authorized to legally bind the firm shall sign the letter.

B. Table of Contents

Consultants shall insert a comprehensive table of contents within their proposals denoting Sections C through I, as indicated below:

C. Firm Experience

Demonstrate experience relative to the work provided in the scope below; capacity to balance multiple projects/priorities; ability to provide a full range of services; and/or work on similar projects.

D. Qualifications and Experience of Key Personnel

Describe the Consultant's capability for actually undertaking and performing the work as described in this RFP. Include qualifications of each key team member and their Consultant affiliation (prime or sub-consultant). List types and locations of similar work performed by the Consultant in the last five (5) years that best characterizes the quality and past performance. Include names and current phone numbers of references. References may be contacted as part of the selection process.

E. Work Plan

The work plan should indicate the Consultant's ability to meet the requirements of the RFP as outlined in the Scope of Work (see Exhibit A). The plan should be simple, easy to read and follow, and should address the objectives and specifications as listed in the Scope of Work. Particular attention shall be paid to how the Consultant proposes to

address matters of quality control/quality assurance and deliver work product within identified timelines.

F. Pricing

This section shall include the cost for requested services outlined in the Scope of Work (see Exhibit A). Consultant shall provide a summary of all staff by position classifications, responsibilities and hourly rates dedicated to each major professional service task. The City requests that all administrative services necessary to support the scope of services in this proposal be reflected in your overhead/indirect cost rate. Administrative services include travel, training, billing/invoicing, equipment/supplies, rent/utilities, and similar, and shall not be billed directly. The pricing proposal shall also identify any sub-consultants included in the proposal, the cost for the sub-consultant work and any markup by the prime for the sub-consultant work. No cost increases during the selection process shall be passed onto the City after the proposal has been submitted, except as otherwise provided for in the contract.

G. Supportive Information/References

Consultants are encouraged to include graphs, charts, photos, resumes, references, and similar, in support of their qualifications.

H. Changes to the Standard On-Call Contract

Attached to the RFP (Exhibit B) is a copy of the City's standard Professional Services Agreement (Contract). The City's standard Contract may be modified, in the City's sole discretion, to address the specific provisions of this RFP and Consultants should note that any specifications or other requirements specific to this RFP shall be included in the Contract and Contract's exhibits following an award of the Contract. Please review the Contract carefully and note in your proposal any exceptions or alterations to the Contract. Alterations or changes to the Contract that are not in the Consultant's response shall not be allowed after the selection of the Consultant. This includes alterations, exceptions, or changes to the insurance and indemnity provisions. By requiring these requests up front, the City can compare all respondents on an equal basis. However, the City reserves the right, in its sole discretion, to accept or reject any and all proposed changes to the City's standard Contract.

Exhibits:

A – Scope of Work

B – Professional Services Agreement

EXHIBIT "A"

SCOPE OF WORK ON-CALL ENVIRONMENTAL CONSULTING SERVICES

In accordance with the California Environmental Quality Act (CEQA), the City of Solana Beach has adopted the CEQA Guidelines (California Code of Regulations – Title 14, Chapter 3) as its procedures for the review of development projects and other activities to ensure that the environment of the State is protected and enhanced. Pursuant to these procedures, the City anticipates that the preparation of environmental document(s) may be required for potential future projects. Due to the potential for project schedules to overlap, the City may ask several firms to provide consulting services and the firm(s) may subsequently be asked to provide written proposals for more than one project.

The selected Consultant(s) may be asked to provide a variety of professional services, as assigned, and prepare environmental documents (such as Environmental Impact Reports, Mitigated Negative Declarations, Negative Declarations, Initial Studies, and/or technical studies) in compliance with the requirements of CEQA. Typical environmental impacts which will need to be assessed include but are not limited to:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Climate Change/Global Warming (Greenhouse Gases)
- Cultural Resources
- Energy Conservation
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic (including implementation of SB 743, which the City is including in its pending General Plan update)
- Tribal Cultural Resources
- Utilities and Service Systems

In addition, the selected Consultant(s) may be asked to provide general biological services, including but not limited to peer review, field analysis, etc., as it relates to private development and City-initiated projects.

The selected Consulting firm(s) must be prepared to effectively address the following:

1. Assist the City's staff planners in managing the environmental processing for private development projects and City-initiated projects, including preparation of environmental documents, attendance at public meetings, regular interface with City staff and other City consultants, AB 52 consultation, and attendance at regularly-scheduled coordination meetings as necessary when work is in progress.
2. Communicate, cooperate and team with specialized environmental consultants and City staff and other City consultants as necessary.
3. Demonstrate the depth and breadth of the firm to provide a full range of environmental consulting services capable of meeting the needs of any given private development or City-initiated project.
4. Provide strong emphasis on the management of multiple projects and competing priorities while maintaining quality, meeting schedules and staying within budget.

Sub-consultants may be utilized for various technical reports. The City reserves the right to require the use of approved sub-consultants, particularly with respect to traffic reports, and not permit the use of sub-consultants that have not been approved.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 10, 2019
ORIGINATING DEPT: City Manager's Department
SUBJECT: **Consideration of Resolution 2019-040 Authorizing an Amendment to the Professional Services Agreement with Bayshore Consulting Group Inc. for Solana Energy Alliance Administrative Support**

BACKGROUND:

Community Choice Aggregation (“CCA”), authorized by Assembly Bill 117, is a state law that allows cities, counties and other authorized entities to aggregate electricity demand within their jurisdictions in order to purchase and/or generate alternative energy supplies for residents and businesses within their jurisdiction while maintaining the existing electricity provider for transmission and distribution services. The goal of a CCA is to provide a higher percentage of renewable energy electricity at competitive and potentially cheaper rates than existing Investor Owned Utilities (“IOU”s), while giving consumers local choices and promoting the development of renewable power sources and programs and local job growth.

The City of Solana Beach’s (“City”) CCA, Solana Energy Alliance (“SEA”), was established by the City Council through adoption of Ordinance 483 on December 13, 2017 and began serving customers in June 2018. SEA is the first CCA to launch in San Diego Gas & Electric territory and, because of this, has secured the assistance of expert consultants to assist Staff in successfully launching and operating the program.

This item is before Council to consider Resolution 2019-040 (Attachment 1) authorizing an amendment (Attachment 2) to the Professional Services Agreement (PSA) with Bayshore Consulting Group Inc. (Bayshore) for SEA administrative services.

DISCUSSION:

Bayshore has been providing day-to-day administrative assistance to SEA since prior to launch back in June 2018. These services include regulatory compliance, coordination with San Diego Gas & Electric (SDG&E), customer service/community outreach,

CITY COUNCIL ACTION:

technical assistance, policy development and financial analysis. As the only current operating CCA in SDG&E territory, many of these responsibilities rest solely on SEA's shoulders. With the help of Bayshore, City Staff has had to navigate the complexities of being the first jurisdiction in San Diego to develop and launch a CCA in SDG&E territory and remain in compliance with the California Public Utilities Commission (CPUC) regulations and requirements. To this end, SEA retained the services of Bayshore, who has extensive administration experience in CPUC and CCA regulatory procedures, policies and regulations. Given the importance of successfully operating the first CCA in SDG&E territory, Staff is seeking Council authorization of an amendment to the Professional Services Agreement (PSA) not to exceed \$44,999 for continuing administration services necessary to serve the interests of SEA and its customers. These costs will be paid by SEA revenues through the SEA Enterprise Fund's lockbox.

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:

If the Council approves Resolution 2019-040, Bayshore's contract amount will increase by \$20,000 to a not to exceed total amount of \$44,999 to retain Bayshore Consulting Group, Inc., to support SEA for the remainder of Fiscal Year (FY) 2018/19. These funds will be paid directly from the SEA lockbox and will not impact the City's General Fund.

WORK PLAN:

Environmental Sustainability – Policy Development – Implement Solana Energy Alliance

OPTIONS:

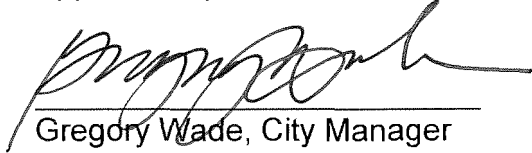
- Approve Resolution 2019-040 approving the amendment to the PSA for Bayshore Consulting Group, Inc.
- Do not approve Resolution 2019-040
- Provide alternative direction

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council consider adoption of Resolution 2019-040 authorizing the City Manager to execute an amendment to the Professional Services Agreement with Bayshore Consulting Group, Inc., for administrative services not to exceed \$44,999 in support of SEA.

CITY MANAGER RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2019-040
2. Bayshore Consulting Group, Inc. PSA Amendment

RESOLUTION NO 2019-040

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH BAYSHORE CONSULTING GROUP, INC., FOR SPECIAL CONSULTING SERVICES FOR THE SOLANA ENERGY ALLIANCE

WHEREAS, the City Council approved the launch of the Solana Energy Alliance (SEA) to provide customers a choice in energy service providers; and

WHEREAS, the implementation of SEA requires specialized administration and compliance assistance in connection with managing the day-to-day operations of SEA including monitoring and compliance with energy and regulatory matters before the California Public Utilities Commission (CPUC) and education and outreach to the community; and

WHEREAS, because SEA is the first and only operating Community Choice Aggregation (CCA) program in San Diego Gas & Electric (SDG&E) territory, special and constant attention to matters before the CPUC and the community is of utmost importance; and

WHEREAS, the City Council, in their role as the Board of Directors of SEA, desires to authorize an amendment to Professional Services Agreement (PSA) with Bayshore Consulting Group, Inc., to increase the contract amount to a not to exceed amount of \$44,999 to perform these services.

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

1. That the foregoing recitations are true and correct.
2. That the City Council authorizes the City Manager to execute an amendment to the professional service agreement with Bayshore Consulting Group Inc., in an amount not to exceed \$44,999 for FY 2018/2019.
3. That the City Council authorizes the City Manager to extend the agreement for four additional one-year terms, at the City's option.

PASSED AND ADOPTED this 10th day of April, 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, Deputy Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

**AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH
BAYSHORE CONSULTING GROUP, INC. FOR COMMUNITY CHOICE
AGGREGATION CONSULTING**

This Amendment to the Professional Services Agreement entered into and effective as of the 1st day of February, 2019, by and between the City of Solana Beach, a municipal corporation, ("City"), and **Bayshore Consulting Group, Inc.** ("Consultant") (collectively, the "Parties") for Community Choice Aggregation Consulting.

RECITALS

A. City and Consultant entered into an Agreement for consulting services ("Agreement") on July 1, 2018; and

B. The Parties now desire to amend the Agreement to document an increase in the Scope of Services and Fees sections of the agreement.

NOW, THEREFORE, in consideration of these recitals and the mutual covenants contained herein, City and Consultant agree as follows:

1. The Scope of Services and Fees for the period of July 1, 2018 through June 30, 2019 is indicated in Exhibit "A" attached to this amendment.

2. City will pay Consultant for all work associated with the terms of the agreement which is amended to increase compensation by twenty thousand (\$20,000) at a price not to exceed forty-four thousand, nine hundred and ninety-nine dollars (\$44,999) at rates detailed in Exhibit "A" (attached).

3. All other provisions of the Agreement, as may have been amended from time to time, shall remain in full force and effect.

4. All requisite insurance policies to be maintained by the Consultant pursuant to the Agreement, as may have been amended from time to time, shall include coverage for this Amendment.

5. The individuals executing this Amendment and the instruments referenced on behalf of Consultant each represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions hereof of this Amendment.

BAYSHORE CONSULTING GROUP, INC.

CITY OF SOLANA BEACH, a municipal corporation of the State of California

By:

Barbara Boswell, President

Gregory Wade, City Manager

(Date)

(Date)

APPROVED AS TO CONTENT:

Dan King, Assistant City Manager

APPROVED AS TO FORM:

Johanna Canlas, City Attorney

ATTEST:

Angela Ivey, City Clerk

EXHIBIT "A"

SCOPE OF SERVICES AND FEE

Consultant will provide technical support and analysis of Community Choice Aggregation proposals as well as provide information and education to City Staff and the community, as needed, which may include attendance at community workshops and/or City Council meetings. The work will be performed at a not to exceed amount of \$44,999.00 at an hourly rate of \$150.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 10, 2019
ORIGINATING DEPT: Engineering Department
SUBJECT: **Council Consideration of Resolution 2019-038 Declaring the Necessity of Emergency Storm Drainpipe Repairs, Ratifying the City Manager’s Decision to Execute Agreements Associated with the Emergency Repairs in the Solana Beach Towne Centre and Directing Reporting Regarding the Emergency**

BACKGROUND:

The City of Solana Beach owns an 84-inch Corrugated Metal Pipe (CMP) located just west of Interstate 5 Freeway in the Solana Beach Towne Centre along San Rodolfo Drive. The City is the holder of a drainage easement recorded with the San Diego County Recorder on or about May 12, 1976, as document no. 76-143635 (Easement) wherein the storm drainpipe is located. In the fall, the City was notified of a potential sinkhole developing in the Solana Beach Towne Centre parking lot in the vicinity of the storm drainpipe directly under a covered walkway promenade near the Discount Tire store. Immediately after being notified, the City began an investigation including visual inspections, performing Closed Circuit Televising (CCTV), consulting with experts and researching the available record drawings associated with the construction of the subject pipeline.

More recent visual inspections of the section of the storm drainpipe located directly under the covered walkway promenade in March 2019, show a dramatic increase in the deflection/offset of the pipeline and underscored that the pipeline needed to be repaired in an emergency manner. Staff retained the professional services of a structural engineer, a geotechnical engineer and a licensed contractor for this work. Due to the risk to public safety, there was not sufficient time to send the project out for competitive bidding or seek prior approval from City Council.

COUNCIL ACTION:

This item is before the City Council for the consideration of Resolution 2019-038 (Attachment 1) to declare an emergency pursuant to Public Contract Code section 20168, ratify the City Manager's decision to execute the contracts necessary to perform the repairs, and direct Staff to report back to City Council regarding the emergency as required by Public Contract Code section 22050.

DISCUSSION:

The subject storm drain was originally constructed in 1967 using CMP. While the inside of the pipe was covered with a relatively thick layer of asphalt lining, storm drain flows damaged the invert (inside/bottom) of the pipe. A typical repair to such pipe damage is relatively simple and is usually performed from inside of the pipe. However, the City's investigation revealed that one 25-foot long pipe segment directly below the sinkhole area and under the tower of the covered walkway promenade is displaced (deflected/offset) at both ends. The soffit (inside/top) of that pipe segment is out of alignment with the adjacent sections of pipe. This matter was discussed and evaluated by several experts, all of whom agreed that the joint displacement cannot be repaired from inside of the pipe and the damaged pipe segment must be removed and replaced, requiring a more intensive project.

The storm drain pipe is approximately 22 feet deep and is located directly under a tower façade of a covered walkway promenade. The removal and replacement would require a relatively complicated shoring system to ensure the safety of the workers and to protect the adjacent structure. With the engagement of professional consultants, and a licensed contractor with expertise in repairs to these types of storm drain systems, Staff has developed the most efficient and cost effective plan to repair this pipeline. Staff is working cooperatively with representatives of the owners of the Solana Beach Towne Centre to develop a plan for certain aspects of this repair.

Because the pipeline is located underneath a covered promenade where pedestrians walk, there is a public safety risk. Emergency repairs are required to eliminate this risk. There was not sufficient time to send this project out to bid as any delay would jeopardize public health, safety and property.

California Public Contract Code section 20168 allows immediate expenditures to safeguard life, health and property without competitive bidding when there is an emergency. Public Contract Code section 22050 provides the procedures for emergency contracting and allows City Council to delegate emergency authority.

Pursuant to Resolution No. 2008-091 (Attachment 2), the City Council has authorized the City Manager, after consultation with the City Attorney, to take corrective action during an emergency, including entering into contracts for the purchase of supplies, materials, equipment and other necessary items directly related to an imminent threat to City owned, operated or maintained infrastructure, property and facilities. SBMC Section 3.08.060, Emergency Purchases, states, in part: "Emergency purchases that

exceed \$25,000...are required to be ratified by the city council at the soonest available regular city council meeting.”

Resolution No. 2008-091 requires the City Manager to report to the City Council on any action undertaken pursuant to his emergency contracting authority. Public Contract Code section 22050(c) also requires the regular review and reporting of actions during the emergency.

The work associated with these repairs is still underway. Staff will report back to the City Council regarding the repairs as required by Public Contract Code section 22050.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302(c) of the State CEQA Guidelines.

FISCAL IMPACT:

The initial construction cost associated with this repair is estimated at \$750,000. Additionally, there are costs associated with structural engineering, geotechnical engineering, field and laboratory testing and field surveying. Staff has negotiated a Professional Services Agreement (PSA) with a structural engineer for a not-to-exceed amount of \$6,500. Staff has also negotiated a PSA with a geotechnical engineer for surveying, lab testing and geotechnical services for a not-to-exceed amount of \$28,000

Since the work associated with these repairs is still underway, Staff will report back to the City Council with a full financial accounting once the repairs are completed.

WORKPLAN:

This project is not identified in the Fiscal Year 2018/2019 Work Plan.

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with alternative amendments / modifications.
- Provide direction / feedback.

DEPARTMENT RECOMMENDATION:


Staff recommends that the City Council adopt Resolution 2019-038:

1. Declaring an emergency under Public Contract Code sections 20168 and 22050 regarding the storm drain;

2. Authorizing the City Manager to take any directly related and immediate action required by the emergency, directing Staff to report back to City Council as required by Public Contract Code section 22050 and Resolution No. 2008-091; and
3. Ratifying the City Manager's decision to:
 - a. Execute a Public Works Agreement with Crest Equipment, Inc., for a not-to-exceed amount of \$750,000, for construction and repairs associated with the 84-inch CMP located within the City's Easement in the Solana Beach Towne Centre.
 - b. Execute a PSA with Structural & Engineering Design Company, for a not-to-exceed amount of \$6,500, for structural engineering support services for the repair of an 84-inch CMP located within the City's Easement in the Solana Beach Towne Centre.
 - c. Execute a PSA with Geopacifica, Inc., for a not-to-exceed amount of \$28,000, for geotechnical services in the form of inspection, testing and surveying for the repair of an 84-inch CMP located within the City's Easement in the Solana Beach Towne Centre.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2019-038
2. Resolution 2008-091

RESOLUTION NO. 2019-038

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, DECLARING THE NECESSITY OF EMERGENCY STORM DRAINPIPE REPAIRS, RATIFYING THE CITY MANAGER'S DECISION TO EXECUTE AGREEMENTS ASSOCIATED WITH THE EMERGENCY REPAIRS IN THE SOLANA BEACH TOWNE CENTRE AND DIRECTING REPORTING REGARDING THE EMERGENCY

WHEREAS, the City of Solana Beach owns an 84-inch Corrugated Metal Pipe (CMP) located just west of Interstate 5 Freeway in the Solana Beach Towne Centre along San Rodolfo Drive; and

WHEREAS, the City is the holder of a drainage easement recorded with the San Diego County Recorder on or about May 12, 1976, as document no. 76-143635 (Easement) wherein the CMP is located; and

WHEREAS, in the fall 2018, the City was notified of a potential sinkhole developing in the Solana Beach Towne Centre parking lot in the vicinity of the storm drainpipe directly under a covered walkway promenade ; and

WHEREAS, immediately after being notified, the City began an investigation including visual inspections, performing Closed Circuit Televising, consulting with experts and researching the available record drawings associated with the construction of the subject pipeline; and

WHEREAS, more recent visual inspections of the section of the storm drainpipe located directly under the covered walkway promenade in March 2019, showed a dramatic increase in the deflection/offset of the pipeline; and

WHEREAS, the pipeline needs to be repaired in an emergency manner; and

WHEREAS, California Public Contract Code section 20168 allows immediate expenditures to safeguard life, health and property without competitive bidding under certain emergency circumstances; and

WHEREAS, Public Contract Code section 22050(b) allows City Council to delegate emergency authority to the City Manager; and

WHEREAS, the City Council has delegated certain emergency authority to the City Manager under Resolution No. 2008-091 and Solana Beach Municipal Code Section 3.08.060; and

WHEREAS, pursuant to Resolution No. 2008-091 and Solana Beach Municipal Code section 3.08.060, the City Manager authorized Professional Services Agreements (PSA) with a structural engineer, a geotechnical engineer and a licensed contractor for the emergency work to protect the public's safety, prevent further imminent damage to public infrastructure, and avoid harm to private properties; and

WHEREAS, Resolution No. 2008-091 and Public Contract Code section 22050 contain certain requirements regarding the reporting and review of actions taken during an emergency.

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

1. That the foregoing recitations are true and correct.
2. That an emergency exists such that immediate repairs to the City's 84-inch CMP located within the City's Easement in the Solana Beach Towne Centre are required to eliminate a safety hazard and imminent threat to City owned infrastructure and private property.
3. That public interest and necessity demand the immediate expenditure of public money to safeguard life, health, and property.
4. That the emergency requires the repair to the City's storm drainpipe located within the City's Easement in the Solana Beach Towne Centre and action directly related to such repairs, including procuring the necessary equipment, services and supplies for the repair project.
5. That entry into agreements with a structural engineer, a geotechnical engineer and a licensed contractor for the emergency work related to the repairs is necessary to respond to the emergency.
6. That the emergency will not permit a delay resulting from a competitive solicitation for bids for such Professional Services Agreement (PSA).
7. That the City Council ratifies the City Manager's decision to execute a Public Works Agreement with Crest Equipment, Inc., for a not-to-exceed amount of \$750,000, for construction and repairs associated with the 84-inch CMP located within the City's Easement in the Solana Beach Towne Centre.
8. That the City Council ratifies the City Manager's decision to execute a PSA with Structural & Engineering Design Company, for a not-to-exceed amount of

\$6,500, for structural engineering support services for the repair of the 84-inch CMP located within the City's Easement in the Solana Beach Towne Centre.

- 9. That the City Council ratifies the City Manager's decision to execute a PSA with Geopacifica, Inc., for a not-to-exceed amount of \$28,000, for geotechnical services in the form of inspection, testing and surveying for the repair of the 84-inch CMP located within the City's Easement in the Solana Beach Towne Centre.
- 10. That the City Manager is authorized to take any directly related and immediate action required by the emergency related to the repair of the 84-inch CMP located within the City's Easement in the Solana Beach Towne Centre.
- 11. That staff is directed to report back to City Council regarding the emergency as required by Resolution No. 2008-091 and Public Contract Code section 22050.

PASSED AND ADOPTED this 10th day of April, 2019, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following:

- 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

WHEREAS, pursuant to Resolution No. 2008-091 and Solana Beach Municipal Code section 3.08.060, the City Manager authorized Professional Services Agreements (PSA) with a structural engineer, a geotechnical engineer and a licensed contractor for the emergency work to protect the public's safety, prevent further imminent damage to public infrastructure, and avoid harm to private properties; and

WHEREAS, Resolution No. 2008-091 and Public Contract Code section 22050 contain certain requirements regarding the reporting and review of actions taken during an emergency.

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

1. That the foregoing recitations are true and correct.
2. That an emergency exists such that immediate repairs to the City's 84-inch CMP located within the City's Easement in the Solana Beach Towne Centre are required to eliminate a safety hazard and imminent threat to City owned infrastructure and private property.
3. That public interest and necessity demand the immediate expenditure of public money to safeguard life, health, and property.
4. That the emergency requires the repair to the City's storm drainpipe located within the City's Easement in the Solana Beach Towne Centre and action directly related to such repairs, including procuring the necessary equipment, services and supplies for the repair project.
5. That entry into Professional Services Agreements (PSA) with a structural engineer, a geotechnical engineer and a licensed contractor for the emergency work related to the repairs is necessary to respond to the emergency.
6. That the emergency will not permit a delay resulting from a competitive solicitation for bids for such PSAs.
7. That the City Council ratifies the City Manager's decision to execute a PSA with Crest Equipment, Inc., for a not-to-exceed amount of \$750,000, for construction and repairs associated with the 84-inch CMP located within the City's Easement in the Solana Beach Towne Centre.
8. That the City Council ratifies the City Manager's decision to execute a PSA with Structural & Engineering Design Company, for a not-to-exceed amount of

\$6,500, for structural engineering support services for the repair of the 84-inch CMP located within the City's Easement in the Solana Beach Towne Centre.

9. That the City Council ratifies the City Manager's decision to execute a PSA with Geopacifica, Inc., for a not-to-exceed amount of \$28,000, for geotechnical services in the form of inspection, testing and surveying for the repair of the 84-inch CMP located within the City's Easement in the Solana Beach Towne Centre.
10. That the City Manager is authorized to take any directly related and immediate action required by the emergency related to the repair of the 84-inch CMP located within the City's Easement in the Solana Beach Towne Centre.
11. That staff is directed to report back to City Council regarding the emergency as required by Resolution No. 2008-091 and Public Contract Code section 22050.

PASSED AND ADOPTED this 10th day of April, 2019, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following:

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 NO. 2008-091

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY AGREEMENTS FOR EMERGENCY REPAIRS TO CITY INFRASTRUCTURE AND FACILITIES

WHEREAS, pursuant to the provisions of City of Solana Beach Municipal Code section 3.08.095, the City Council approves all agreements for services in an estimated amount of \$15,000 or more; and,

WHEREAS, the Public Contract Code section 220050 (b)(1) provides that the City Council may delegate to the City Manager the authority to enter into agreements for the purchase of services and supplies and take other action directly related to an emergency; and,

WHEREAS, such delegation of authority to the City Manager allows the City to respond to imminent threats to public and private property and mitigate potential damages to said property; and,

WHEREAS, the City Manager shall exercise the authority granted herein only after consultation with the City Attorney; and,

WHEREAS, all purchases of supplies, services and materials shall be by a written contract, approved as to form by the City Attorney, and shall reference this Resolution; and,

WHEREAS, the term of any agreement entered into pursuant to this Resolution shall not exceed thirty (30) days; and,

WHEREAS, no agreement entered into pursuant to this Resolution shall be extended or amended unless the agreement and any extension or amendment is formally approved by the City Council; and,

WHEREAS, any action taken by the City Manager pursuant to the authority conferred in this Resolution shall be reviewed by the City Council in accordance with Public Contract Code section 22050 *et seq.*

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

1. The above recitals are true and correct.
2. The City Council authorizes the City Manager, subject to prior consultation with the City Attorney, to take corrective action, including entering into contracts for the purchase of supplies, materials, equipment and other necessary items directly related to an imminent threat to City owned, operated or maintained infrastructure, property and facilities.

3. The Council authorizes the City Manager to execute any and all agreements directly related to corrective action necessitated by the imminent threat to City owned infrastructure and facilities. Such agreements shall be approved as to form by the City Attorney prior to execution and shall not be extended or amended except as provided for in this Resolution.

4. In accordance with and as provided for in Public Contract Code section 22050 *et seq.* the City Manager shall report to the City Council on any action undertaken pursuant to the authority granted herein.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 9th day of July, 2008 by the following vote.

AYES: Councilmembers – Roberts, Nichols, Campbell, Heebner, Kellejian
NOES: Councilmembers – None
ABSENT: Councilmembers – None
ABSTAIN: Councilmembers – None



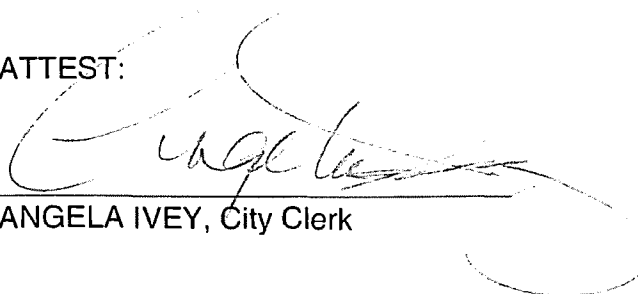
DAVID W. ROBERTS, Mayor

APPROVED AS TO FORM:



JOHANNA N. CANLAS, City Attorney

ATTEST:



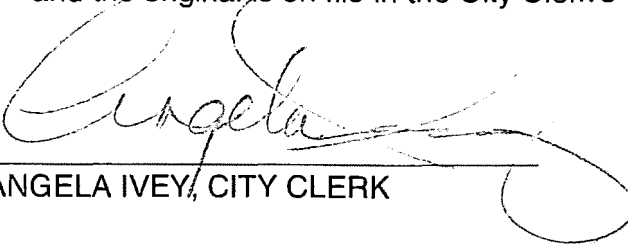
ANGELA IVEY, City Clerk



CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS.
CITY OF SOLANA BEACH)

I, ANGELA IVEY, City Clerk of the City of Solana Beach, California, DO
HEREBY CERTIFY that the foregoing is a full, true and correct copy of **Resolution
2008-091** *authorizing the City Manager to execute necessary agreements for
Emergency Repairs to City Infrastructure and Facilities* as duly passed and adopted
at a Regular Solana Beach City Council meeting held on the 9th day of July 2008
and the original is on file in the City Clerk's Office.



ANGELA IVEY, CITY CLERK

Date of this Certification: 7-14-2008

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, February 13, 2019 * 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

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 5:00 p.m.

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

Absent: None

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

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

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

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

Two (2) Potential case(s).

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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

- Beach & Bluff Conservancy v. City of Solana Beach, California Coastal Commission,
Surfrider (Case No. 37-2019-0002080-CU-WM-NC)

3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION - Added 2-12-19

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

One (1) Potential case(s).

4. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION - Added 2-12-19

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

One (1) Potential case(s).

ACTION: No reportable action.

ADJOURN:

Mayor Zito adjourned the meeting at 5:55 p.m.

Angela Ivey, City Clerk

Approved: _____ **AGENDA ITEM A.8.**

CITY OF SOLANA BEACH

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



MINUTES

Joint REGULAR Meeting

Wednesday, February 13, 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](#).

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 6:00 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Kristi Becker, Kelly Harless
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 Deputy Mayor Edson and second by Councilmember Harless to approve. **Approved 5/0.** Motion carried unanimously.

ORAL COMMUNICATIONS: None

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.6)

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. SKIPPED NUMBER

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

Recommendation: That the City Council

1. Ratify the list of demands for January 5 - 25, 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.

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

A.4. Fletcher Cove Park Trash Enclosure Removal and Parking Pavement Project, Bid No. 2018-06. (File 0730-40)

Recommendation: That the City Council

1. Adopt **Resolution 2019-016:**

- a. Awarding the construction contract to BellaKai Construction in the amount of \$22,200 for the Fletcher Cove Park Trash Enclosure Removal & Parking Pavement, Bid 2018-06.
 - b. Approving an amount of \$3,330 for construction contingency.
2. Authorizing the City Manager to execute the construction contract on behalf of the City.

Item A.4. Report (click here)

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

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

A.5. Stormwater Program Management Services Agreement. (File 0850-40)

Recommendation: That the City Council

1. Adopt **Resolution 2019-012** authorizing the City Manager to sign the amendment to the Professional Services Agreement with Mikhail Ogawa Engineering for Stormwater Program Management Services to increase the total cost of the agreement by \$45,000 for an amount not exceed \$130,000.

Item A.5. Report (click here)

Item A.5. Updated Report #1 (2-13-19 at 5pm)

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

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

A.6. Fiscal Year (FY) 2017-18 Community Grant Expenditure Report. (File 0330-25)

Recommendation: That the City Council

1. Accept the Solana Beach Civic & Historical Society request for an extension to expend the remaining \$942.40 from the \$5,000 awarded to them in the 2017-18 Community Grant period.
2. Accept and file this report.

Item A.6. Report (click here)

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

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

B. PUBLIC HEARINGS: (B.1.)

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: Solana Energy Alliance (SEA) Rate Schedule, Quarterly Update, and Collections Policy (File 1010-40)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Adopt **Resolution 2019-017** amending the rate schedule for Solana Energy Alliance.
3. Receive and file report on Solana Energy Alliance. (SEA) Activities and Operations and provide comment and/or direction
4. Adopt **Resolution 2019-020** Approving SEA-04 Collections Policy

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

[Item B.1. Updated Report #1 \(2-13 at 5pm\)](#)

[Item B.1. Supplemental Docs \(2-12 at 12pm\)](#)

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

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

Barb Boswell, consultant, continued the PowerPoint (on file) reviewing the quarterly update, first rate update, and collection policy consideration.

Jeff Fuller, consultant, continued the PowerPoint (on file) regarding the financial outlook.

Ty Tosdal, Special Counsel for SEA, continued PowerPoint (on file) reviewing regulatory proceeding updates.

Dan King, Assistant City Manager, continued the PowerPoint (on file) reviewing regional JPA discussions.

Greg Wade, City Manager, continued the PowerPoint (on file) reviewing the summary of goals, rate savings, budget adjustments to align the lock box fund with the enterprise fund, Climate Action Plan goals, resources to meet the reserve requirements, and summarizing the purpose of the actions requested at this time.

Mayor Zito opened the public hearing.

Council disclosures.

Council, Consultants, and Staff discussed the central buyer concept that would centralize the

buying of the resource adequacy for all other entities and charging a fee, that resource adequacy would be intended to ensure all providers had adequate power during peak demand time, the current and revised bond requirement increase, that rates would be decreasing for the majority of users and some would be affected by an increase,

Alan Barnebey spoke about the problem with the statements being sent to net energy metering customers, that last quarterly update reported that SDG&E would resolve the issue in February, and that nothing had changed with the billing statements.

Greg Wade, City Manager, spoke about SDG&E's communication to the City that the February deadline for sending statements to net metering customers would not be met and the new target date would be March 17th, that a mailer was sent by SEA to all net energy metering customers to show account balances and credits and that they would be sent out again.

Al Evans spoke about his comparison of his bill, while not participating in the SEA program, with his neighbor's bill, who was in the SEA program, both stating a cost of 27 cents per kilowatt hour (kWh), and that he could not see the 3% savings for SEA participants.

Council, Consultants, and Staff discussed past due bill payment options that were available to SEA customers the same as SDG&E customers, a customer would be sent to collections only if the account was closed and a balance was never paid, the current net position of approximately \$1.1 million, the projected position at mid fiscal year could be lower, the plan for SEA paying back the City in full, the projected balances showing either enterprise fund balance on an accrual basis and one is showing SEAs position on a cash basis, making a conscious decision to build cash reserves, future years could present different scenarios, having the choice to make efforts towards more renewables, and defining surplus funds.

Council discussed organizing a subcommittee of Councilmembers to act as point persons to speak to CCA and JPA issues with other elected officials and Mayor Zito and Councilmember Hegenauer would represent the Council.

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

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

C. STAFF REPORTS: (C.1. - C.6.)

Submit speaker slips to the City Clerk.

C.1. Fiscal Year 2018-19 Mid-Year Budget Amendments. (File 0330-30)

Recommendation: That the City Council

1. Adopt **Resolution 2019-019** revising appropriations in the Fiscal Year 2018/19 Budget.

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

Greg Wade, City Manager, introduced the item.

Marie Berkuti, Finance Manager, presented a PowerPoint (on file).

Council and Staff discussed the Fire Department's Staff overtime, that shifts contained a 6-person crew at all times and backfilled with other Staff working overtime, the Fire Department vehicle maintenance increase from the past, costs for payments to the North County Dispatch JPA (NCDJPA) for pension costs, the Santa Fe Hills municipal improvement district funds, and that uncollected funds were published once efforts to reach the payees had failed.

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

C.2. La Colonia Skate Park – Construction Update No. 2. (File 0720-30)

Recommendation: That the City Council

1. Receive this update on the La Colonia Skate Park;
2. Provide feedback on:
 - a. The area between the Skate Park and basketball court that would allow for a walking path to the recently purchased lot on the north end of the existing park; and
 - b. Proposed water filling station; and
 - c. Proposed fence around the basketball court; and
 - d. Proposed date for ribbon cutting ceremony for the La Colonia Skate Park.

Item C.2. Report (click here)

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

Greg Wade, City Manager, introduced the item.

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

Mitch Phillippe, Van Dyke Landscape, spoke about the north side of the basketball court and suggesting maintaining the fence at 8 ft. to prevent basketballs from going over the fence, and on the east side the fence could be lowered.

Council and Staff discussed moving a water filling station.

Council, Staff, and Consultant discussed ideas for benches, removing the concrete wall and adding landscaping instead to leave the area between the skate park and the basketball court more open and using it as a walkway path, that the skate park could be opened officially on Memorial Day, to open it earlier than the anticipated ribbon cutting ceremony, that skateboarding was currently restricted until the skate boarding ordinance was effective 30 days following the ordinance adoption, and minimal maintenance costs of the water system.

Cindi Clemons spoke about concerns of flyaway basketballs hitting the museum building.

Council and Staff discussed that there was a good distance between the new basketball court and the existing museum, considering whether to lower the fences or keeping them high, changing the material of the chain link fence, the two bench design options which would face the basketball court, and the side fence on the outer side along the basketball court was standard safety.

Council consensus was reached to select the water fling station to accommodate dogs as well, fence around the basketball court would be 8 ft. on north side and 4 ft. on the east side, use the Solana Beach bench, and the ribbon cutting ceremony date options.

C.3. San Onofre Nuclear Waste Storage Solutions. (File 0220-40)

Recommendation: That the City Council

1. Provide input on the draft letter and authorize the distribution of the letter to Senators Feinstein and Harris and to Congressman Levin in support of immediate federal action to find both an interim and a permanent nuclear waste storage solution for the waste currently stored at SONGS and advocating for the safe storage and removal of waste from the coastline as quickly as possible.

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

[Item C.3. Updated Report #1 \(2-13 at 5pm\)](#)

[Item C.3. Supplemental Docs \(2-13 at 5pm\)](#)

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.

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

Jim Jaffe, co-chair of Beach Preservation Committee of the San Diego Chapter of the Surfrider Foundation, and Mandy Sackett, California Policy Coordinator with the National Surfrider Office, presented a PowerPoint (on file), and spoke about focusing on a long term solution removing the waste off of the coast, working with the federal government takes much more time than expected, to get that process started now, that the waste had to cool until 2030 before it could be moved, that Surfrider opposed permanent storage of the radioactive waste at the SONGS location, that they advocated for the safe and quick removal from the coast, the area was subject to coastal hazards due to climate change and sea-level rise, a federal repository did not yet exist, the short term storage of southern California Edison's canister design was the industry's norm, that the long term repository was at the federal level for Congress to address and the canister issue would be at the NRC (National Regulatory Commission) level, requested that two letters be sent regarding the two different issues to the relative parties, and that they provided proposed correspondence.

Council and Ms. Sackett discussed focus on a permanent repository, the urgency of incorporating an earlier short-term solution for safety purposes, relying on NRC to ensure the type of canister for safety, handling or moving fuel increases risk factors, and a clearing pool onsite to address a potential leaking canister.

Torgen Johnson (time donated by Dave Clemens, Cindi Clemons) spoke about the problem created by internal failures of engineering, practices, calculations, and management, ending the loading of this defective system that was prone to accidents and would damage the canisters making it impossible to move them to another location, potential loss of containment on a system that was the only one of its kind in the entire country sitting in a salty environment, cracks that begin on these canisters as early as 17 yrs. old and these canisters were already 15 yrs. old, and not postponing a long term position.

Council and Mr. Johnson discussed the industry's blind spot due to its self-regulation, that Edison would like to push the canisters into the ground, many high level experts input and concerns, support for a letter stating the facts and expert's recommendations for this national security threat, the slightest move of the canisters can activate the radioactive material, the two near miss drops without any emergency plan, having Mike Levin reach out to public groups, to get the material off of the coast immediately, the recommended handing was being ignored by Edison, and advocating for a temporary and permanent solution in one or two different letters.

Council reached consensus to appoint Mayor Zito as the lead to draft a letter with Staff and the public to send to the relative elected officials to express the City's concerns and recommend ways to address them.

C.4. Lomas Santa Fe Corridor Improvement Project - Phase III Agreement.

(File 0820-15)

Recommendation: That the City Council

1. Consider adoption of **Resolution 2019-011**:
 - a. Authorizing the City Manager to sign a Professional Services Agreement with Michael Baker International, in an amount not to exceed of \$684,500, for the Lomas Santa Fe Corridor Improvement Project – Phase III.
 - b. Appropriating \$616,050 to the SANDAG Grants revenue account and Professional Services expenditure account for the Lomas Santa Fe Corridor Improvement Project – Phase III in the Capital Improvement Program for FY 2018/19 (9382.03) in the Miscellaneous Grants fund.
 - c. Authorizing the City Treasurer to amend the FY 2018/19 Adopted Budget accordingly.

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

[Item C.4. Updated Report #1 \(2-11 at 530pm\)](#)

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.

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

Council and Staff discussed conducting some public workshops, adding an update to the website once 30% construction design was reached, that the scope was based on no

roundabouts with 4 lanes of traffic as a starting point; there would be no taking of property by the City, and the 18 mos. Grant.

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

C.5. Adopt (2nd Reading) Ordinance 498 adopting Official City Insignia for the Solana Energy Alliance (SEA) (File 0160-30)

Recommendation: That the City Council

1. Adopt **Ordinance 498**, amending the Solana Beach Municipal Code (SBMC) Section 1.08.010, to include the official insignia for the Solana Energy Alliance.

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

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

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

C.6. City Council Monthly Compensation Consideration – Ordinance 485 Introduction (1st Reading). (File 0520-10)

Recommendation: That the City Council

1. Discuss and consider changes, if any, to Councilmember compensation.
2. If desired, introduce **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.6. Report \(click here\)](#)

[Item C.6. Updated Report #1 \(2-13 at 5pm\)](#)

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

Johanna Canlas, City Attorney, presented a PowerPoint (on file).

Council and Staff discussed ensuring a salary increase was in line with other small cities and that the Mayor position in some cities receive approximately \$75-100 more a month.

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

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.

Councilmembers disclosed reimbursements.

COUNCIL COMMITTEE REPORTS: Council Committees

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

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

ADJOURN:

Mayor Zito adjourned the meeting at 9:36 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: April 10, 2019
ORIGINATING DEPT: City Manager's Office
SUBJECT: **Council Consideration of Resolution No. 2019-041 Approving an Amendment to the Memorandum Of Understanding with the Solana Beach School District and an Amendment to the Professional Services Agreement with All City Management Services, Inc. for Crossing Guard Services, Appropriating Corresponding Funds and Approving FY 2018/19 Budget Amendments**

BACKGROUND:

On July 10, 2018, the City Council (Council) approved a Memorandum of Understanding (MOU) with the Solana Beach School District (District) for crossing guard services. On August 22, 2018, Council approved an amended agreement adding the Santa Helena and Lomas Santa Fe Drive crosswalk to the program. Now, additional crossing guard services are requested at the intersection of Lomas Santa Fe and Stevens Avenue after reviewing the pedestrian crossing patterns this school year. This request is just for the remainder of this school year and the entire program will be reassessed after this school year for future years.

This item is before Council to consider Resolution 2019-041 (Attachment 1) ratifying the Amended Memorandum of Understanding (MOU) (Attachment 2) with the Solana Beach School District for crossing guard services. In addition, if Council approves the ratification of the MOU, Staff requests that the Council also approve the Amended Professional Services Agreement (PSA) with All City Management Services, Inc. (Attachment 3) to include the Lomas Santa Fe and Stevens Avenue intersection. Lastly, if the Council approves the amended agreements, Staff requests corresponding appropriations of funds and approval of Fiscal Year (FY) 2018/19 budget amendments.

COUNCIL ACTION:

DISCUSSION:

The inclusion of the Lomas Santa Fe and Stevens intersection requires the addition of two crossing guards to the six crossing guards employed under the current contract, for a total of eight crossing guards. The additional cost of the two new guards would be \$7,241. The MOU still includes a cost-share provision outlined in Sections 3 and 4 whereby the School District will be responsible for sixty-five percent (65%) of the actual costs of providing crossing guard services as outlined in the agreement. The City will be responsible for the remaining thirty-five percent (35%) of the costs as well as conducting administration and contract management services. With the addition of the new intersection at Lomas Santa Fe and Stevens Avenue, the contract costs will increase from \$88,862 to \$96,103. With the 65%/35% split, the City's costs will increase \$2,534 from \$31,102 to \$33,636.

The Amended MOU (Exhibit 2) and Amended PSA (Exhibit 3) have been updated to reflect the additional intersection and number of guards. Staff recommends that City Council consider approving the Amended MOU with the Solana Beach School District (District) and Amended PSA with All City Management Services Inc. (ACMS).

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The total cost for the first year of the amended agreements is not to exceed \$96,103. The District will reimburse the City for sixty-five percent of this cost, or \$62,467, with the remaining thirty five percent, or \$33,636, being paid by the City.

Should the Council approve the Amended MOU and PSA, Staff is recommending that an appropriation be made to the FY 2018/19 Adopted Budget for the increased cost of the crossing guard contract and for the reimbursement amount that will be received from the Solana Beach School District.

WORK PLAN:

In the FY 2018/19 Work Plan, this item is Community Character – Land Use and Planning – Priority Item 9

OPTIONS:

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

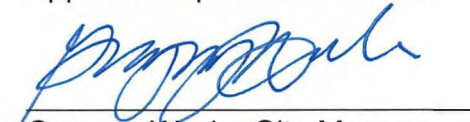
DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council consider adoption of Resolution 2019-041:

1. Approving the Amended MOU with the Solana Beach School District for crossing guard services.
2. Approving the Amended PSA with ACMS to provide crossing guard services for one year with the option to extend the agreement for up to four additional one year terms.
3. Authorize the City Manager to execute the MOU and PSA pending approval of these items by the Solana Beach School District.
4. Appropriating \$7,241 to the Professional Services expenditure account in the Traffic Safety budget unit and \$4,707 to the Reimbursed Cost revenue account, both in the General Fund.
5. Authorizing the City Treasurer to amend the FY 2018/19 Adopted Budget accordingly.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2019-041
2. Amended Solana Beach School District Memorandum of Understanding
3. Amended Professional Services Agreement with ACMS

RESOLUTION 2019-041

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AND RATIFYING THE AMENDED MEMORANDUM OF UNDERSTANDING WITH THE SOLANA BEACH SCHOOL DISTRICT AND THE AMENDED PROFESSIONAL SERVICES AGREEMENT WITH ALL CITY MANAGEMENT SERVICES, INC. FOR CROSSING GUARD SERVICES, APPROPRIATING CORRESPONDING FUNDS AND APPROVING FY 2018/19 BUDGET AMENDMENTS

WHEREAS, the City of Solana Beach Fiscal Year (FY) 2018/19 Work Plan directed Staff to explore a partnership with the Solana Beach School District (District) to provide crossing guards on Lomas Santa Fe Drive at the I-5 interchange; and

WHEREAS, the City promotes walking and biking throughout the community to promote a healthier lifestyle and reduce vehicular traffic; and

WHEREAS, the safety of Solana Beach students walking to and from school is paramount; and

WHEREAS, both the City and the District agree that providing crossing guard services will be beneficial to school children and the public as a whole; and

WHEREAS, the District and the City have agreed to share the costs to provide crossing guard services and on July 10, 2018, the City Council approved a Memorandum of Understanding (MOU) with the District (District) for crossing guard services and a Professional Services Agreement (PSA) with ACMS Inc. to provide those services; and

WHEREAS, on August 22, 2018, the City Council approved an amended MOU with the District and an amended PSA with ACMS for crossing guard services to include the intersection at Santa Helena and Lomas Santa Fe; and

WHEREAS, since that approval, the intersection at Lomas Santa Fe Drive and Stevens Avenue was also identified as a possible location for crossing guards to facilitate the safe crossing of school children and it was requested that the City and the District consider adding that crosswalk to the program; and

WHEREAS, the addition of the Lomas Santa Fe Drive and Stevens Avenue intersection to the MOU also necessitates a corresponding addition to the PSA.

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

1. The above recitations are true and correct.
2. The City Council hereby approves the Amended Memorandum of Understanding between the City and Solana Beach School District.
3. The City Council hereby approves the Amended Professional Services Agreement with ACMS to provide crossing guard services for one year with the option to extend the agreement for up to four additional one year terms.
4. The City Council authorizes the City Manager to execute the MOU and PSA pending approval of these items by the Solana Beach School District.
5. The City Council hereby appropriates \$7,241 to the Professional Services expenditure account in the Traffic Safety budget unit and \$4,707 to the Reimbursed Cost revenue account, both in the General Fund.
6. The City Council hereby authorizes the City Treasurer to amend the FY 2018/19 Adopted Budget accordingly.

PASSED AND ADOPTED this 10th day of April 2019, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

**AMENDMENT NO.1 TO THE MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF SOLANA BEACH AND
SOLANA BEACH SCHOOL DISTRICT FOR CROSSING GUARD SERVICES**

This Amendment No. 1 to the memorandum of understanding (MOU) entered into and effective as of the 30th of July 2018 by and between the City of Solana Beach, a municipal corporation, ("City"), and **the Solana Beach School District.**, ("District") (collectively, the "Parties") for crossing guard services.

RECITALS

A. City and District entered into an MOU to share the costs of crossing guard services on July 30, 2018.

B. Pursuant to Resolution 2019-041, under the City Manager's authorization, the Parties desire to add the intersection of Lomas Santa Fe and Stevens Avenue to the scope of services of the Professional Services Agreement with ACMS, Inc, the provider of the crossing guard services at an additional cost of \$7,241, and;

NOW, THEREFORE, in consideration of these recitals and the mutual covenants contained herein, City and Contractor agree as follows:

1. The Parties have agreed to a revised Exhibit A to the MOU to include the additional crossing guard services at the intersection of Lomas Santa Fe and Stevens Avenue, which is attached to and incorporated by this reference as Exhibit "A".
2. All other provisions of the MOU, as may have been amended from time to time, shall remain in full force and effect.

3. The individuals executing this MOU and the instruments referenced on behalf of District each represent and warrant that they have the legal power, right and actual authority to bind the District to the terms and conditions hereof of this Amendment.

DISTRICT

CITY OF SOLANA BEACH, a municipal corporation of the State of California

By:

Lisa Davis
Assistant Superintendent, Business
Services
Solana Beach School District

Greg Wade, City Manager

APPROVED AS TO CONTENT:

Dan King
Assistant City Manager

APPROVED AS TO FORM:

Johanna N. Canlas, City Attorney

ATTEST:

Angela Ivey, City Clerk

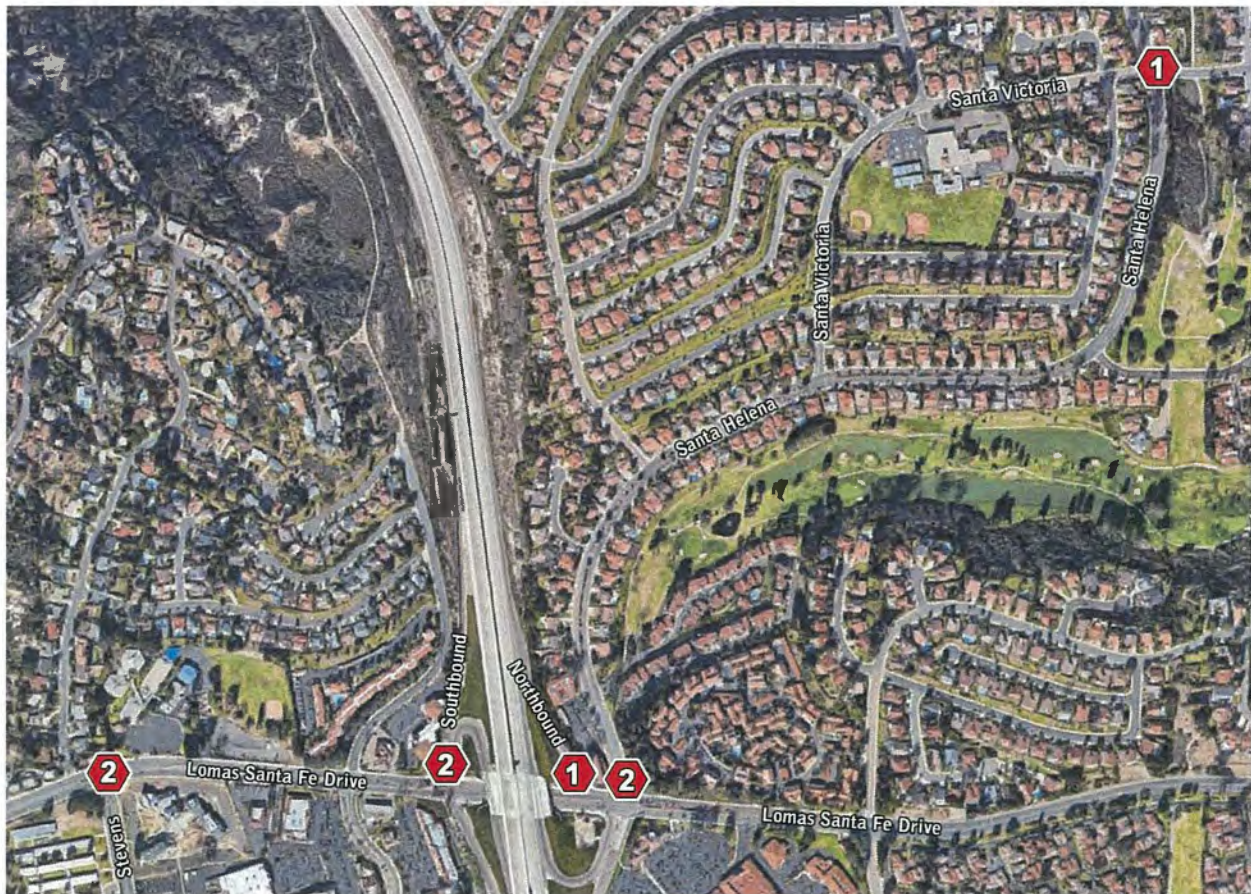
EXHIBIT "A" SCOPE OF SERVICES AND FEE

During the term of this Agreement, eight guards will be stationed near the following school sites:

- Two guards will be positioned on Lomas Santa Fe Drive where it intersects the Interstate 5 southbound ramp;
- One guard where it intersects the Interstate 5 northbound ramp;
- Two guards at the intersection of Santa Helena;
- One guard at the Santa Helena and Santa Victoria intersection; and
- Two guards at the intersection of Stevens Avenue.

The locations are indicated in the photo below.

The actual configuration of guard numbers and position locations are subject to change pending review and evaluation of the crossing guard program at these sites to ensure student safety.



**AMENDMENT NO.1 TO PROFESSIONAL SERVICES AGREEMENT WITH
ACMS, INC. FOR CROSSING GUARD SERVICES**

This Amendment No. 1 to the professional services agreement dated July 23, 2018 entered into and effective as of the 23rd day of July 2018 by and between the City of Solana Beach, a municipal corporation, ("City"), and **ACMS, Inc.**, ("Contractor") (collectively, the "Parties") for crossing guard services.

RECITALS

A. City and Contractor entered into an agreement for crossing guard services ("Agreement") on July 23, 2018.

B. Pursuant to Resolution 2019-041, under the City Manager's authorization, the Parties desire to add an additional intersection to the Agreement increasing the cost of the Agreement by \$7,240.64;

NOW, THEREFORE, in consideration of these recitals and the mutual covenants contained herein, City and Contractor agree as follows:

1. The Parties have agreed to a revised scope of work and fee schedule, which is attached to and incorporated by this reference as Exhibit "A", Scope of Services and Fee.

2. All other provisions of the Agreement, as may have been amended from time to time, shall remain in full force and effect.

4. All requisite insurance policies to be maintained by the Contractor pursuant to the Agreement, as may have been amended from time to time, shall include coverage for this Amendment.

5. The individuals executing this Amendment and the instruments referenced on behalf of Contractor each represent and warrant that they have the legal power, right and actual authority to bind Contractor to the terms and conditions hereof of this Amendment.

CONTRACTOR

CITY OF SOLANA BEACH, a municipal corporation of the State of California

By:

Demetra Farwell, Administrative Services
Director
All City Management Services, Inc.
10440 Pioneer Blvd, Suite 5
Santa Fe Springs, CA 90670

Greg Wade, City Manager

APPROVED AS TO CONTENT:

Dan King, Assistant City Manager

APPROVED AS TO FORM:

Johanna N. Canlas, City Attorney

ATTEST:

Angela Ivey, City Clerk

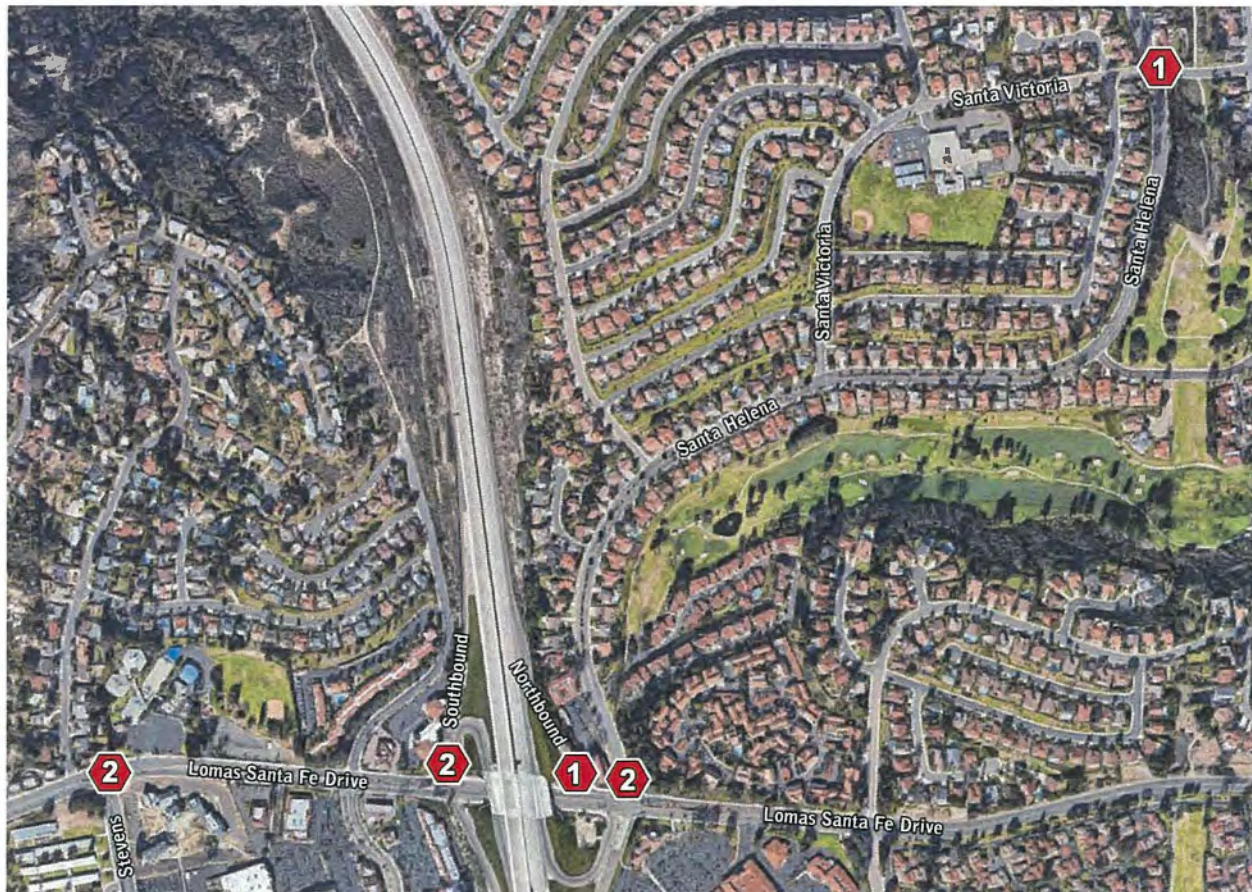
EXHIBIT "A" SCOPE OF SERVICES AND FEE

During the term of this Agreement, eight guards will be stationed near the following school sites:

- Two guards will be positioned on Lomas Santa Fe Drive where it intersects the Interstate 5 southbound ramp;
- One guard where it intersects the Interstate 5 northbound ramp;
- Two guards at the intersection of Santa Helena;
- One guard at the Santa Helena and Santa Victoria intersection; and
- Two guards at the intersection of Stevens Avenue (New if Amendment approved. Costs for this item on the following page).

The locations are indicated in the photo below.

The actual configuration of guard numbers and position locations are subject to change pending review and evaluation of the crossing guard program at these sites to ensure student safety.





STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 10, 2019
ORIGINATING DEPT: City Manager's Department
SUBJECT: **Consideration of Resolution 2019-043 Delegating Authority to the City Manager to Adopt a Revised Council Policy 21 Regarding Small Wireless Facilities and Approving the Use of a Pole License Agreement**

BACKGROUND:

Last fall, the Federal Communications Commission (FCC) adopted new rules that further limit local authority to regulate "small wireless facilities" as that term is defined in 47 C.F.R. § 1.6002(1). The FCC rules, part of which became effective on January 14, 2019, would require the City to review small cell applications faster and consistent with the FCC's national standard for permissible local regulations. These rules are part of a larger rulemaking that aims to reinterpret the federal Telecommunications Act of 1996 and prohibit actual and effective local moratoria on infrastructure deployments.

Small wireless facilities generally include the smaller scale antennas and associated facilities (as compared to first generation macro facilities) that are part of the next generation of wireless technology, known as 5G. 5G operates at significantly faster speeds than the existing 4th Generation (4G) technology, using higher frequency, directional radio waves over shorter distances. 5G technology calls for smaller, more frequently-placed antennas than 4G, which lend themselves to placement on light-poles and similar existing infrastructure. Wireless carriers have begun 5G installation in a number of major cities areas across the country, including Sacramento and Los Angeles, and are working towards nationwide deployment by the end of 2020.

Under the new rules, the FCC defines the presumptively reasonable time for review as 60 days for small cell attachments to existing structures and 90 days for attachments to new structures. Any administrative appeal must also occur within the applicable review times or "shot clock". If the City fails to issue a timely final decision, the City's failure to act presumptively constitutes an effective prohibition of service and the applicant may file a claim in federal court for an injunction to issue "shovel-ready" permits.

CITY COUNCIL ACTION:

In addition, the FCC provides that a local small cell regulation causes an effective prohibition in violation of federal law unless the regulation is 1) reasonable; 2) no more burdensome than regulations imposed on similar infrastructure deployments; and 3) objective and published in advance. Reasonable regulations are those that are technically feasible and reasonably directed to avoiding or remedying the "intangible public harm" (as it is described by the FCC) of unsightly or out-of-character deployments. Although the FCC declared that minimum spacing or undergrounding requirements could potentially violate the new test, the FCC provided little guidance as to the scope of specific local regulations that would likely be considered to be preempted. The regulations mean that the City may not prohibit placement of small cells within the public right-of-way or on publicly-owned and operated utility poles but can prescribe reasonable standards for their placement and design.

On December 10, 2018, the FCC clarified the effective dates for the rule, stating that the shot clock and fee regulations go into effect on January 14, 2019, and the aesthetic regulations go into effect on April 15, 2019. In order to meet the April 15 deadline regarding aesthetic regulations, and provide the public with notice of the policy change, Staff recommends that the Council delegate authority to the City Manager to adopt a revised Council Policy 21 to conform to FCC rulings regarding Small Wireless Facilities and post the new policy immediately.

This item is before Council to consider Resolution 2019-043 (Attachment 1) delegating authority to the City Manager to adopt a revised Council Policy 21 to conform to FCC rulings regarding Small Wireless Facilities for the purpose of regulating the permitting, design and location of such facilities citywide and approving the use of a pole license agreement.

DISCUSSION:

The purpose of the proposed revised policy (Policy) is to establish reasonable and comprehensive standards and procedures for the permitting of small wireless facilities within the City including, but not limited to, the siting of facilities, aesthetics, construction, operation, modification, and removal. The Policy is intended to promote the community interest of protecting the City's visual character from potential adverse impacts from facilities while providing access to high quality advanced wireless technology for the City's residents, businesses, and visitors. The Council should note that, as a policy rather than an Ordinance, the City may amend or revoke the provisions more quickly. This approach is recommended by Staff due to the rapid and sometimes unpredictable changes in the federal law.

Key provisions of the Proposed Policy on Small Wireless Facilities

1. Application Requirements

Staff proposes that applicants be required to submit a variety of items including, but not limited to, a project narrative, construction drawings, a site survey, a radio frequency ("RF") report certifying compliance with federal standards, photo simulations, an executed Pole License Agreement (see Attachment 2) , and review/permitting fees.

2. Community Development Director Shall Review All Applications

Staff proposes that the Community Development Director, or his/her designee, shall be responsible for reviewing all applications and approving, conditionally approving or denying the application.

3. Noticing

Staff proposes that the Community Development Director shall ensure that notice of the project application is mailed to all properties and record owners of properties within 300 feet of the project site. The notice will contain a description of the project, the applicant's contact information, the Community Development Director's contact information, a statement that the Director will act on the application without a public hearing but that any interested person or entity may appeal the Director's decision directly to the City Manager, and a statement explaining that the FCC requires the City to take final action of small cell applications within 60 days or 90 days depending on the nature of the proposed facility.

4. Decisions and Appeals

Staff proposes that the findings for approval reflect the new objectivity requirement in the FCC rules. Due to the extremely short shot clocks, the decision to approve or deny will be made by the Community Development Director. Interested persons will have the opportunity to appeal the decision to the City Manager. The entire process will be fast-tracked to ensure adequate time for public participation in the appeal process.

5. Location Preferences and Design Standards

The Policy sets forth ranked preferences for locations and support structures within those locations. Residential areas and new freestanding poles or similar structures are the least preferred and require the applicant to demonstrate why no more preferred location within a reasonable distance from the site is technically feasible. Staff has also worked with outside counsel to develop detailed and objective design criteria and standards that preserve local authority and comply with the FCC's restrictions.

6. Automatic Conditions of Approval

The Policy contains a substantial number of "standard conditions" applicable to all deployments. These ensure that the maintenance and operational requirements for all facilities are evenly applied, and also ensure that all facilities meet minimum standards in the event that an approval is mandated by law.

7. Pole License Agreement

In order to utilize the City's vertical infrastructure (e.g., City light poles or traffic poles), staff proposes that small wireless providers will be required to enter into a Pole License Agreement with the City. The Agreement addresses a variety of issues including, but not limited to, fees payable to the City, an acknowledgment that the City may need to change a street width or make other changes requiring the licensee to remove or relocate equipment, indemnification and insurance requirements, etc.

8. Annual License Fee

Pursuant to the proposed Pole License Agreement, licensees are required to pay the City an annual fee of \$270 per site. That fee is set to automatically increase by 3% each year. The City also has the option to adjust the license fee in the future if it determines that the City's actual costs incurred in connection with the license are greater and are reasonable. Licensees would have the right to appeal any adjustment to the City Council.

The proposed Policy is necessary for compliance with new FCC regulations. Although these new regulations are intended to restrict local authority, Staff has worked with outside counsel to develop a flexible approach that preserves as much of the City's authority as possible while still achieving compliance. Staff recommends that the Council adopt Resolution 2019-043 authorizing the City Manager to adopt revisions to Policy 21 and approve the use of a Pole License Agreement.

CEQA COMPLIANCE STATEMENT:

The proposed action is not considered a "project" under the California Environmental Quality Act (CEQA) because the proposal is not an activity that has the potential for a direct physical change or reasonably foreseeable indirect physical change in the environment. Moreover, if the code amendment were to qualify as a "project" subject to CEQA, it would be exempt from further environmental review in accordance with CEQA Guidelines section 15061(b)(3) because the project involves the adoption of regulations for small cell wireless facilities and does not directly or indirectly authorize or approve any actual physical changes in the environment.

FISCAL IMPACT:

There is minimal financial impact. Pursuant to Federal Communications Commission's (FCC) action on December 10, 2018, small wireless providers are required to pay an annual license fee of \$270 per site for use of the City's infrastructure.

WORK PLAN:

N/A

OPTIONS:

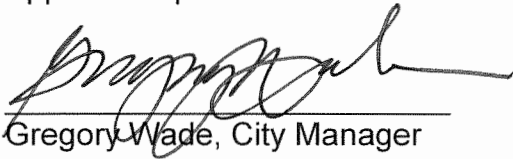
- Approve Resolution 2019-043 authorizing the City Manager to adopt revisions to Council Policy 21 to address FCC rules by developing and posting the policy for the purpose of regulating the permitting, design and location of small wireless facilities, which includes use of a Pole License Agreement
- Do not approve Resolution 2019-043
- Provide alternative direction

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council approve Resolution 2019-043 authorizing the City Manager to adopt revisions to Council Policy 21 for the purpose of regulating the permitting, design and location of small wireless facilities and approving use of a Pole License Agreement.

CITY MANAGER RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2019-043

RESOLUTION NO 2019-043

RESOLUTION OF THE CITY OF SOLANA BEACH, CALIFORNIA DELEGATING AUTHORITY TO THE CITY MANAGER TO ADOPT A REVISED COUNCIL POLICY 21 REGARDING SMALL WIRELESS FACILITIES AND APPROVING THE USE OF A POLE LICENSE AGREEMENT.

WHEREAS, pursuant to the California Constitution, Article XI, section 7; California Government Code section 37100 and other applicable law, the City of Solana Beach City Council may make and enforce within its limits all local, police, sanitary and other ordinances, resolutions and other regulations not in conflict with general laws; and

WHEREAS, the City Council last amended Solana Beach Municipal Code (SBMC) Section 17.60.120 regarding Wireless Communication Facilities in 2017.

WHEREAS, since the adoption of Policy No. 21, significant changes in federal laws that affect local authority over personal wireless service facilities and other related infrastructure deployments have occurred, including, but not limited to, the following:

- On November 18, 2009, the Federal Communications Commission (“**FCC**”) adopted a Declaratory Ruling on the proceeding titled *Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7)(B) to Ensure Timely Siting Review*, 24 FCC Rcd. 13994 (rel. Nov. 18, 2009), which imposed procedural restrictions on state and local permit application reviews such as presumptively reasonable times for action. After a petition for judicial review, the U.S. Supreme Court in *City of Arlington v. FCC*, 569 U.S. 290 (2013), upheld the FCC’s authority to issue these rules;
- On February 22, 2012, Congress adopted the Middle Class Tax Relief and Job Creation Act, which amended the Communications Act to mandate approval for certain “eligible facilities requests” to collocate and/or modify existing wireless towers and/or base stations;
- On October 17, 2014, the FCC adopted a Report and Order in the rulemaking proceeding titled *Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies*, 29 FCC Rcd. 12865 (rel. Oct. 21, 2014), which implemented regulations for “eligible facilities requests” and imposed new procedural restrictions on application reviews. The U.S. Court of Appeals for the Fourth Circuit in *Montgomery Cnty. V. FCC*, 811 F.3d 121 (4th Cir. 2015), denied petitions for review;
- On October 9, 2015, Governor Edmund Brown signed Assembly Bill No. 57 (Quirk) into law, which creates a “deemed-approved” remedy for when a local government

fails to act on applications for certain wireless facilities within the presumptively reasonable times established in the FCC's 2009 Declaratory Ruling and 2015 Infrastructure Order;

- On August 2, 2018, the Federal Communications Commission (“**FCC**”) adopted a Third Report & Order and Declaratory Ruling in the rulemaking proceeding titled *Accelerating Wireline and Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment*, 33 FCC Rcd. 7705 (rel. Aug. 3, 2018) (the “**August Order**”), that formally prohibited express and *de facto* moratoria for all personal wireless services, telecommunications services and their related facilities under 47 U.S.C. § 253(a) and directed the Wireless Telecommunications Bureau and Wireline Competition Bureau to hear and resolve all complaints on an expedited basis; and
- On September 26, 2018, the FCC adopted a Declaratory Ruling and Third Report and Order in the same rulemaking proceeding, --- FCC Rcd. ---, FCC 18-133 (rel. Sep. 27, 2018) (the “**September Order**”), which, among many other things, creates a new regulatory classification for small wireless facilities, alters existing “shot clock” regulations to require local public agencies to do more in less time, establishes a national standard for an effective prohibition that replaces the existing “significant gap” test adopted by the United States Court of Appeals for the Ninth Circuit and provides that a failure to act within the applicable timeframe presumptively constitutes an effective prohibition; and

WHEREAS, in addition to the changes described above, local authority may be further impacted by other pending legislative, judicial and regulatory proceedings, including, but not limited to:

- The “STREAMLINE Small Cell Deployment Act” (S. 3157) proposed by Senator John Thune that, among other things, would apply specifically to “small” WCFs and require local governments to review applications based on objective standards, shorten the shot clock timeframes, require all local undertakings to occur within the shot clock timeframes and provide a “deemed granted” remedy for failure to act within the applicable shot clock; and
- Further orders and/or declaratory rulings by the FCC from the same rulemaking proceeding as the August Order and September Order; and
- Multiple petitions for reconsideration and judicial review filed by state and local governments against the August Order and September Order, which could cause the rules in either order to change or be invalidated; and

WHEREAS, given the rapid and substantial changes in applicable law, the active and effective federal prohibition on reasonable moratorium ordinances to allow local public agencies to study these changes and develop appropriate responses and the significant adverse consequences for noncompliance with these changes in applicable

law, the City Council finds that aesthetic and operational regulations adopted through a resolution that supplements the Solana Beach Municipal Code and that may be quickly amended is a necessary and appropriate means to protect the public health, safety and welfare from the potential harm caused by unregulated small wireless facilities and other infrastructure deployments; and

WHEREAS, delegating authority to the City Manager to adopt a revised Policy No. 21 regarding small wireless facilities and other infrastructure deployment, construction, installation, collocation, modification, operation, relocation and removal within the City of Solana Beach's territorial boundaries, consistent with and to the extent permitted under federal and California state law and approving the use of a Pole License Agreement will establish reasonable and comprehensive standards and procedures for the permitting of such facilities; and

WHEREAS, adoption of such standards as a policy allows the City to respond more quickly to the rapid and sometimes unpredictable changes in the law.

NOW, THEREFORE, THE CITY OF SOLANA BEACH CITY COUNCIL HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

- 1. Findings.** The City Council finds that: (a) the facts set forth in the recitals in this Resolution are true and correct and incorporated by reference; (b) the recitals constitute findings in this matter and, together with the staff report, other written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this Resolution; (c) the provisions in this Resolution and Policy No. 21 are consistent with the General Plan, Solana Beach Municipal Code and applicable federal and state law; and (d) neither this Resolution nor Policy No. 21 will be detrimental to the public interest, health, safety, convenience or welfare.
- 2. Policy No. 21.** The City Council approves and authorizes the City Manager to revise Policy No. 21 regarding small wireless facilities and the use of pole license agreement.
- 3. Environmental Review.** Pursuant to California Environmental Quality Act ("CEQA") Guidelines § 15378 and California Public Resources Code § 21065, the City Council finds that this Resolution is not a "project" because its adoption is not an activity that has the potential for a direct physical change or reasonably foreseeable indirect physical change in the environment. Even if this Resolution qualified as a "project" subject to CEQA, the City Council finds that, pursuant to CEQA Guidelines § 15061(b)(3), there is no possibility that this project will have a significant impact on the physical environment. The proposed Amendment merely amends the Solana Beach Municipal Code to authorize the City Council to regulate small wireless facilities and other infrastructure deployments. This Resolution does

not directly or indirectly authorize or approve any actual changes in the physical environment. Applications for any new small wireless facility or other infrastructure deployment, or change to an existing small wireless facility or other infrastructure deployment, would be subject to additional environmental review on a case-by-case basis. Accordingly, the City Council finds that this Resolution is not subject to CEQA or, in the alternative, is exempt from CEQA under the general rule.

4. **Severability.** If any section, subsection, paragraph, sentence, clause, phrase or term (each a “**Provision**”) in this Resolution or Policy No. 21, or any Provision’s application to any person or circumstance, is held illegal, invalid or unconstitutional by a court of competent jurisdiction, all other Provisions not held illegal, invalid or unconstitutional, or such Provision’s application to other persons or circumstances, shall not be affected. The City Council declares that it would have passed this Resolution and Policy No. 21, and each Provision therein, whether any one or more Provisions be declared illegal, invalid or unconstitutional.
5. **Effective Date.** This Resolution and Policy No. 21 will become immediately effective upon adoption by the City Manager and will remain effective until amended, superseded or repealed by a separate resolution adopted by the City Council.
6. **Publication.** The City Clerk shall cause this Resolution and Policy No. 21 to be published in electronic form on the City of Solana Beach’s website and in physical form for public inspection at City of Solana Beach City Hall .

PASSED, AND ADOPTED this 10th day of April, 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, Deputy 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: April 10, 2019
ORIGINATING DEPT: Community Development Department
SUBJECT: **Continued Public Hearing: Request for DRP and SDP to Construct a Replacement, Multi-Level, Single-Family Residence with an Attached Partially Subterranean Garage and a Basement and Perform Associated Site Improvements at 346 Glenmont Drive (Case # 17-18-06 Applicant: Jonathan and Suzy Weiser; APN: 263-392-02; Resolution No. 2019-031)**

BACKGROUND:

The Applicants, Jonathan and Suzy Weiser, are requesting City Council approval of a Development Review Permit (DRP) and a Structure Development Permit (SDP) to demolish a single-family residence and detached garage, construct a replacement multi-level, single-family residence with an attached partially subterranean garage and a basement, and perform associated site improvements at 346 Glenmont Drive. The 9,906 square-foot lot is located within the Low-Medium Residential (LMR) Zone and the Scaled Residential Overlay Zone (SROZ).

The project was originally heard at the March 27, 2019 City Council meeting. Concerns were raised by members of the City Council and the public regarding the project's conformance with the development review criteria set forth in Solana Beach Municipal Code (SBMC) Section 17.68.040.F, specifically with respect to the appearance of bulk and mass of proposed decks and roof overhangs as viewed from Glenmont Drive and the impact of mature landscape on neighbors' scenic views. Concerns were also raised regarding the proposed basement lightwell and the appearance of the entry walkway from Glenmont Drive. After receiving public testimony and evidence concerning the project, the Council voted 4-0-1 (Hegenauer recused) to continue the application, date-certain, to the April 10, 2019 Council meeting to allow the Applicants the opportunity to address the referenced concerns.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' revised request as contained in Resolution 2019-031 (Attachment 1).

CITY COUNCIL ACTION:

DISCUSSION:

At the March 27, 2019 Council meeting, the Applicants' representatives indicated that they were willing to address comments and concerns raised during the Public Hearing; therefore, the hearing was continued, to April 10, 2019. The Applicants submitted revised plans to the Community Development Department on April 3, 2019, which are provided in Attachment 2. The March 27, 2019 Staff Report is included in Attachment 3 for reference.

The Applicants have made the following revisions to the proposed project:

- Four-foot, six-inch reduction in the depth of the Main Level Deck. The deck and railing would be located behind the 10-foot "stepback" required for floor area of a second floor above an exposed basement in the SROZ in order to avoid the appearance of a three-story façade.
- Three-foot reduction in the depth of the roof overhang above the Main Level Deck. The western projection of this roofline would be 18 feet east from the west elevation/exposure of the basement-level garage.
- Removal of the stairs from the basement bedroom lightwell. The lightwell would be accessed via a ladder and the width (east-west) of the lightwell would be reduced.
- Update to the top-of-wall and top-of-fence heights (measured above Mean Sea Level (MSL)) on the Preliminary Grading Plan for consistency with the architectural plans. The proposed wooden slat fencing has also been modified to comply with the openness requirements in the front-yard setback.
- Update to the Landscape Plans with regard to plant selection in compliance with the height restriction agreement with the neighbors to the east (Hiraoka).

It should be noted that as of the writing of this Staff Report, the City's third-party landscape consultant has not yet completed a review of the revised landscape plan for consistency with the City's Water Efficient Landscape Ordinance. Any updates to the landscape plan will be provided to the City Council under separate cover. A diagram of the vegetation height restrictions agreed upon between the Applicants and the Hiraokas (neighbors to the east) is included in Attachment 4 for reference.

Conditions from the Planning, Engineering, and Fire Departments have been incorporated into the updated Resolution of Approval (Attachment 1).

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Should the Council determine that the findings can be made to approve the project, the SDP will be approved concurrently 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 2019-031.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a SDP and DRP.
- Deny the project if all required findings for the DRP cannot be made.

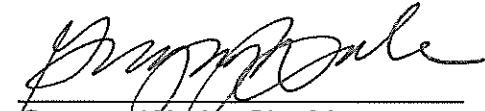
DEPARTMENT RECOMMENDATION:

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

1. Conduct the continued 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 2019-031 conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement multi-level, single-family residence with a partially subterranean three-car garage and basement, and perform associated site improvements at 346 Glenmont Drive, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Updated Resolution 2019-031
2. Revised Project Plans Dated April 3, 2019
3. Applicant Revisions Description
4. March 27, 2019 Staff Report
5. Vegetation Height Restrictions

RESOLUTION NO. 2019-031

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO DEMOLISH A SINGLE-FAMILY RESIDENCE AND DETACHED GARAGE, CONSTRUCT A REPLACEMENT MULTI-LEVEL SINGLE-FAMILY RESIDENCE WITH A PARTIALLY SUBTERRANEAN GARAGE AND BASEMENT, AND PERFORM ASSOCIATED IMPROVEMENTS AT 346 GLENMONT DRIVE, SOLANA BEACH

APPLICANTS: Jonathan and Suzy Weiser
CASE NO.: 17-18-06 DRP/SDP

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

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

WHEREAS, at the public hearing on March 27, 2019, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council of the City of Solana Beach continued the project to a date certain, April 10, 2019, so that the Applicants could revise the project to address comments made at the March 27, 2019 Council meeting.

WHEREAS, at the public hearing on April 10, 2019, the City Council received and considered evidence concerning the proposed application as revised; and

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

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and an administrative SDP to demolish a single-family

residence and detached garage, construct a replacement multi-level, single-family residence with an attached partially-subterranean garage and a basement, and perform associated site improvements at 346 Glenmont Drive, is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

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

Zoning Ordinance Consistency: The project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) (SBMC 17.20.030 and 17.48.040), which delineates maximum allowable Floor area Ratio (FAR), Permitted Uses and Structures (SBMC Section 17.20.020) which provides for uses of the property for a single-family residence. Further, the project adheres to all property development regulations established for the ER-2 Zone and cited by SBMC Section 17.020.030.

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

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

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

The property is located within the Low-Medium Residential (LMR) Zone. Properties immediately surrounding the lot are located within the LMR and Low Residential (LR) Zones, and are developed with one and two-story, single-family residences. The project, as designed, is consistent with the permitted uses for the LMR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan or Overlay Zone areas; however, it is located within the Coastal Zone. As a condition of project approval, the Applicants shall obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building and Grading Permits.

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

The Applicants will construct a replacement, multi-level, single-family residence with a partially subterranean garage and a basement living area. The replacement residence, as designed, will be located within the buildable area.

The Applicants are proposing a partially subterranean basement garage under the western portion of the residence. The basement level will consist of a 1,069 square-foot, partially subterranean three-car garage and storage area with a 20-foot exposure on the west side and a 564 square-foot completely subterranean basement living area. According to SBMC 17.48.040.C, the proposed lower level area is considered a "Basement Attached to a Garage" in which the basement living area can be exempt from the calculation of Floor area as long as the garage is permanently separated from the residential living floor area, except for a standard size door, and there are no exposed sides of the residential living area. A building side is considered exposed when the finished floor of the living area directly above the basement (at any point) is more than three feet above the adjacent natural or finished grade, whichever is lower. In the proposed design, the only exposure is for the garage door and the garage is completely separated from the proposed basement living area except for a standard door.

Therefore, the proposed basement storage of 564 square feet is exempt from the calculation of floor area.

The partially subterranean garage and storage area is subject to the 2 percent formula described in SBMC 17.48.040.C because it has one exposed side. This formula is used to determine what portion of the garage is to be included in the calculation of Floor area. SBMC 17.48.040 and 17.20.030 indicate that required parking spaces provided within a garage are exempt from the calculation of Floor area. The 2 percent calculation subtracts the square footage of the required parking from the total proposed square footage of the garage, and then the remaining square footage is multiplied by the linear exposure of the garage and then multiplied by 2 percent. The result is the amount of square footage of the proposed garage to be included in the calculation of floor area.

The proposed residence includes a 1,069 square-foot, partially subterranean garage and storage area. A single-family residence requires two parking spaces of 200 square feet each. Therefore, 400 square feet would be subtracted from the proposed partially subterranean garage square footage because it would provide required parking. The total linear exposure of the proposed garage is 20 feet. The 2 percent calculation for this project would be as follows:

$$\begin{aligned} 1,069 \text{ ft}^2 - 400 \text{ ft}^2 &= 669 \text{ ft}^2 \\ 669 \text{ ft}^2 \times 20 \text{ ft} \times 0.02 &= \text{or } 268 \text{ ft}^2 \end{aligned}$$

268 square feet of the proposed partially subterranean garage and storage area is included in the calculation of floor area. The partially subterranean garage and storage area is eligible for an additional 401 square-foot exemption from floor area for the partially exposed basement garage (1,069 – 400 – 401 = 268).

In addition to the basement regulations, the SROZ also restricts the appearance of a three-story façade on a single-family residence. According to the SBMC, when a lower level/basement is completely or partially exposed, the floor area of a third level shall not be directly above the floor area of the basement in order to prevent the appearance of a three-level façade. The SROZ requires that the floor area of the third level be set back at least ten feet from the exposed façade of the basement/lower level. The proposed residence, as designed, complies with this regulation as the upper level living area would be setback at least 10 feet from the exposed basement garage door.

The floor area proposed for the residence includes: a 1,069 square-foot partially subterranean three-car garage and storage area; a 564 square-foot basement-level bedroom and bathroom; a 1,137 “Bedroom Level” with two bedrooms, two bathrooms, and a flex room located above the basement in the southwestern side of the buildable area; a 1,544 square-foot “Entry/Main Level” with the main entry, a powder room, an open concept great room (kitchen, living and dining rooms), a pantry, and office, and a laundry room located in the eastern half of the buildable area; a 722 square-foot master suite located in the northeast portion of the buildable area. The subtotal of the proposed residence would be 5,036 square feet of Floor area. The applicable floor area exemptions, related to the basement and partially subterranean garage, total 1,356 square feet. With the applicable exemptions, the Applicants propose a total of 3,671 square feet of Floor area, which is 13 square feet below the maximum allowable Floor area for the 9,906 square-foot lot, pursuant to the SROZ regulations.

The maximum floor area calculation for this project is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	684 ft ²
Total Allowable Floor area:	3,684 ft²

The proposed project, as designed, meets the minimum required setbacks and is below the maximum allowable floor area for the property.

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

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City’s third-party landscape architect, who has recommended approval. The Applicants will be required to submit detailed construction landscape drawings that will be reviewed by the City’s third-party landscape architect for conformance with the conceptual plan. In addition, the City’s third-party landscape architect will perform inspections during the construction phase of the project. A

separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants would replace the existing vehicular access from the rear of the property and construct a partially subterranean, three-car garage accessed by a new driveway and curb cut on Glenmont Drive. 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. 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.*

The project includes grading in the amount of 1,329 cubic yards of cut, 207 cubic yards of fill, 12 cubic yards of excavation for footings, 370 cubic yards of removal and recompaction, and aggregate grading total of 1,918 cubic yards, and 1,122 cubic yards of export. The majority of proposed cut accounts for the excavation of the driveway and basement. The remaining cut and the proposed fill would account for the creation of level finished pads and yard areas. Grading is also proposed to provide for two bio-retention (stormwater detention) areas in the northwest and southwest corners of the front yard.

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use.*

All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).

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

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

The project consists of the construction of a replacement, multi-level, single-family residence with a basement garage on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of approval, the Applicants will be required to pay the City's Park Fee for developing a vacant lot.

- 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 Permits.

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

The proposed structure exceeds 16 feet in height above the pre-existing grade; therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The Applicants had story poles erected onsite. A final Story Pole Height Certification was issued by a licensed land surveyor

on August 13, 2018, which showed a maximum building height of 24.96 feet above existing grade and the highest story pole (SP #12) certified at 199.1 MSL. Notices to apply 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 September 28, 2018. Three applications for View Assessment were received by the City.

The project was scheduled to be heard at the November 20, 2018 View Assessment Commission (VAC) meeting. Prior to the meeting, one of the Claimants (Billmeyer) withdrew their application for View Assessment. The remaining two View Claims were assessed at the November meeting. In their discussions, the VAC noted that they could make all required findings on the Howard Claim, but unanimously agreed that the Applicants had not reasonably designed the project to minimize view impairment from the Hiraoka property. The VAC moved to continue the project to allow the Applicants more time to work with the neighbors.

Following the November VAC meeting, the Applicants formally proposed a revised design that lowered all finished floors by two feet and reduced the plate height of the Main Level by one foot. The story poles were modified to reflect these changes and certified on December 18, 2018 with a maximum roof elevation of 197.1 MSL. After subsequent discussions with the Hiraokas, the Applicants formally proposed to lower the Master Suite by an additional foot or a maximum elevation of 196.1 MSL. It should be noted that the story poles depicting the Master Suite were not lowered to reflect this change, although it is accurately reflected on the project plans. At the Applicants' request, the continued public hearing for the project was scheduled for the January 15, 2018 VAC meeting, however, prior to the meeting, both remaining Claimants (Howard and Hiraoka) withdrew their View Assessment applications. With no outstanding View Assessment claims, the project has satisfied the requirements of the View Assessment Ordinance. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 21.96 feet above the proposed grade or 196.1 feet above the Mean Sea Level (MSL), which is the maximum proposed structure height reflected on the project plans.

IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicants shall pay required Fire Mitigation, Park Development

and Public Facilities Impact Fees.

- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on April 10, 2019, and located in the project file with a submittal date of April 3, 2019.
- III. Prior to requesting a framing inspection, the Applicants shall submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with the plans as approved by the City Council on April 10, 2019, and will not exceed 21.96 feet in height from the pre-existing grade or 196.1 feet above MSL.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- VI. 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.
- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VIII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.

B. Fire Department Conditions:

- I. 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.
- II. 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.
- III. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.
- IV. BASEMENT:
 - a. All basements shall be designed and equipped with emergency exit systems consisting of operable windows, window wells or exit door that's leads directly outside via staircase and exit door or exit door at grade.
 - b. Window wells/Light wells that intrude into side yard or backyard setbacks of five feet or less, shall require a hinged grating covering the window well/lightwell opening. The grating shall be capable of supporting a weight of 250lb person; yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City staff (Fire, Building, Planning)

C. Engineering Department Conditions:

Grading:

- 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 a low profile mountable concrete curb at the existing flow line on Glenmont Drive and 8' width of Stabilized, Compacted, Decomposed Granite (D.G.) from the curb toward the property line. The proposed curb shall transition to the existing improvements on both sides and shall be constructed under a valid encroachment permit to the satisfaction of the City Engineer.
- 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 has obtained an Encroachment Permit in accordance with chapter 11.20 of the Solana Beach Municipal Code which allows otherwise.
- V. An Encroachment Maintenance Removal Agreement (EMRA) shall be required for private improvements such as steps and drains in the public right-of-way.
- VI. Obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The 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.

- i. 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.

V. ENFORCEMENT

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

VI. EXPIRATION

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

VII. INDEMNIFICATION AGREEMENT

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

related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicants shall not be required to pay or perform any settlement unless such settlement is approved by the Applicants.

NOTICE TO APPLICANTS: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 10th day of April 10, 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

Weiser Residence

346 Glenmont Drive, Solana Beach, CA 92075

DRP / SDP Review

JLC Architecture
 15500 Wilshire Avenue, Suite 100
 Marina del Rey, CA 90292
 (310) 447-1177
 www.jlcarchitecture.com



These drawings and specifications are the property and copyright of the architect and shall not be used on any other work except by agreement with the architect.

Weiser Residence
 346 Glenmont Drive, Solana Beach, CA 92075

GENERAL NOTES

- All notes listed below are applicable unless otherwise noted within the construction documents or specifications.
- Changes to the approved drawings and specifications shall be made only by owner approved addendum or change order.
- The contractor shall verify in the field all dimensions, elevations, flow lines and points of connection with adjacent properties; any discrepancies shall be called to the architect's attention before proceeding with the work.
- All dimensions are to face of study, masonry or concrete unless noted otherwise. Do not scale drawings. Dimensions prevail.
- Dimensions shown at vertices are to outside edge of window frames. Rough opening dimensions are the responsibility of the contractor.
- Grid lines align to face of study, masonry or concrete of columns unless otherwise noted.
- The contractor shall determine the location of utility services in the area prior to excavation. The contractor shall assume responsibility for the protection of existing utilities and pavement within the area of the work whether indicated on the drawings or not, unless otherwise noted. ALL UTILITIES to be underground per utility company and local code requirements.
- Should any condition arise where the intent of the drawings is in doubt where there is a discrepancy or appears to be an error on the drawings between the drawings and the field conditions, the architect shall be notified as soon as reasonably possible for the contractor to be followed.
- Where conditions are not shown for any part of the work, the construction shall be similar to other similar work, or contact the architect for clarification.
- Workmanship throughout shall be of the best quality of the trade involved.
- Each subcontractor is considered a specialist in the respective field and shall, prior to the submission of bid or performance of work, notify the general contractor or owner of any work called out in the drawings to his trade that cannot be fully guaranteed. The contractor and/or subcontractors shall be responsible for the appropriate "hook-up" to all utilities required to support the work.
- Permits, fees, taxes, licenses, and deposits shall be paid for and obtained by each trade contractor and the general contractor as they relate to their work.
- These drawings do not include necessary components for construction safety of all parties present on the job site. This is the contractor's responsibility.
- The contractor shall protect adjacent properties and site work at all times.
- Do not make connections, block, or suspend any construction or equipment from the deck or joists unless indicated on the drawings.
- Any periodic visits to the job site by the architect are for prevention of the contract documents, and are in no way a guarantee or assurance that the finished project totally complies with the contract documents.
- The architect does not assume any of the responsibility for methods or appliances used by the contractor, nor safety of the job in compliance with the rules and regulations.
- All construction and demolition debris shall be removed from around the building, the driveway, sidewalk and landscaping at the end of each work day. The driveway, and sidewalks shall be swept clean.
- The contractor shall take the site storage of material, supplies or temporary structures to these areas as indicated on the drawings or as approved by the owner's representative.
- The contractor shall repair or replace any items damaged during demolition or construction indicated to be removed or remain, at no cost to the owners.

SYMBOLS



VICINITY MAP



DEFERRED SUBMITTALS

- Automatic Fire Sprinkler System. **Not to be submitted.** General contractor to provide full design-build services including but not limited to survey of existing conditions, design, construction documents, permit, construction and testing. Sprinkler plans must be submitted for review prior to any general building submittals.

Fire Sprinkler Note:
 The submittal of completed fire sprinkler plans required by California Residential Code Section FC13 has been deferred.
 To avoid delays in construction, plans for the sprinkler plans shall be submitted not less than 30 calendar days prior to installation or prior to requesting a foundation inspection when the submittal of the sprinkler plans is deferred. A fire-sprinkling inspection shall not be requested prior to approval of the sprinkler plans.

Residential systems designed to the requirements of NFPA 130 or NFPA 13R shall include the following: 1. Damage areas will be included in the area to be sprinklered. Protection of the inside will be required for all locations installed in garage areas. 2. All bedrooms, regardless of square footage, shall be protected. 3. A heat-activated protection device shall be required. 4. A fire alarm signal shall be provided by a water flow switch located on the sprinkler riser and the alarm shall be of sufficient intensity to be clearly audible in all bedrooms. 5. Domestic water supply shut off shall be installed so that the residential sprinkler system cannot be shut off, except at the meter. 6. Residential drawings constructed more than 150 feet from a roadway meeting public road standards shall be provided with a sprinkler system.

REQUIRED CERTIFICATIONS

- Prior to requesting a framing inspection you are required to submit a height certification signed by a licensed land surveyor certifying that the structure height will not exceed MSL in height.
- Prior to requesting final approval for completion of the project the applicant shall submit, a signed certificate of completion and final documentation for the project within 10 days after the landscape installation, approved to SBAC 17 58 123.
- Completion of the Waste Management Plan (WMP) per SBAC 8 38.
- An announcement permit is required for work in a public right of way. A certificate of quality resolution naming the city conditionally required to request of the contractor doing the work.
- The contractor responsible for the construction of the seismic-force-resisting system shall submit a written Statement of Responsibility to the building official prior to commencement of work on the system.
- Prior to final inspection the licensed contractor in responsible charge of the overall construction must provide to the building department official written verification that all applicable provisions from the Green Building Standards Code have been implemented as part of the construction, CBC 102.3 prior to final inspection the licensed contractor, architect or engineer in responsible charge of the overall construction must provide to the building department official written verification that all applicable provisions from the Green Building Standards Code have been implemented as part of the construction, CBC 102.3.
- Compliance with documentation requirements of the 2015 Energy Efficiency Standards is necessary for this project. Registered, signed, and dated copies of the appropriate CFR, CF-2R, and CF-3R forms shall be made available at necessary intervals for Building Department review. Final completion forms will be available for the building owner.

PROJECT SCOPE

Demolition of (8) single family home and detached garage. Construction of new single-family home with attached garage at basement. Associated landscape and hardscape improvements. Public Improvements at street per separate grading and public improvement plan.

PROJECT DATA

Project Number DRP/SDP 17-18-08
Address APN 346 Glenmont Drive, Solana Beach, CA 92075 263-392-02-00
Lot Size 9,908 SF
Base Zone LMRD
Overlay Zones SROZ
FAR Proposed SF max 3,683.6 SF (see calculation below) see table and calculations below
Use Single-Family Home
Occupancy Construction Type R3 V-B
Parking Spaces 2 spaces required / 2 spaces provided
of Stories 2 (basement excluded)
Highest Point 198.1' MSL (story pole #12 at Main Bdrm, see elevation 1/A202)
Tallest Point 21.85' (story pole #10 at Main Bdrm, see elevation 2/A201)
Front Setback 25'
Rear Setback 25' for primary structures, 5' for accessory structures
Side Setback 5'
Fire Sprinklers none existing, new system required
Year Built (Original) 1950

BUILDING AREA - EXISTING		
Area Name	Area	Comments
0.1 - Existing House	1534 SF	demolished
0.2 - Existing Garage	408 SF	demolished
Grand total	1942 SF	

BUILDING AREA - NEW		
Area Name	Area	Comments
1 - Basement Level - Garage / Storage	1069 SF	2% formula applies - see calc on area plan
1 - Basement Level - Residential Living Area	564 SF	exempt from FAR per 17.48.040 (C) (4) (a) (ii)
2 - Bedroom Level	1137 SF	
3M - Entry/Main Level	1543 SF	
5 - Master Level	722 SF	
Subtotal	5035 SF	

Exemptions		
Area Name	Area	Comments
Garage exemption w 2% calculation	-801 SF	
Basement living area	-564 SF	
Gross Floor Area	3,670 SF	

Max FAR Calculation		
Area	Area	Comments
5,000 x 0.5	2,500 SF	
3,900 x 0.175	683.6 SF	
Max Floor Area	3,683.6 SF	

ADDITIONAL EXTERIOR AREAS (not included in FAR)		
Area Name	Area	Comments
Bdrm Front Deck	883 SF	open 3 sides, partial cover
Bdrm Side Deck	Not Placed	open 3 sides, no cover
Main Front Deck	501 SF	open 3 sides, partial cover
Master Deck	90 SF	open 3 sides, partial cover

PROPERTY AREA TYPE BREAKDOWN		
	EXISTING	PROPOSED
Non-landscaped Area (bldg/hardscape)	3,883 SF	5,884 SF
Non-irrigated Landscape (open space)	0 SF	0 SF
Irrigated Landscape	5,581 SF	2,952 SF
Water Features	0 SF	51 SF
Decorative Hardscape (pervious rock, etc)	862 SF	1,018 SF
Total Lot Area	9,906 SF	9,906 SF

AREA OF WORK	
Area	Area
Irrigated Landscape	2,952 SF
Water Features	51 SF
Decorative Hardscape (pervious rock, etc)	1,019 SF
Aggregate Landscape Area (total pervious)	4,022 SF

Area >889 of Landscape documentation package is required. See separate submittal page.

GRADING / STORMWATER
 Site Grading (outside of structure) Cut: 561 CY / Fill: 45 CY
 Site Grading (below structure) Cut: 788 CY / Fill: 162 CY
 Excavation for Footings: 12 CY
 Removal and Reconnection (under structure): 370 CY
 Total Grading (cut and fill outside and below structure): 1,536 CY
 Total Export: 1,122 CY

See Civil Plan for additional earthwork quantities and additional pervious area calculations.
 *Any graded material is required to be disposed of outside of the "control zone"

DIRECTORY

OWNER
 Jonathan and Suzy Weiser
 5510 Meadowdale Mer.
 San Diego, CA 92130
 (858) 735-9828
 suzyweiser@gmail.com

ARCHITECT
 JLC Architecture
 contact: Tyler Van Stright
 337 S Cedros Avenue, Suite J
 Solana Beach, CA 92075
 (858) 438-7772
 tyler@jlcarchitecture.com

SURVEY
 Pasco Laurel Sutter and Associates
 contact: Paul Gosbell
 635 N Highway 101 Ste A
 Solana Beach, CA 92075
 (858) 259-8212
 pgosbell@pascongearing.com

BOILS ENGINEER
 CW LaMonte Company, Inc.
 contact: Jerry Redford
 4400 Palm Avenue, Suite C
 La Mesa, CA 91941
 (619) 462-9881
 redfo@lasm.net

CIVIL ENGINEER
 Pasco Laurel Sutter and Associate
 contact: Brian Ardolino
 635 N Highway 101 Ste A
 Solana Beach, CA 92075
 (858) 259-8212
 bardolino@pascongearing.com

LANDSCAPE ARCHITECT
 John Hanna and Associates
 contact: John Hanna
 1753 Swallowtail Road
 Encinitas, CA 92024
 (858) 259-1857
 jhanna@jha-arc.com

STRUCTURAL ENGINEER
 Level 100
 5930 La Jolla Village Court Ste 100
 San Diego, CA 92121
 (619) 594-1111
 tallro@level100eng.com

ENERGY THERM
 Gallant F
 cutting
 508 Kuykendall Ave Ste 201
 Escondido, CA 92025
 (760) 942-1116
 mfg@cutting.com

GENERAL CONTRACTOR
 bid

STORY POLES
 C Story Pole, Inc.
 contact: Chris Collins
 (760) 224-7653
 chris@catorypoles.com

CONTRACTOR FIELD VERIFICATION

Before erection of structure and/or ordering of any building components, the General Contractor should field verify all horizontal, vertical dimensions and connections of existing/ proposed components including, without being limited to:

- building setbacks
- existing/imposed grade
- vertical clearance height at walls, floors and roof structure
- irrigation requirements at walls, floors and roof structure
- structural/energy performance requirements
- mechanical equipment location and clearances
- finish dimensions and slope
- steel structure and components
- interior cabinets, appliances, furniture
- plumbing fixtures and related code required clearances
- interior/floor configuration, orientation, size, etc.
- any other components and/or systems

DEMOLITION

All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and all approved waste management plan shall be submitted.

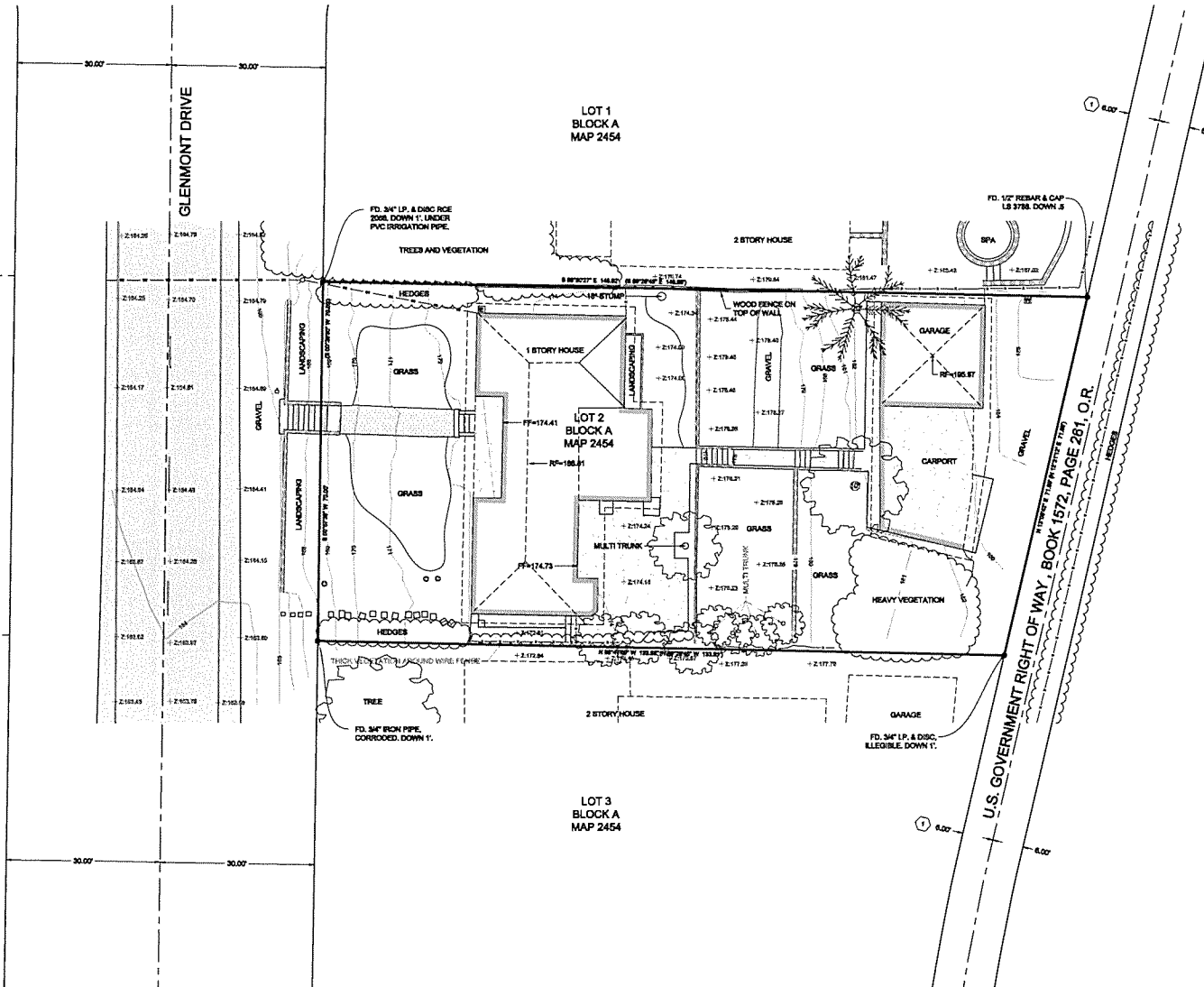
Project Number 17044
 Drawn by TJS
 Checked by JLC
 Purpose DRP / SDP Review
G001
 General Project Information

ATTACHMENT 2



TOPOGRAPHIC SURVEY MAP -- 346 GLENMONT DRIVE

SHEET 1 OF 1 SHEETS
PLSA JOB # 2834



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT ON DECEMBER 11, 2017.

Gary D. Mellow 08/08/2018
GARY D. MELLOW, PLSA # 8537 DATE



PROJECT INFORMATION

CLIENT: SUZANNE AND JONATHAN WEISER
ADDRESS: 346 GLENMONT DRIVE, BOLANA BEACH
APN: 283-383-02

ABBREVIATED LEGAL DESCRIPTION

LOT 2 IN BLOCK "A" OF MARVIEW HEIGHTS UNIT NO. 1, IN THE CITY OF BOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF NO. 2454, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 8, 1948.

SURVEY NOTES

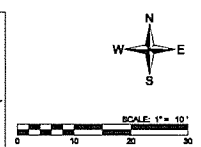
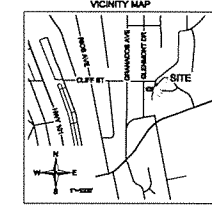
1. THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCELS(S) SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY.
2. BASIS OF BEARING FOR THIS SURVEY IS A PORTION OF THE CENTERLINE OF E. CLIFF STREET PER RECORD OF SURVEY NO. 29482 BE IN 80°35'2" E.
3. ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF BOLANA BEACH VERTICAL CONTROL POINT "BOL-02" LOCATED 0.1 MILE SOUTHWEST OF THE INTERSECTION OF LOMAR BAKERS AND STEVENSON AVE. ELEVATION IS 141.61. DATUM: NAVD 83.
4. THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
5. TITLE COMMITMENT PROVIDED BY CORINTHIAN TITLE COMPANY, ORDER NUMBER SC88-PPD DATED OCTOBER 31, 2017.
6. AERIAL MAPPING PLANNED DECEMBER 15, 2017 PROVIDED BY PLSA ENGINEERING.

LEGEND

●	FOUND MONUMENT AS INDICATED	⊞	METER - WATER
()	RECORD BOUNDARY DATA PER MAP 2454	⊞	METER - ELECTRIC
---	PROPERTY LINE	⊞	LIGHT POLE
---	RIGHT-OF-WAY LINE	○	CLEANOUT
---	CENTER LINE	⊞	MAILBOX
---	ADJOINING PROPERTY LINE	⊞	TREE - PINE
---	POWER - OVERHEAD	⊞	TREE - DECIDUOUS
---	FENCE	⊞	VEGETATION
---	WALL - RETAINING	FF	FRESH FLOOR
---	BUILDING OUTLINE	RF	ROOF
---	BUILDING OVERHANG		
---	INDEX CONTOUR LINE		
---	INTERMEDIATE CONTOUR LINE		
---	SPOT ELEVATION		
---	CONCRETE		
---	BRICK		
---	ASPHALT		

EASEMENTS OF RECORD

UNITED STATES OF AMERICA HOLDER OF AN EASEMENT FOR RIGHT OF WAY ROAD PURPOSES RECORDED OCTOBER 15, 1943 IN BOOK 1572, PAGE 281 OF OFFICIAL RECORDS.



PASCO LARET SUITER
& ASSOCIATES
PH. 602.259.8212 | PLSA@PLSENG.COM

LANDSCAPE CONSTRUCTION DRAWINGS FOR
THE WEISER RESIDENCE

346 GLENMONT DRIVE
 SOLANA BEACH, CA 92075



VICINITY MAP

NTS



PROJECT LOCATION MAP

NTS



LANDSCAPE ARCHITECT

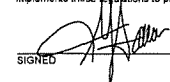
JOHN HANNA & ASSOCIATES
 1753 SWALLOWTAIL ROAD
 ENCINITAS, CA 92024
 (858) 259-1967
 CONTACT: JOHN HANNA

SHEET INDEX

TITLE SHEET	L- 0
CONCEPTUAL HARDSCAPE PLAN	L- 1
CONCEPTUAL PLANTING PLAN	L- 2
WATER CONSERVATION PLAN	L- 3

COMPLIANCE STATEMENT

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



SIGNED _____ DATE 6-4-2018



JOHN HANNA + ASSOCIATES
 LANDSCAPE ARCHITECTURE

1753 Swallowtail Rd
 Encinitas, California 92024
 (858) 259-1967 - FAX 858/269-2611

SIGNATURE



WEISER RESIDENCE
 346 GLENMONT DRIVE
 SOLANA BEACH, CA 92075

REVISIONS

DATE 4-3-200

DRAWN BY JHA

SHEET TITLE

TITLE SHEET

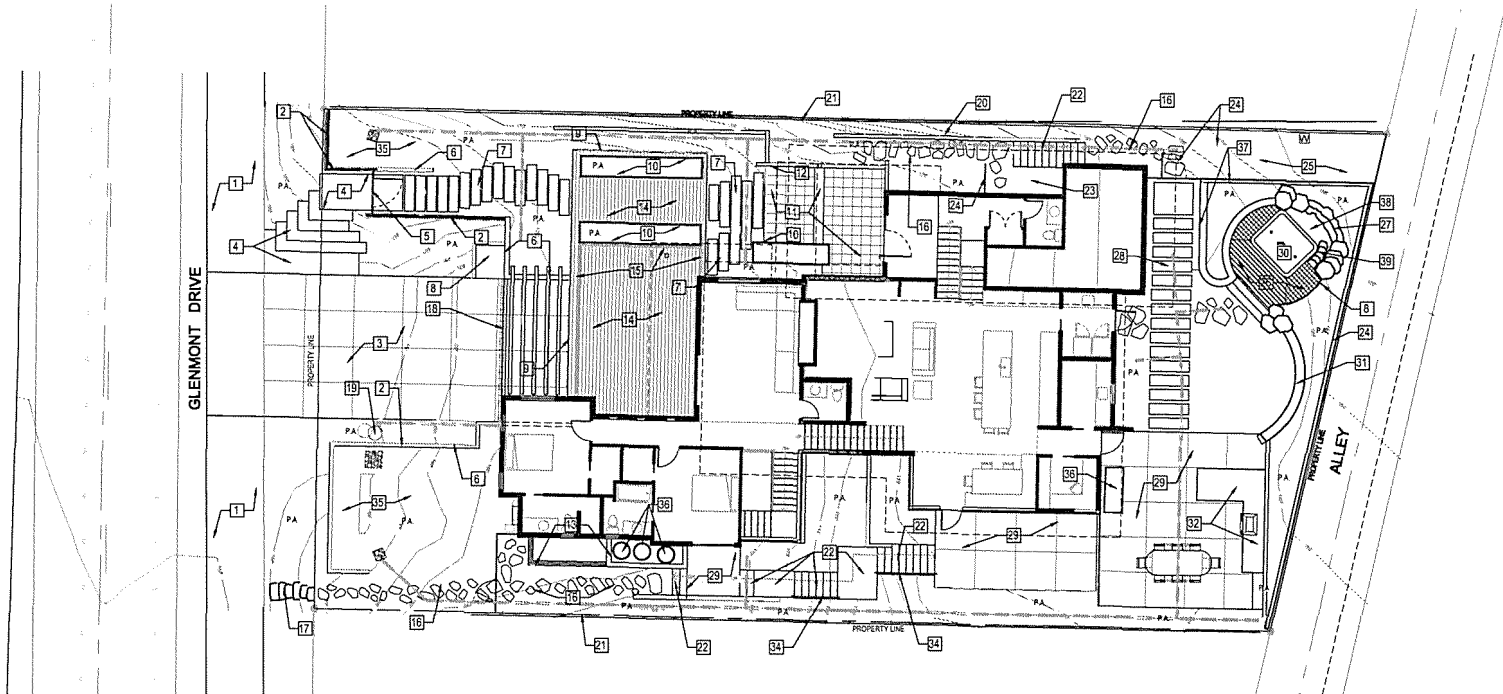
JOB NO.

1016

SHEET NO.

L-0

1 OF 4 SHEETS



CONCEPTUAL LANDSCAPE PLAN NOTES:

- | | |
|---|---|
| 1 DECOMPOSED GRANITE 8" WIDE. | 21 EXISTING SIDEYARD FENCING TO REMAIN. |
| 2 ENTRY WALL WITH SLATTED WOOD FENCE OVER. | 22 CONCRETE STAIRS & LANDING. |
| 3 CONCRETE DRIVEWAY. | 23 CONCRETE PAD FOR AC UNITS. |
| 4 CONCRETE ENTRY LANDING & STEPS. | 24 SECURITY WOOD OR METAL FENCING & GATES. |
| 5 ENTRY SECURITY GATE WITH CALL BOX. | 25 GRAVEL SURFACING @ TRASH ENCLOSURES. |
| 6 ENTRY WALLS. | 26 SPA WOOD DECK. |
| 7 ENTRY CONCRETE STEPS SET INTO SLOPING TERRAIN. | 27 STONE WALL. |
| 8 ALCOVE FOR HOSE BIB. | 28 CONCRETE STEPS & PAVERS. |
| 9 EDGE OF GARAGE STRUCTURE. | 29 BACKYARD CONCRETE PAVING. |
| 10 LOW RAISED PLANTER. | 30 PREFABRICATED/ SELF-CONTAINED SPA WITH COVER. |
| 11 CONCRETE LANDING, STEPS, COURTYARD & STOOP. | 31 LOW SEAT WALL. |
| 12 LOW MASONRY WALLS. | 32 OUTDOOR KITCHENTABLE COMBINATION. |
| 13 ARCHITECTURAL WALLS - SEE ARCHITECTURE PLANS. | 33 NOT USED. |
| 14 SIMULATED WOOD SURFACING. | 34 SAFETY HANGRAILS. |
| 15 ARCHITECTURAL SAFETY RAILING & GATE. | 35 ON-SITE STORM RUNOFF RETENTION BASIN - SEE CIVIL PLAN. |
| 16 NATURAL STEPPING STONES. | 36 PLANTER POT. |
| 17 STONE STEPS SET INTO SLOPE. | 37 RAISED PLANTER WALL. |
| 18 CONTINUOUS TRENCH DRAIN ACROSS DRIVEWAY TO SUMP. | 38 RECESS FOR SPA EQUIPMENT ACCESS. |
| 19 LOCATION OF SUB-SURFACE SUMP WITH PUMP. | 39 STONE STEPS DOWN. |
| 20 FREESTANDING "FEATURE" WOOD OR METAL FENCE. | |

NOTE:

- ALL ASPECTS OF THE FUTURE LANDSCAPE CONSTRUCTION PLANS WILL BE IN TOTAL COMPLIANCE WITH THE LATEST VERSION OF THE CITY OF SOLANA BEACH'S LANDSCAPE MANUAL.
- SEE SHEET L-2 (PLANTING PLAN) FOR ALL PLANT MATERIAL, AND SHEET L-3 (WATER CONSERVATION PLAN) FOR ALL ESTIMATED WATER USAGE BY THE IRRIGATION SYSTEM.
- SEE ARCHITECTURAL PLANS SHEETS 'A-201 THRU 'A-204' FOR ALL WALL, FENCE AND FRONT YARD SECTIONS/ ELEVATIONS.

ABBREVIATION:

P.A. PLANTING AREA



JOHN HANNA + ASSOCIATES
LANDSCAPE ARCHITECTURE

1753 Swadlowell Rd
Encinites, California 92024
619-291-1817 - FAX 619-295-3611

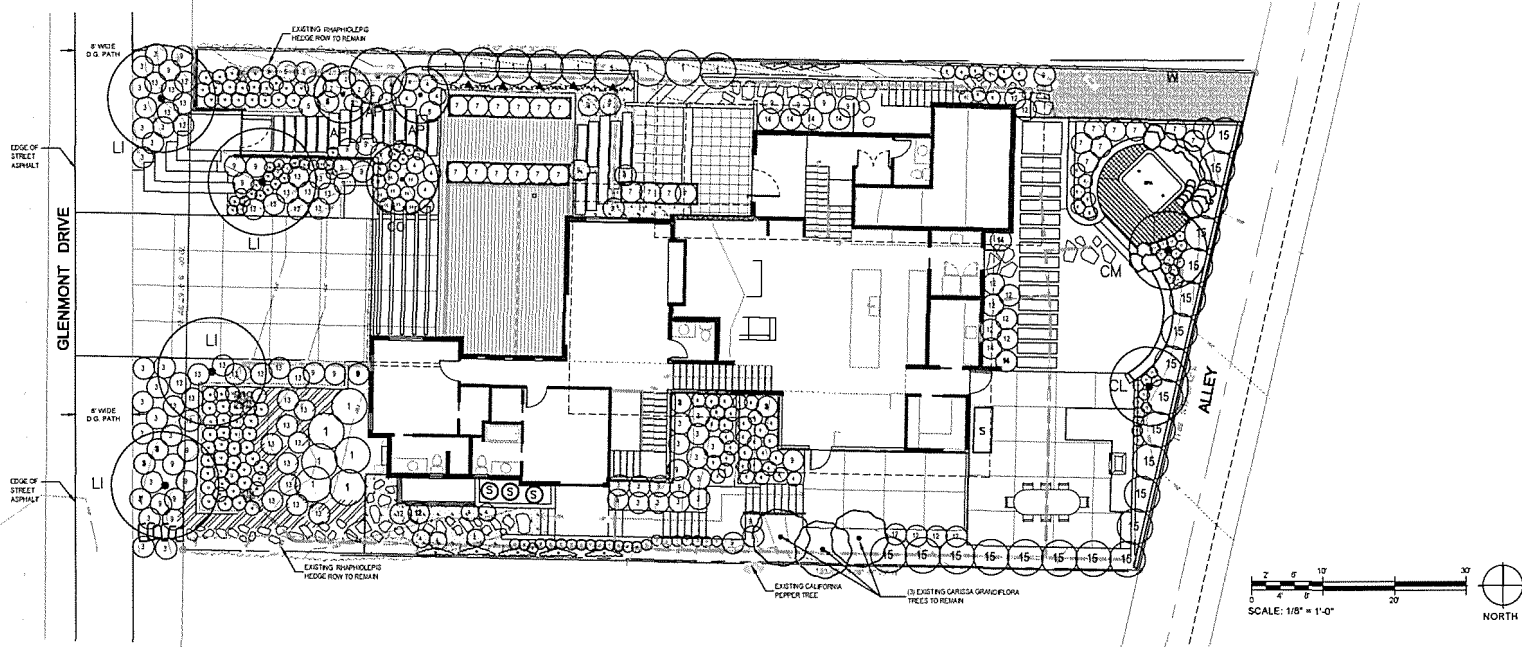


WEISER RESIDENCE
346 GLENMONT DRIVE
SOLANA BEACH, CA 92075

REVISIONS

DATE **4-3-20**
DRAWN BY **JHA**
SHEET TITLE
**CONCEPTUAL
HARDSCAPE
PLAN**

JOB NO.
1016
SHEET NO.
L-1
2 OF 4 SHEETS



PLANT LEGEND

TREES						
SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE (UNLESS NOTED ON PLAN)	REMARKS	QTY.	SIZE Ø MAX ALLOWED MATURITY (W X H)	WUCOLS HT. BY COVENANT
	ACER PALMATUM - JAPANESE MAPLE	48" BOX	MULTI-TRUNK	3	20' x 20'	27' MODERATE
	CERCIS OCCIDENTALIS - WESTERN RED BUD	48" BOX	MULTI-TRUNK	1	10' x 18'	27' LOW
	CITRUS LIMON - DWARF LEMON TREE	36" BOX	STANDARD	2	10' x 8'	9' MODERATE
	CITRUS LIMETTA - DWARF LIME TREE	36" BOX	STANDARD	2	10' x 8'	9' MODERATE
	LAGERSTROEMIA INDICA - GRAPE MYRTLE	36" BOX	MULTI-TRUNK	4	25' x 25'	24'-30' MODERATE

SHRUBS						
SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.	SIZE Ø MAX ALLOWED MATURITY (W X H)	WUCOLS HT. BY COVENANT	
	ACACIA CULTRIFORMIS - KNIFE LEAF WATTLE	15 GAL	22	10' x 10'	22' LOW	
	ARBERIA MARITIMA - SEA THRIFT	5 GAL	7	1' x 1'	MODERATE	
	CEANOTHUS GRISSEUS HORIZONTALIS - CARNEL CREEPER	5 GAL	37	5' x 2'-6"	LOW	
	OSTIUS X PURPUREUS - ORCHID ROCKROSE	5 GAL	13	4' x 4'	LOW	
	HELIOPHYLLUM PETIOLARE - LIGORICE PLANT	5 GAL	5	4' x 3'	MODERATE	
	HEUCHERA MAXIMA - ISLAND ALUM ROOT	5 GAL	47	3' x 2'	LOW	
	NANDINA DOMESTICA 'GOLF STREAM' - HEAVENLY BAMBOO	15 GAL	25	2' x 2'	LOW	
	PENSTEMON HETEROPHYLLUS 'MARGARITA BOB' - MARGARITA BOB FOOTBALL PENSTEMON	5 GAL	1	2' x 3'	LOW	
	PHORMIUM TENAX - NEW ZEALAND FLAX (VARIETIES TO BE SELECTED)	15 GAL	37	4' x 4'	LOW	
	ROSMARINUS Q. 'PROSTRATUS' - PROSTRATE ROSEMARY	5 GAL	23	2' x 4'	VERY LOW	
	SALVIA SPATHACEA - HUMMINGBIRD SAGE	5 GAL	9	5' x 2'	LOW	
	TAGETES LEMMONI - MEXICAN MARIGOLD	5 GAL	35	6' x 4'	LOW	
	RHAPHIOLIPS L. 'SPRINGTIME' - INIDA HAWTHORNE	5 GAL	7	4' x 4'	LOW	
	LICISTRUM JAPONICUM - JAPANESE PRIVET	24" BOX	16	10' x 10'	6'-10' LOW	

ORNAMENTAL GRASS						
SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.	HT. Ø MATURITY (W X H)	WUCOLS	
	ARISTIDA PURPUREA - PURPLE THREE AWN GRASS	1 GAL Ø 12" O.C.	22	3' x 2'	VERY LOW	
	CAREX COMANS 'FROSTED CURLS' - NEW ZEALAND HARRY SEDGE	1 GAL Ø 12" O.C.	47	1.5' x 1'	MODERATE	
	MUHLENBERGIA CAPILLARIS - PINK MUHLYGRASS	1 GAL Ø 12" O.C.	62	1.5' x 1'	MODERATE	

VINES (SECURED TO BACKGROUND STRUCTURE VIA EPOXY TIES)						
SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.	HT. Ø MATURITY (W X H)	WUCOLS	
	BIGNONIA 'SP' - TRUMPET VINE (MANY VARIETIES & COLORS)	15 GAL	8	SPREADING	MODERATE	
	TRACHELOSPERMUM JASMINODES - STAR JASMINE	1 GAL Ø 12" O.C.	5	SPREADING x 2'	MODERATE	

GROUND COVERS			
SYMBOL	DESCRIPTION	QTY.	WUCOLS
	CERASTIUM TOMETOSUM - SNOW IN WHITE SUMMER	104	MODERATE
	LANTANA CAMARA - LANTANA	119	LOW
1 GAL Ø 12" O.C. - 119 TOTAL			
	ARTIFICIAL TURF - TO BE SELECTED BY OWNER	253 S.F.	-
	BLACK VOLCANIC CRUSHED ROCK MULCH - 2" DEEP	161 S.F.	LOW
	PEA GRAVEL MULCH - 2" DEEP	190 S.F.	LOW
	3" DEEP LAYER OF 3/8"-1/2" MULCH IN ALL PLANTING AREA EXCEPT ON AREAS PLANTED WITH GROUNDCOVER, BLACK VOLCANIC CRUSHED ROCK MULCH & PEA GRAVEL		

POTTED PLANT	
SYMBOL	DESCRIPTION
	SPECIMEN POTTED PLANTS TO BE CHOSEN BY PROPERTY OWNERS

ADDITIONAL ALLOWANCE	
SYMBOL	DESCRIPTION
NOT SHOWN	SUCCESSFUL BID TO INCLUDE SUPPLY AND INSTALL OF 20 - 15 GAL, 40-5 GAL & 60-100 GAL MATERIALS NOT SHOWN ON THE PLAN BUT INCLUDED IN BASIC CONTRACT PRICE. TO BE DIRECTED AS TO VARIETY AND LOCATION TO PLANT BY OWNER.

NOTES:

- MINIMUM TREE SEPARATION DISTANCE TRAFFIC SIGNAL STOP SIGN - 20 FEET UNDERGROUND UTILITY LINES - 5 FEET (SEWER - 10 FEET) ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLE, ETC.) - 10 FEET DRIVEWAYS - 10 FEET INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- ALL LANDSCAPE & IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPAL CODE, THE GREEN BUILDING CODE AND CITY OF SOLANA BEACH LANDSCAPE STANDARDS AND OTHER LANDSCAPE RELATED CITY & REGIONAL STANDARDS.
- CONTRACTOR SHALL INSTALL A 3" LAYER OF 3/8" - 1/2" MULCH IN ALL SHRUB AREAS.
- ALL PLANT MATERIAL SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. PLANTS NOT APPROVED BY OWNER SHALL BE SUBJECT TO REJECTION AT ANY TIME.
- ALL TREES TO BE STAKED OR GUYED AS DIRECTED BY LANDSCAPE ARCHITECT.
- ALL PLANT PITS TO BE DUG TWICE THE DIAMETER AND 3 INCHES DEEPER THAN THE ROOT BALLS. BACKFILL MAX TO BE AS DIRECTED BY THE SOILS REPORT.
- QUANTITIES OF PLANT MATERIAL AS INDICATED ON PLANT LEGEND ARE FOR GENERAL CONVENIENCE AND REFERENCE ONLY. INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING PLANT MATERIAL IN QUANTITIES SHOWN GRAPHICALLY ON THE PLAN.
- INSTALL CONTINUOUS ROOT BARRIER WHERE NEW TREE TRUNKS COME WITHIN 5' OF HARDSCAPE (TYPICAL)
- ANY CUT SLOPES MORE THAN FIVE FEET IN HEIGHT AND ANY FILL SLOPES MORE THAN THREE FEET IN HEIGHT (SHOWN OR NOT SHOWN ON THESE PLANS) MUST BE STABILIZED WITH REINFORCED STRAW MATING AND PLANTED TO PREVENT EROSION.

HA
 JOHN HANNA & ASSOCIATES
 LANDSCAPE ARCHITECTURE

1753 Swallowtail Rd
 Encinitas, California 92024
 656/225-1817 - Fax 656/268-5611



WEISER RESIDENCE
 346 GLENMONT DRIVE
 SOLANA BEACH, CA 92075

REVISIONS
 DATE 4-3-2009
 DRAWN BY JIA
 SHEET TITLE
CONCEPTUAL PLANTING PLAN
 JOB NO.
1016
 SHEET NO.
 L-2
 3 OF 4 SHEETS



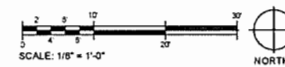
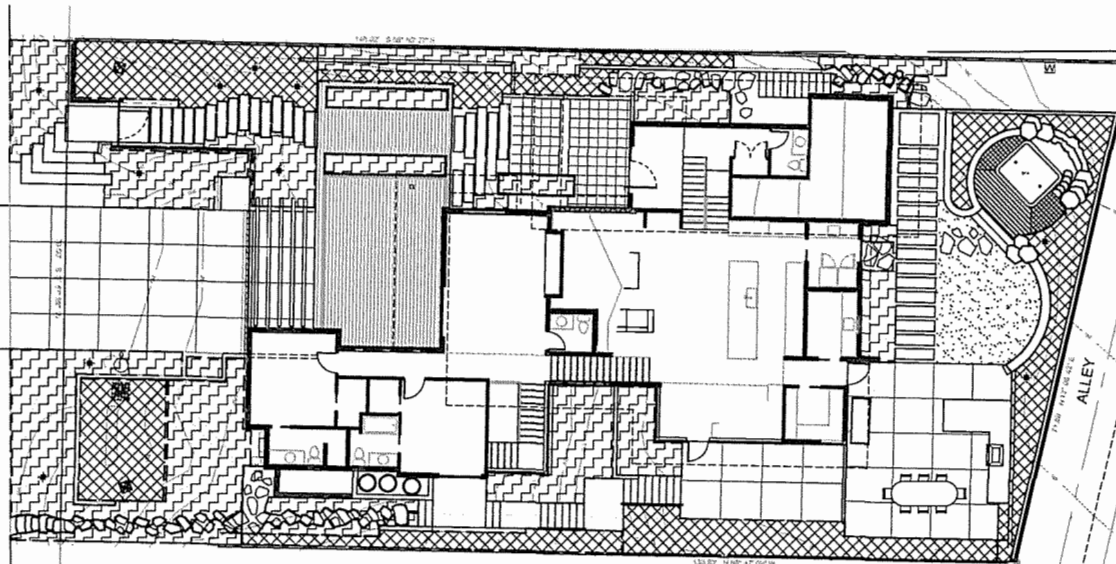
JOHN HANNA + ASSOCIATES
LANDSCAPE ARCHITECTURE

1753 Sweetwood Rd
Encinitas, California 92024
806/258-1987 - FAX 806/288-8411

SIGNATURE



WEISER RESIDENCE
346 GLENMONT DRIVE
SOLANA BEACH, CA 92075



IRRIGATION HYDROZONE LEGEND

SYMBOL	HYDROZONE	IRRIGATION TYPE
	LOW WATER USE SHRUB IRRIGATION ZONES	DRIP HOSE/POINT SOURCE
	MODERATE WATER USE SHRUB IRRIGATION ZONES	DRIP HOSE/POINT SOURCE ZONES
	MODERATE WATER USE IRRIGATION ZONES	DRIP HOSE/POINT SOURCE

FRONT YARD CALCULATION

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

$$ETWU = (ET + PP) \times (1 + I) \times SLA$$

ETWU - Estimated total water use per year (gallons per year)
 ET - Evapotranspiration rate (inches per year)
 PP - Plant factor from SLA (0.0 to 0.5)
 I - Irrigation efficiency factor (0.0 to 1.0)
 SLA - Special Landscape Area square feet (Table plants, irrigated with recycled water. All turf must be active turf)
 I - Irrigation efficiency

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

Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)	3	4	SLA
Evapotranspiration Rate (ET)	1	Line 1 (least of 1-5) / 47 (least of 1-5)		
Plant Factor (PF)	2	0.02	0.02	
Conversion Factor - 0.02	3			
(Line 1 x Line 2)	4	0.04 (least of 1-5) / 29.14 (least of 1-5)		
Hydrozone Area (HA) - in square feet	5	1,243.3	847.2	
(Line 4 x Line 5)	6	373.0	505.3	
Irrigation Efficiency (IE)	7	0.1	0.1	
(Line 6 x Line 7)	8	460.5	627.6	
TOTAL of all Line 8 boxes - SLA	9	1,085.0		
Line 3 x Line 9	10			27,657.9

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

Evapotranspiration rate (ET) (inches per year) = 47
 Plant factor (PF) = 0.02
 Conversion factor = 0.02

ETWU = (47 + 0.02) x (1 + 0.1) x 27,657.9 = 29,227.3

BACK YARD CALCULATION

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

$$ETWU = (ET + PP) \times (1 + I) \times SLA$$

ETWU - Estimated total water use per year (gallons per year)
 ET - Evapotranspiration rate (inches per year)
 PP - Plant factor from SLA (0.0 to 0.5)
 I - Irrigation efficiency factor (0.0 to 1.0)
 SLA - Special Landscape Area square feet (Table plants, irrigated with recycled water. All turf must be active turf)
 I - Irrigation efficiency

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

Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)	3	4	SLA
Evapotranspiration Rate (ET)	1	Line 1 (least of 1-5) / 47 (least of 1-5)		
Plant Factor (PF)	2	0.02	0.02	
Conversion Factor - 0.02	3			
(Line 1 x Line 2)	4	0.04 (least of 1-5) / 29.14 (least of 1-5)		
Hydrozone Area (HA) - in square feet	5	542.8	714.4	
(Line 4 x Line 5)	6	135.8	428.6	
Irrigation Efficiency (IE)	7	0.1	0.1	
(Line 6 x Line 7)	8	167.7	529.2	
TOTAL of all Line 8 boxes - SLA	9	696.9		
Line 3 x Line 9	10			17,714.9

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

Evapotranspiration rate (ET) (inches per year) = 47
 Plant factor (PF) = 0.02
 Conversion factor = 0.02

ETWU = (47 + 0.02) x (1 + 0.1) x 17,714.9 = 16,318.6

TOTAL ETWU
45,372.8 GALLONS PER YEAR

TOTAL MAWA
45,545.9 GALLONS PER YEAR

TOTAL MAWA - ETWU
173.1 GALLONS PER YEAR REMAINING
0.4% REMAINING

REVISIONS

DATE 4-9-20
 DRAWN BY JEA
 SHEET TITLE

WATER CONSERVATION PLAN

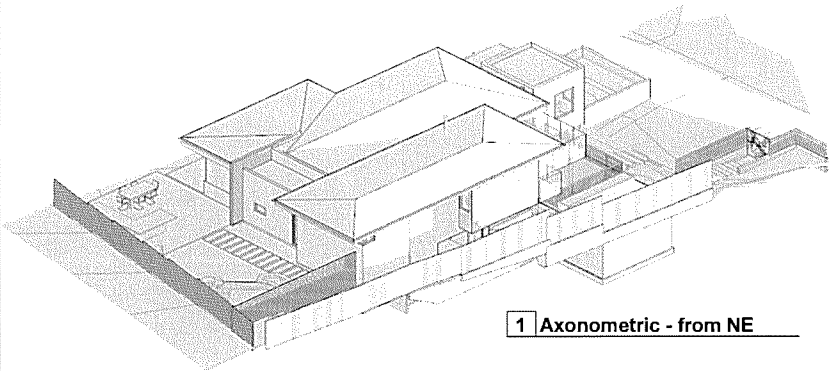
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1016

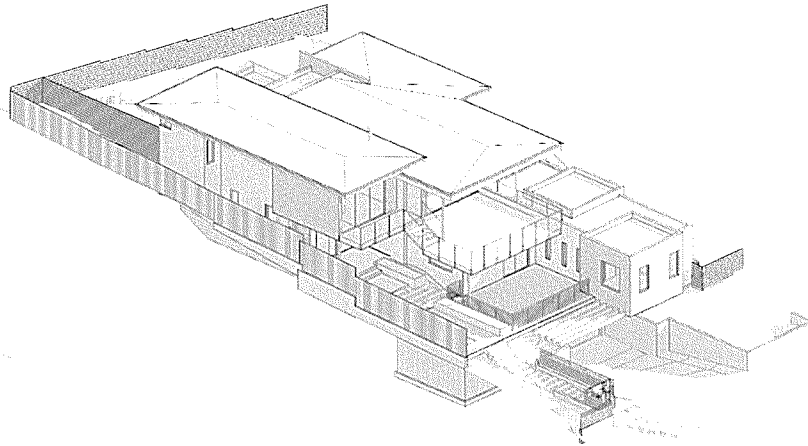
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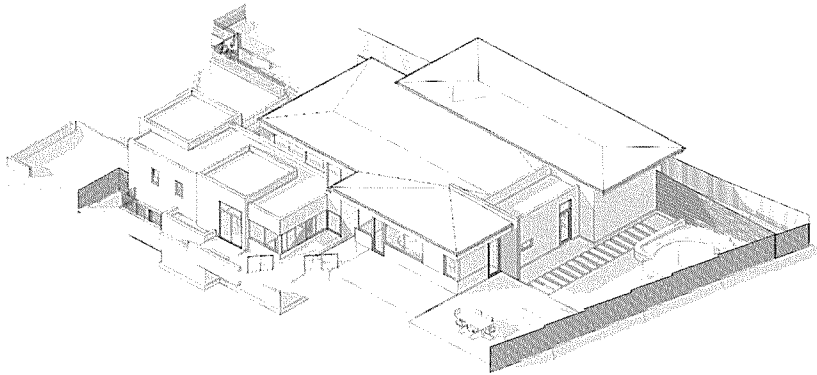
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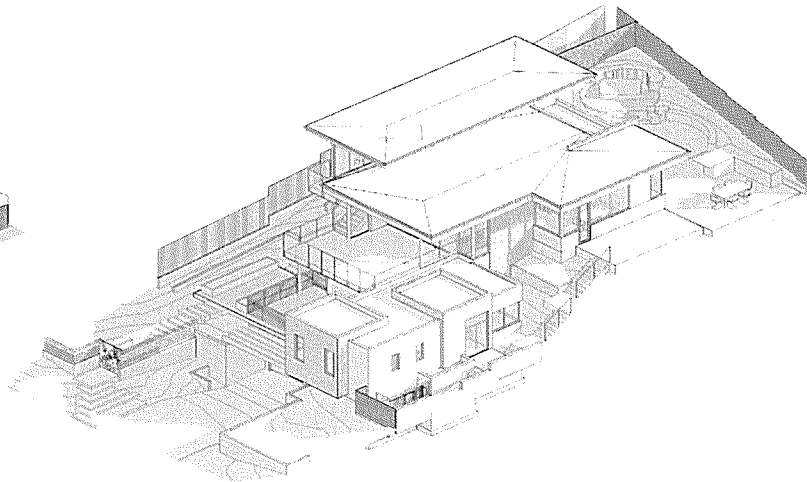
1 Axonometric - from NE



2 Axonometric - from NW



3 Axonometric - from SE



4 Axonometric - from SW

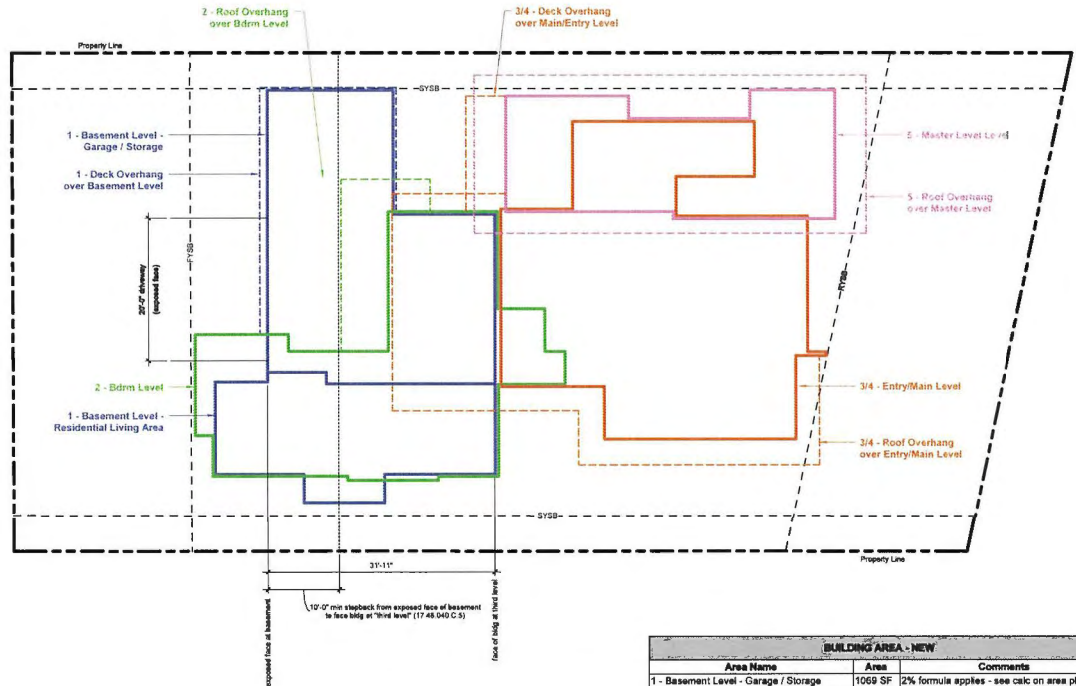
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Weiser Residence
 346 Glenmont Drive, Solana Beach, CA 92075

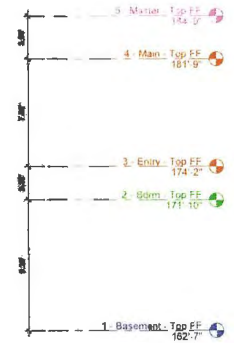
Date	Description

Project number 17044
 Drawn by TVS
 Checked by JLC
 Purpose DRP / SCOP Review

A001
 Axonometrics



BUILDING AREA - NEW		
Area Name	Area	Comments
1 - Basement Level - Garage / Storage	1069 SF	2% formula applies - see calc on area plan
1 - Basement Level - Residential Living Area	564 SF	exempt from FAR per 17.48.040 (C) (4) (e) (ii)
2 - Bedroom Level	1137 SF	
3/4 - Entry/Main Level	1543 SF	
5 - Master Level	722 SF	
Subtotal	5035 SF	

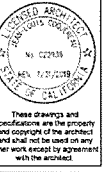


1 Site Plan - Bldg Footprint Diagram - All Levels
1/8" = 1'-0"

2 Floor to Floor Dimensions
1/4" = 1'-0"

DROP IN HEIGHT AT MASTER SUITE SHOWN BELOW NOT REFLECTED ON SITE BY CURRENT STORY POLES.

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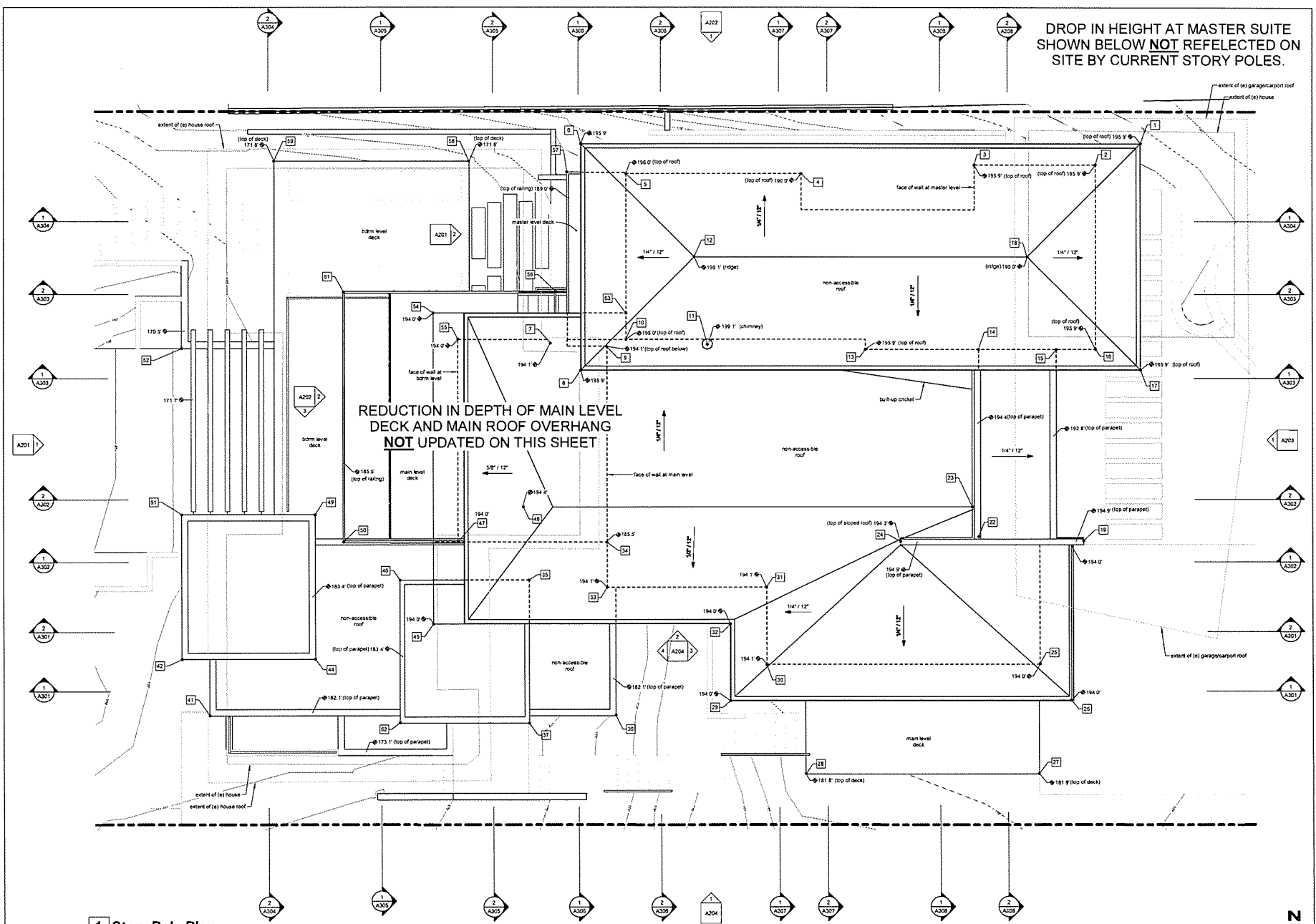
Weiser Residence
 346 Glenmont Drive, Solana Beach, CA 92075

Date	Description

Project number: 17044
 Drawn by: TVS
 Checked by: C-Stroy/PLA
 Purpose: DRP / GDR Review

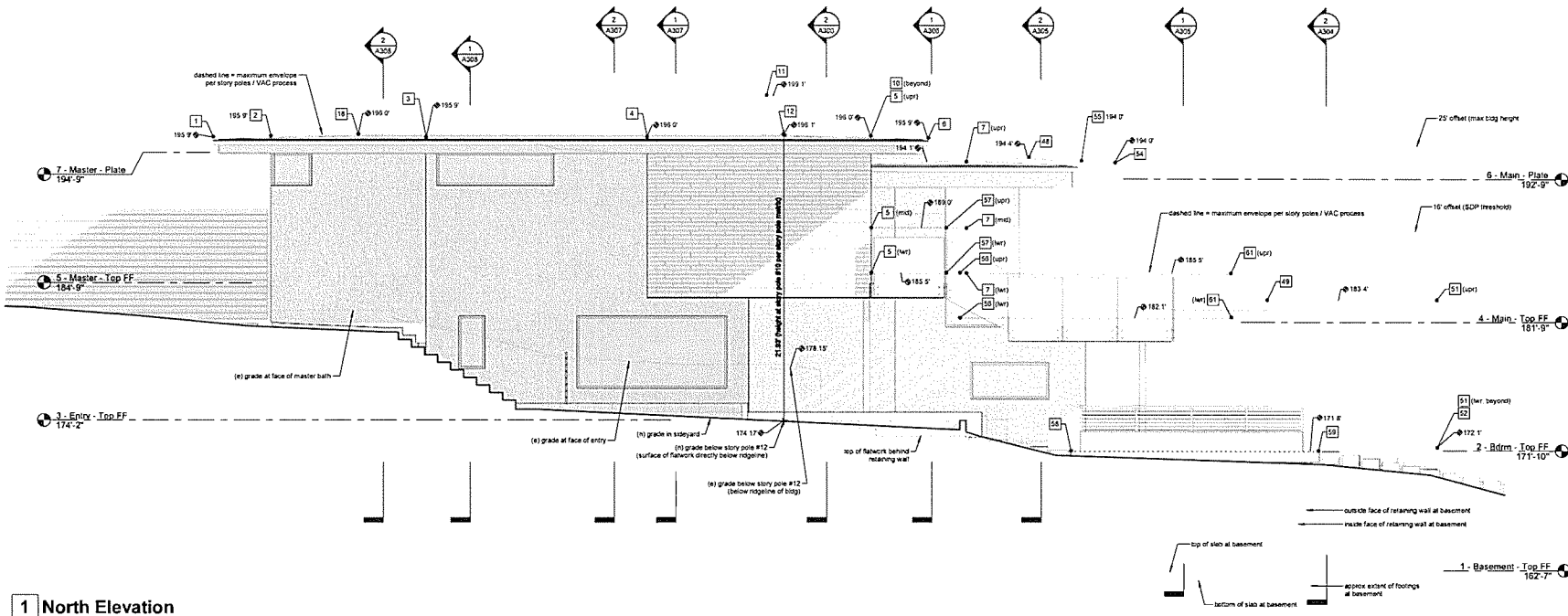
A007
 Story Pole Plan

Sheet Code: A007B 14/12/18

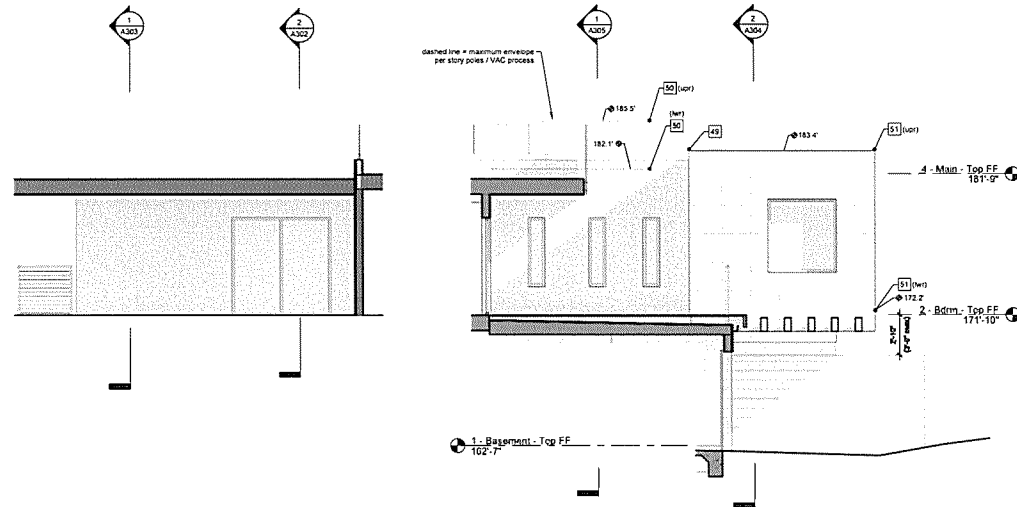


1 Story Pole Plan
 1/4" = 1'-0"





1 North Elevation
1/4" = 1'-0"



2 Bdrm Deck - Looking East
1/4" = 1'-0"

3 Bdrm Deck / Driveway - Looking South



JLC Architecture
1875-1/2 Highway Avenue, Suite 100
Solana Beach, CA 92088
Phone: 760.435.1777

PROFESSIONAL ARCHITECT
No. C22938
Exp. 12/31/2018
STATE OF CALIFORNIA

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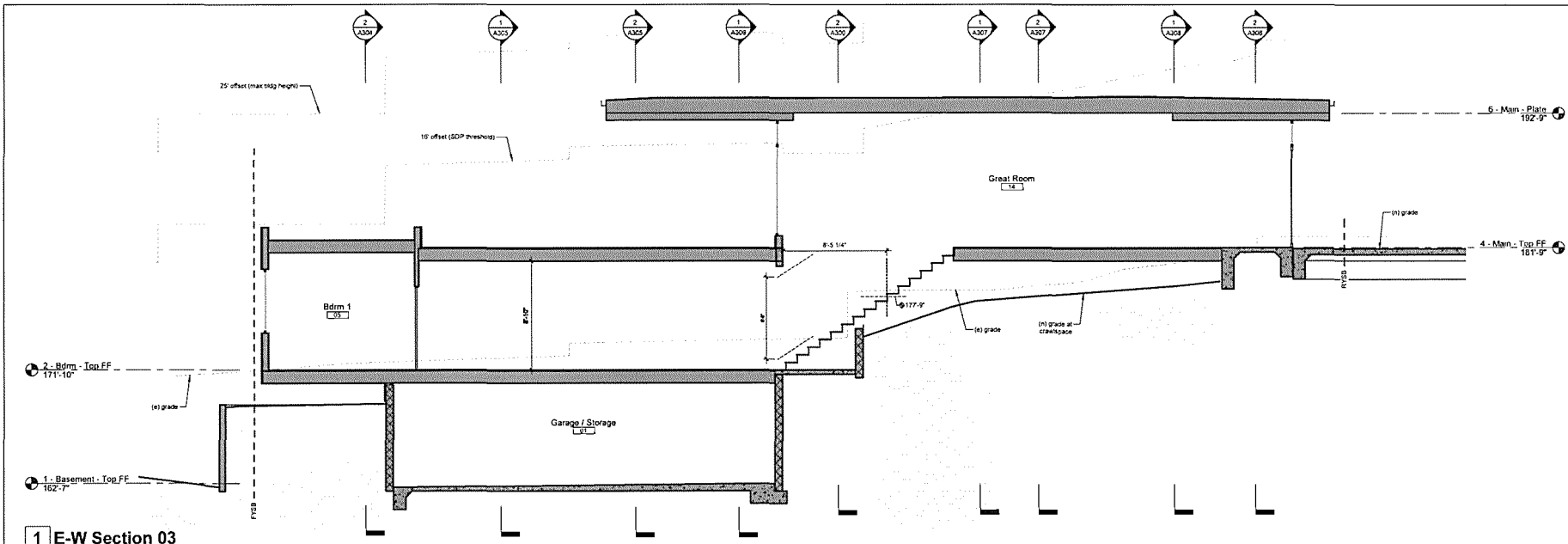
Weiser Residence
346 Glenmont Drive, Solana Beach, CA 92075

Date	Description

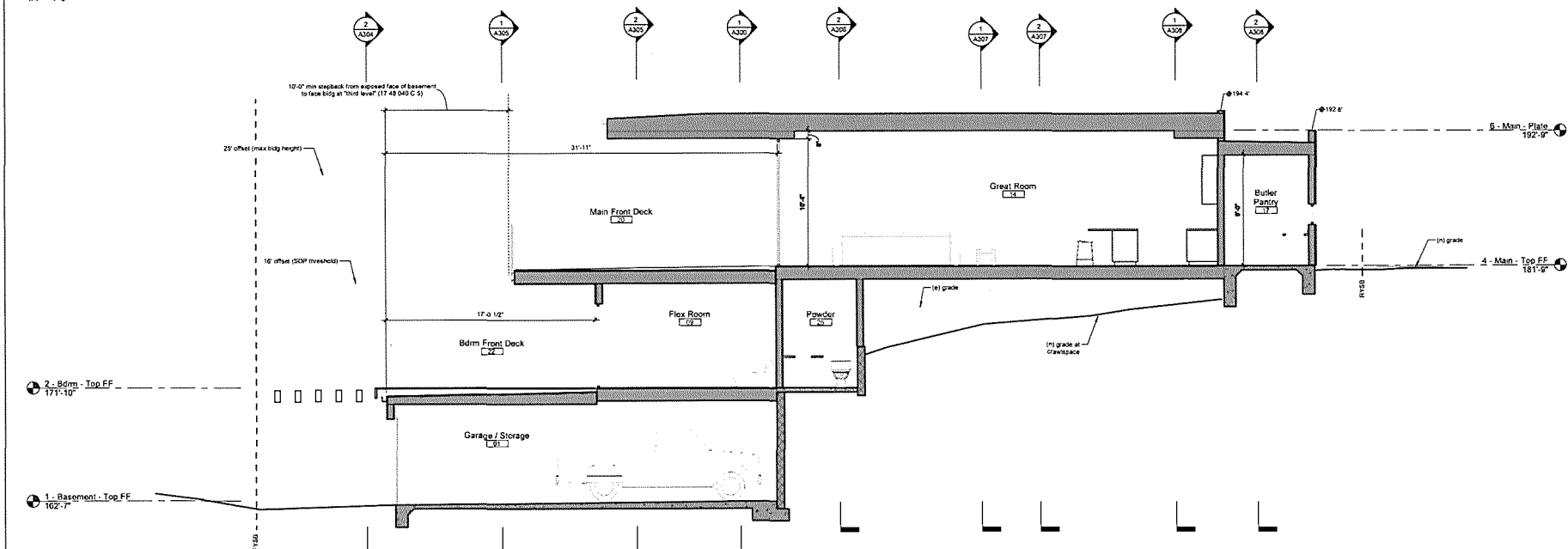
Project number 17064
Drawn by TV/S
Checked by JLC
Purpose DRP / SDP Review

A202
Elevations

Export Date: 4/28/2018 1:47:20 PM



1 E-W Section 03
1/4" = 1'-0"



2 E-W Section 04
1/4" = 1'-0"

JLC Architecture
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 San Mateo, CA 94401
 www.jlcarchitecture.com
 Tel: 650.355.1171

THE ARCHITECTS ASSOCIATION OF CALIFORNIA
 No. 022936
 Exp. 11/31/2019
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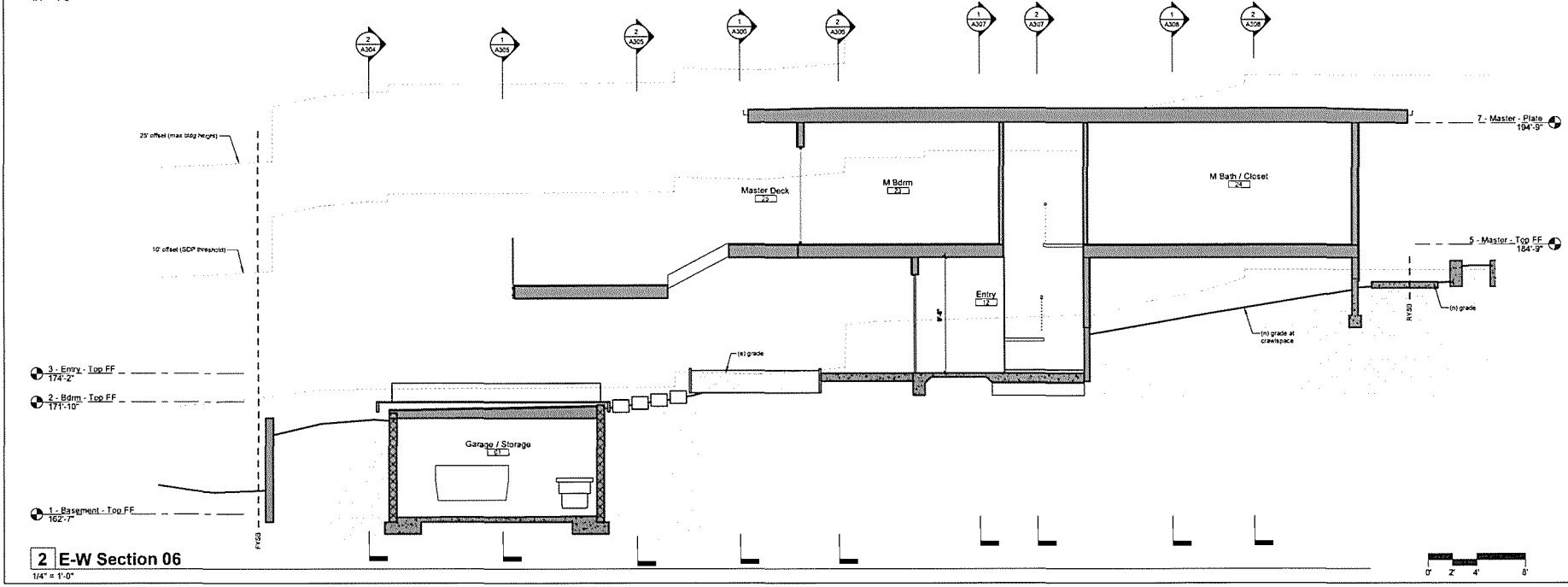
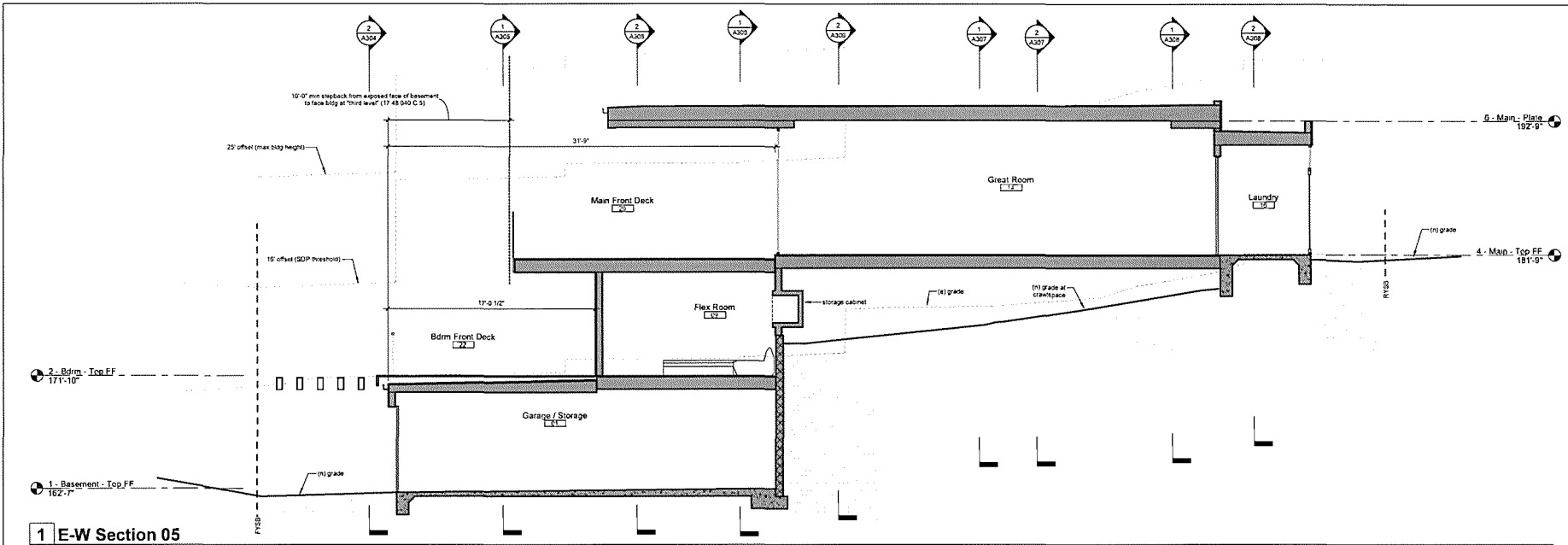
Weiser Residence
 346 Glenmont Drive, Solana Beach, CA 92075

Date	Description

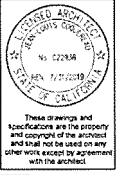
Project number: 17044
 Drawn by: TVS
 Checked by: JLC
 Purpose: DRP / SDP Review

A302
 Sections

Date Plotted: 08/28/19 10:47 AM



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Weiser Residence
 346 Glenmont Drive, Solana Beach, CA 92075

Date	Description

Project number 17044
 Drawn by TVS
 Checked by JLC
 Purpose DRP / SDP Review

A303
 Sections
 Export Date: 02/28/19 09:27 AM





STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 27, 2019
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for DRP and SDP to Construct a Replacement, Multi-Level, Single-Family Residence with an Attached Partially Subterranean Garage and a Basement and Perform Associated Site Improvements at 346 Glenmont Drive (Case # 17-18-06 Applicant: Jonathan and Suzy Weiser; APN: 263-392-02; Resolution No. 2019-031)**

BACKGROUND:

The Applicants, Jonathan and Suzy Weiser, are requesting City Council approval of a Development Review Permit (DRP) and a Structure Development Permit (SDP) to demolish a single-family residence and detached garage, construct a replacement multi-level, single-family residence with an attached partially subterranean garage and a basement, and perform associated site improvements at 346 Glenmont Drive. The 9,906 square-foot lot is located within the Low-Medium Residential (LMR) Zone and the Scaled Residential Overlay Zone (SROZ).

The project proposes grading in the amounts of 1,329 cubic yards of cut, 207 cubic yards of fill, 12 cubic yards of excavation for footings, 370 cubic yards of removal and recompaction, and aggregate grading total of 1,918 cubic yards, and 1,122 cubic yards of export. The maximum building height would be 21.96 feet above the pre-existing grade with the highest story pole at 196.1 feet above Mean Sea Level (MSL). The project requires a DRP for 1) an aggregate grading quantity in excess of 100 cubic yards, 2) a structure that exceeds 60 percent of the maximum allowable floor area, and 3) a second floor that exceeds 35 percent of the floor area of the first floor. The project requires a SDP because the proposed development exceeds 16 feet in height above existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2019-031 (Attachment 1).

CITY COUNCIL ACTION:

DISCUSSION:

The rectangular shaped lot fronts on the east side of the 300 Block of Glenmont Drive and is currently developed with a single-story, single-family residence and a detached garage and carport. The topography slopes up from Glenmont Drive to the northeast or toward the rear property line with an approximate 20-foot elevation change. The existing detached garage and carport are located in the rear-yard setback and accessed from East Cliff Street by a partially paved 12-foot wide strip of land.

The Applicants propose to demolish all existing structures on site, including the residence, garage, carport, and retaining walls (except for shared fences along the north and south property lines). The proposal includes construction of a 3,671 square-foot multi-level, single-family residence with a partially subterranean three-car garage attached to a basement. The project would also include associated site improvements including, grading, fencing, hardscape, landscape, and construction of a spa and outdoor barbeque counter in the rear-yard setback. The project plans are provided in Attachment 2.

Table 1 (below) provides a comparison of the SBMC applicable zoning regulations with the Applicant's proposed design.

Table 1			
LOT INFORMATION			
Property Address:	346 Glenmont Dr.	Zoning Designation:	LMR (4 du/ac)
Lot Size (Net):	9,906 ft ²	# of Units Allowed:	1 Dwelling Unit, 1 ADU
Max. Allowable Floor area:	3,684 ft ²	# of Units Requested:	1 Dwelling Unit
Proposed Floor area:	3,671 ft ²	Setbacks:	Required Proposed
Below Max. Floor area by:	13 ft ²	Front (W)	25 ft. 25.5 ft.
Max. Allowable Height:	25 ft.	Interior Side (N)	5 ft. 5.2 ft.
Max. Proposed Height:	21.96 ft.	Interior Side (S)	5 ft. 10.0 ft.
Highest Point/Ridge:	196.1 MSL	Rear (E)	25 ft. 25.1 ft.
PROPOSED PROJECT INFORMATION			
Floor area Breakdown:		Required Permits:	
Basement Level Garage/Storage	1,069 ft ²	DRP: A DRP is required for: 1) grading in excess of 100 cubic yards (aggregate); 2) a structure that exceeds 60% of the maximum allowable floor area; and 3) a second floor that exceeds 35% of the floor area of the first floor	SDP: A SDP is required for a new structure that exceeds 16 feet in height from the existing grade.
Basement Level Living Area	564 ft ²		
Bedroom Level	1,137 ft ²		
Entry/Main Level	1,544 ft ²		
Master Level	722 ft ²		
Subtotal	5,036 ft ²		
Basement Exemption	- 564 ft ²		
Off-Street Parking Exemption	- 400 ft ²		
Garage Basement	- 401 ft ²		
Total Floor area:	3,671 ft²		
Proposed Grading:	Cut: 1,329 yd³ Fill: 207 yd³	Excavation for Footings:	12 yd³
	Removal and Recompaction:	370 yd³	Export: 1,122 yd³
Proposed Parking:	Basement 3-Car Garage	Existing Development:	Single-Family Residence with a detached garage and carport.
Proposed Fences and Walls:	Yes		
Proposed Accessory Dwelling Unit:	No		
Proposed Accessory Structure:	No		

Staff has prepared draft findings for approval of the project in the attached Resolution 2019-031 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 and SDP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2019-031.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required for the following reasons: 1) grading in excess of 100 cubic yards (aggregate); 2) a structure that exceeds 60% of the maximum allowable floor area; and 3) a second floor that exceeds 35% of the floor area of the first floor.

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

1. Relationship with Adjacent Land Uses
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas
5. Grading
6. Lighting
7. Usable Open Space

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2019-031 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 Applicant 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 LMR Zone. Properties immediately to the north, south, and west are also located within the LMR Zone, while properties to the east are located within the Low Residential (LR) Zone. All surrounding properties are developed with one and two-story, single-family residences.

The project, as designed, is consistent with the permitted uses for the LMR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Low-Medium Density Residential in the General Plan and intended for single-family residences developed at a maximum density of four dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

Building and Structure Placement:

The Applicants are proposing to construct a replacement, multi-level, single-family residence with a partially subterranean garage and a basement living area. The replacement residence, as designed, would be located within the buildable area.

The Applicants are proposing a partially subterranean basement garage under the western portion of the residence. The basement level would consist of a 1,069 square-foot, partially subterranean three-car garage and storage area with a 20-foot exposure on the west side and a 564 square-foot completely subterranean basement living area. According to SBMC 17.48.040.C, the proposed lower level area is considered a "Basement Attached to a Garage" in which the basement living area can be exempt from the calculation of Floor area as long as the garage is permanently separated from the residential living floor area, except for a standard size door, and there are no exposed sides of the residential living area. A building side is considered exposed when the finished floor of the living area directly above the basement (at any point) is more than

three feet above the adjacent natural or finished grade, whichever is lower. In the proposed design, the only exposure is for the garage door and the garage is completely separated from the proposed basement living area except for a standard door. Therefore, the proposed basement living area of 564 square feet would be exempt from the calculation of floor area.

The partially subterranean garage and storage area would be subject to the 2 percent formula described in SBMC 17.48.040.C because it has one exposed side. This formula is used to determine what portion of the garage is to be included in the calculation of Floor area. SBMC 17.48.040 and 17.20.030 indicate that required parking spaces provided within a garage are exempt from the calculation of floor area. The 2 percent calculation subtracts the square footage of the required parking from the total proposed square footage of the garage, and then the remaining square footage is multiplied by the linear exposure of the garage and then multiplied by 2 percent. The result is the amount of square footage of the proposed garage to be included in the calculation of floor area.

The proposed residence includes a 1,069 square-foot, partially subterranean garage and storage area. A single-family residence requires two parking spaces of 200 square feet each. Therefore, 400 square feet would be subtracted from the proposed partially subterranean garage square footage because it would provide required parking. The total linear exposure of the proposed garage is 20 feet. The 2 percent calculation for this project would be as follows:

$$1,069 \text{ ft}^2 - 400 \text{ ft}^2 = 669 \text{ ft}^2$$
$$669 \text{ ft}^2 \times 20 \text{ ft} \times 0.02 = \text{or } 268 \text{ ft}^2$$

268 square feet of the proposed partially subterranean garage and storage area would be included in the calculation of Floor area. The partially subterranean garage and storage area is eligible for an additional 401 square-foot exemption from floor area for the partially exposed basement garage (1,069 – 400 – 401 = 268).

In addition to the basement regulations, the SROZ also restricts the appearance of a three-story façade on a single-family residence. According to the SBMC, when a lower level/basement is completely or partially exposed, the floor area of a third level shall not be directly above the floor area of the basement in order to prevent the appearance of a three-level façade. The SROZ requires that the floor area of the third level be set back at least ten feet from the exposed façade of the basement/lower level. The proposed residence, as designed, complies with this regulation as the upper level living area would be setback at least 10 feet from the exposed basement garage door.

The floor area proposed for the residence includes: a 1,069 square-foot partially subterranean three-car garage and storage area; a 564 square-foot basement-level bedroom and bathroom; a 1,137 "Bedroom Level" with two bedrooms, two bathrooms, and a flex room located above the basement in the southwestern side of the buildable area; a 1,544 square-foot "Entry/Main Level" with the main entry, a powder room, an open concept great room (kitchen, living and dining rooms), a pantry, and office, and a laundry room located in the eastern half of the buildable area; a 722 square-foot master suite

located in the northeast portion of the buildable area. The subtotal of the proposed residence would be 5,036 square feet of Floor area. The applicable floor area exemptions, related to the basement and partially subterranean garage previously explained in this report, total 1,356 square feet. With the applicable exemptions, the Applicants propose a total of 3,671 square feet of Floor area, which is 13 square feet below the maximum allowable Floor area for the 9,906 square-foot lot, pursuant to the SROZ regulations.

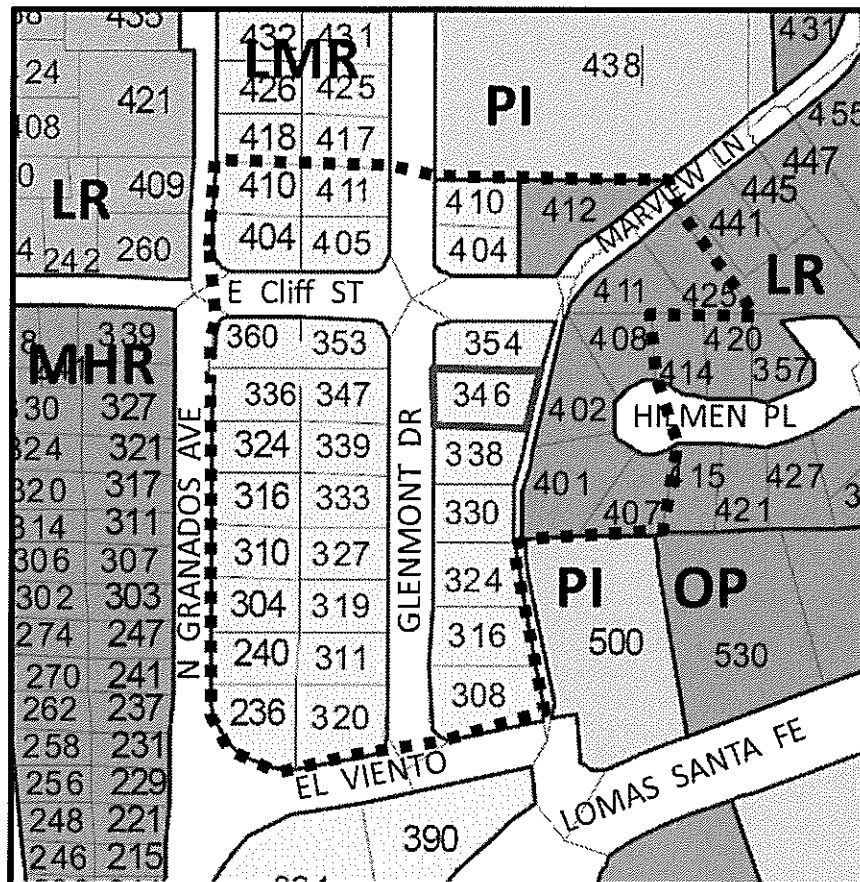
The maximum floor area calculation for this project is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	684 ft ²
Total Allowable Floor area:	3,684 ft²

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 34 other properties within the surrounding area. This area includes properties along Glenmont Drive, North Granados Avenue, Hilmen Place, East Cliff Street, and Marview Lane, as shown on the following map:



The properties evaluated in this comparison are located in the LMR and LR Zones. The existing homes range in size from 888 square feet to 4,251 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 garages, the covered porch, and ceiling height over 15 feet as follows:

Project Gross Building Area:	5,036 ft ²
Delete Partially Subterranean Garage/Storage:	- 1,069 ft ²
<u>Project Area for Comparison to Assessor's Data:</u>	<u>3,967 ft²</u>

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

Table 2						
#	Property Address	Lot Size in ft ² (SanGis)	Existing ft ² (Assessor)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	410 Glenmont DR	7,500	980		3,263	LMR
2	404 Glenmont DR	8,200	1,544		3,385	LMR
3	354 Glenmont DR	10,900	3,614		3,858	LMR
4	346 Glenmont DR	9,906	1,497	3,967	3,684	LMR
5	338 Glenmont DR	10,100	3,552		3,718	LMR
6	330 Glenmont DR	9,500	1,423		3,613	LMR
7	316 Glenmont DR	11,100	2,786		3,893	LMR
8	308 Glenmont DR	13,600	1,249		4,330	LMR
9	411 Glenmont DR	8,400	1,444		3,420	LMR
10	405 Glenmont DR	8,300	1,697		3,403	LMR
11	353 Glenmont DR	8,300	3,927		3,403	LMR
12	347 Glenmont DR	8,400	1,634		3,420	LMR
13	339 Glenmont DR	8,400	2,786		3,420	LMR
14	333 Glenmont DR	8,400	3,044		3,420	LMR
15	327 Glenmont DR	8,400	2,600		3,420	LMR
16	319 Glenmont DR	8,400	2,307		3,420	LMR
17	311 Glenmont DR	8,400	1,708		3,420	LMR
18	320 El Viento St	12,100	2,899		4,068	LMR
19	410 N Granados Ave	8,400	1,289		3,420	LMR
20	404 N Granados Ave	8,300	3,057		3,403	LMR
21	236 N Granados Ave	15,600	1,148		4,635	LMR
22	238 N Granados Ave	8,000	1,500		3,350	LMR
23	302 N Granados Ave	8,700	1,816		3,473	LMR
24	308 N Granados Ave	8,400	1,640		3,420	LMR
25	316 N Granados Ave	8,400	888		3,420	LMR
26	322 N Granados Ave	8,400	1,880		3,420	LMR
27	360 N Granados Ave	8,313		4,251	3,405	LMR
28	336 N Granados Ave	8,400	3,302		3,420	LMR
29	412 E Cliff St	17,800	4,173		5,065	LR

30	425 E Cliff St	10,400	2,445		3,770	LR
31	411 E Cliff St	12,000	2,768		4,050	LR
32	407 Hilmen Pl	9,076	2,949		3,538	LR
33	408 Hilmen Pl	8,900	1,606		3,508	LR
34	402 Hilmen Pl	11,900	4,112		4,033	LR
35	401 Hilmen Pl	14,900	2,125		4,558	LR

Fences, Walls and Retaining Walls:

Within the front yard setback area, 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.

Various low retaining walls (less than three feet measured from proposed finished grade) are proposed along the south and north property lines. Other site walls would follow pathways along the north and south sides of the residence. Retaining walls (ranging from 1 to 7.5 feet measured from the proposed finished grade) are proposed to support the descending driveway access from the Glenmont Drive right-of-way to the proposed basement-level garage. Portions of the retaining walls would also include slatted wood fencing for privacy and safety purposes. Existing fencing along the north and south property lines would remain. A new 6-foot high wooden fence would be constructed along the rear property line, with a rolling gate at the north end. The fence would extend from the rear property line west to the residence.

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

Landscape:

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

invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants would replace the existing vehicular access from the rear of the property and construct a partially subterranean, three-car garage accessed by a new driveway and curb cut on Glenmont Drive. 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. Two spaces are required, therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

Grading:

The project includes grading in the amount of 1,329 cubic yards of cut, 207 cubic yards of fill, 12 cubic yards of excavation for footings, 370 cubic yards of removal and recompaction, and aggregate grading total of 1,918 cubic yards, and 1,122 cubic yards of export. The majority of proposed cut accounts for the excavation of the driveway and basement. The remaining cut and the proposed fill would account for the creation of level finished pads and yard areas. Grading is also proposed to provide for two bio-retention (stormwater detention) areas in the northwest and southwest corners of the front yard.

Lighting:

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.

Usable Open Space:

The project consists of the construction of a replacement, multi-level, single-family residence with a basement garage on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of approval, the Applicant will be required to pay the City's Park Fee for developing a vacant lot.

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the pre-existing grade; therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to complete the SDP process. The Applicant had story poles erected onsite. A final Story Pole Height Certification was issued by a licensed land surveyor on August 13, 2018, which showed a maximum building height of 24.96 feet above existing grade and the highest story pole (SP #12) certified at 199.1 MSL.

Notices to apply 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 September 28, 2018. Three applications for View Assessment were received by the City.

The project was scheduled to be heard at the November 20, 2018 View Assessment Commission (VAC) meeting. Prior to the meeting, one of the Claimants (Billmeyer) withdrew their application for View Assessment. The remaining two View Claims were assessed at the November meeting. In their discussions, the VAC noted that they could make all required findings on the Howard Claim, but unanimously agreed that the Applicants had not reasonably designed the project to minimize view impairment from the Hiroaka property. The VAC moved to continue the project to allow the Applicants more time to work with the neighbors.

Following the November VAC meeting, the Applicants formally proposed a revised design that lowered all finished floors by two feet and reduced the plate height of the Main Level by one foot. The story poles were modified to reflect these changes and certified on December 18, 2018 with a maximum roof elevation of 197.1 MSL. After subsequent discussions with the Hioakas, the Applicants formally proposed to lower the Master Suite by an additional foot or a maximum elevation of 196.1 MSL. It should be noted that the story poles depicting the Master Suite were not lowered to reflect this change, although it is accurately reflected on the project plans. At the Applicants' request, the continued public hearing for the project was scheduled for the January 15, 2018 VAC meeting, however, prior to the meeting, both remaining Claimants (Howard and Hiroaka) withdrew their View Assessment applications. With no outstanding View Assessment claims, the project has satisfied the requirements of the View Assessment Ordinance. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 21.96 feet above the proposed grade or 196.1 feet above the Mean Sea Level (MSL), which is the maximum proposed structure height reflected on the project plans.

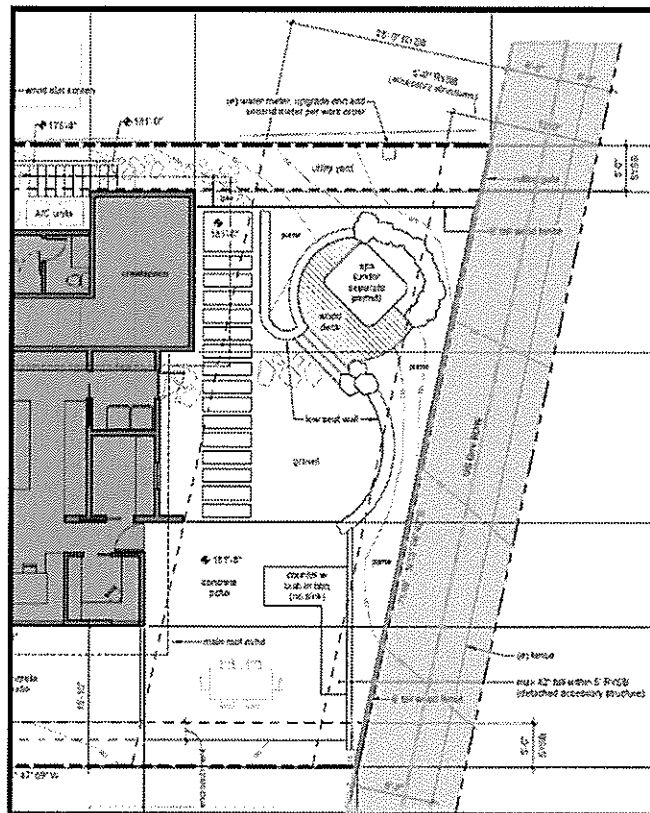
Public Hearing Notice:

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 March 14, 2019. As of the date of preparation of this Staff Report, Staff has not received any official correspondence other than the correspondence referenced previously regarding View Assessment. However, the neighbor to the south (338 Glenmont Drive) has voiced concerns to Staff regarding the location of the rear property line fence, which would abut the 12-foot wide partially paved strip of land to the east of the property.

For reference, Staff has provided a timeline explaining the background of the 12-foot wide strip of land east of the property below:

- 1943 - Santa Fe Irrigation District grants a 12' wide "perpetual easement and right-of-way" to the US Government for military purposes.
- 1948 – Marview Heights Unit 1 is subdivided (Glenmont properties, Map 2454) with the easterly subdivision boundary located along the westerly boundary of the 12-foot easement/right-of-way.
- 1954 – US Government quitclaims the 12-foot wide easement/right-of-way to S.I. and Flora Boysen.
- 1961 – Malcom Terrace Unit No. 1 is subdivided (Hilmen properties, Map 4779) with the westerly subdivision boundary located along the centerline of the former easement/right-of-way and an easement over the easterly 6 feet of the former easement/right-of-way.

The westerly 6 feet of the former easement/right-of-way is a strip of undefined property (outlined in yellow below). The City does not have evidence that rights to the 12-foot strip of land was ever granted to the County or subsequently, the City. Therefore, the City does not have rights for public use to the land. The Applicants are proposing to place a 6-foot high wooden fence and rolling gate within their property and along the rear property line. Below is a map of the area:



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 and the General Plan. Should the Council determine that the findings can be made to approve the project, the SDP will be approved concurrently 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 2019-031.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a SDP and 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, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP and SDP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2019-031 conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement multi-level, single-family residence with

a partially subterranean three-car garage and basement, and perform associated site improvements at 346 Glenmont Drive, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager

Attachments:

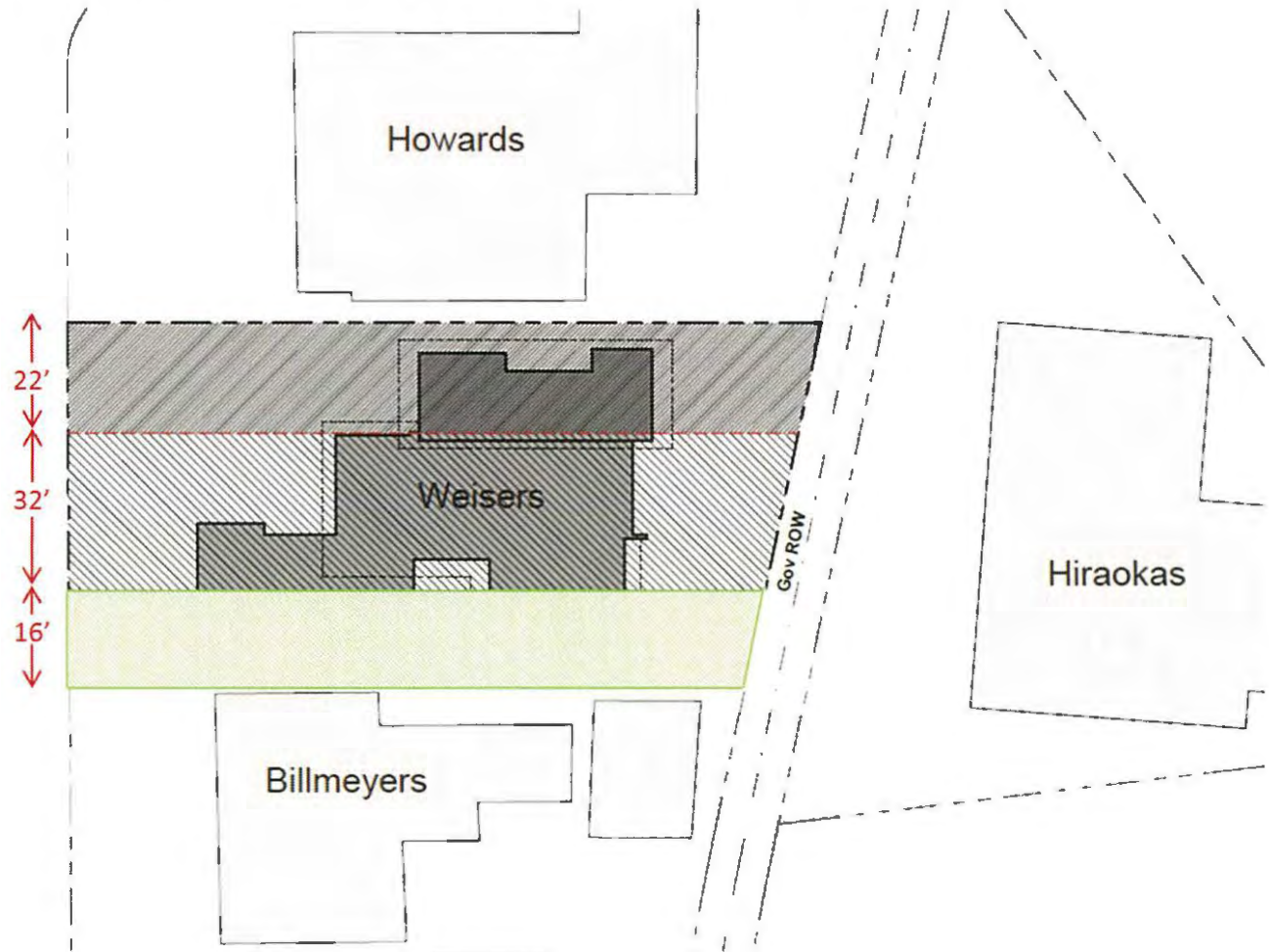
1. Resolution 2019-031
2. Project Plans

Vegetation Height Restrictions

Vegetation to be maintained
at or below **196' MSL**

Vegetation to be maintained
at or below **193' MSL**

Vegetation to be maintained
at or below **191' MSL**





STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: April 10, 2019
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for DRP and SDP to Demolish a Single-Family Residence and Construct a Replacement Single-Story, Single-Family Residence with a Partially Exposed Walk-Out Basement and Attached Two-Car Garage and Perform Associated Site Improvements at 729 Barbara Ave. (Case # 17-17-20; Applicants: Mark and Karen Snyder; APN: 263-091-03; Resolution No. 2019-037)**

BACKGROUND

The Applicants, Mark and Karen Snyder, are requesting City Council approval of a Development Review Permit (DRP) and administrative Structure Development Permit (SDP) to demolish a single-family residence with attached two-car garage, construct a replacement single-story, single-family residence with a partially exposed walk-out basement and attached two-car garage, and perform associated site improvements at 729 Barbara Avenue. The existing 10,500 square foot lot is located within the Low Residential (LR) Zone and within the boundaries of the Hillside Overlay Zone (HOZ) and the Scenic Area Overlay Zone (SAOZ).

The project proposes a total of 1,085 cubic yards of cut, 10 cubic yards of excavation for footings, and 50 cubic yards of removal and recompaction, which would result in 1,085 cubic yards of export. The maximum building height would be 24.32 feet above the proposed (finished) grade and 156.65 feet above Mean Sea Level (MSL).

The project requires a DRP for: 1) construction in excess of 60 percent of the maximum allowable floor area; 2) the project proposes an aggregate grading quantity in excess of 100 cubic yards; 3) the property is within the HOZ; and 4) the property is within the SAOZ. The project requires an SDP because the proposed project exceeds a height of 16 feet above existing grade.

The issue before the City Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2019-037 (Attachment 1).

CITY COUNCIL ACTION:

DISCUSSION

The subject property is located on the west side of Barbara Avenue. The 10,500 square foot lot is rectangular in shape, approximately 75 feet wide and 140 feet deep. The topography of the lot slopes downward from the front property line (east) to the rear (west) of the property with an approximate 24-foot change in elevation.

The site is currently developed with a single-story, single-family residence and attached garage. The Applicants propose to demolish the existing residence and construct a new single-story residence with partially exposed walk-out basement and attached two-car garage. The main level would include living and dining areas, kitchen, master bedroom, guest room, utility hall, and bathrooms. The lower level would include three bedrooms, three bathrooms, a rec room, laundry room, and storage. Other proposed improvements include: a deck off the main level; patios and a fire pit off the lower level; an outdoor spa off the master bedroom; a detached trellis, outdoor fireplace, and water fountain in the front of the house; planters; retaining walls and fencing; landscaping and hardscape; a series of steps from the upper front yard to the lower rear yard; and other associated site improvements.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the HOZ and the SAOZ. The project has been evaluated and could be found to be in conformance with the regulations of the SAOZ and the HOZ, which are discussed later in this report. The project is also located within the Coastal Zone. As a condition of project approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of a building permit.

The project plans are provided in Attachment 2. The proposed project has been story-poled as required by the SDP process, which is discussed later in this report.

Table 1 (on the following page) provides a comparison of applicable zoning regulations of the Solana Beach Municipal Code (SBMC) with the Applicants' proposed design. As shown, the proposed height, setbacks, floor area ratio (FAR) and required parking for the proposed structure are in compliance with the regulations of the SBMC.

Table 1

LOT INFORMATION				
Property Address:	729 Barbara Ave.	Zoning Designation: LR (3 du/ac)		
Lot Size (Net):	10,500 ft ²	# of Units Allowed: 1 Dwelling Unit, 1 ADU		
Max. Allowable Floor Area:	4,650 ft ²	# of Units Requested: 1 Dwelling Unit		
Proposed Floor Area:	3,601 ft ²	Setbacks:		
Below Max. Floor Area by:	1,049 ft ²			
Max. Allowable Height:	25'	Required	Proposed	
Max. Proposed Height:	24.32'	Front (E)	20 ft.*	20 ft.
Highest Point/Ridge:	156.65 MSL	Interior Side (N)	10 ft.	10 ft.
Overlay Zone(s):	HOZ and SAOZ	Interior Side (S)	10 ft.	10 ft.
		Rear (W):	40 ft.**	40 ft.
			50 ft.***	50 ft.
		*Per SBMC 17.20.030(D)(1)(b)		
		**Per SBMC 17.48.020(H)(1) for below-grade structures		
		*** Per SBMC 17.48.020(H)(1) for at-grade structures		
PROPOSED PROJECT INFORMATION				
Proposed Square Footage Breakdown:		Required Permits:		
Main Floor Living Area	2,691 ft ²	DRP: Required for 1) a structure that would exceed 60% of the maximum allowable floor area; 2) aggregate grading quantity that would exceed 100 cubic yards; 3) development in the HOZ; and 4) development in the SAOZ. SDP: Construction in excess of 16 feet in height from the existing grade.		
Main Floor Garage	525 ft ²			
Lower Level Living Area	1,797 ft ²			
Lower Level Storage	377 ft ²			
Subtotal:	5,390 ft ²			
Parking Exemption (2-Car)	- 400 ft ²			
Basement Exemption	- 1,389 ft ²			
Total Square Footage:	3,601 ft²			
Proposed Grading: Cut: 1,085 yd ³ Excavation for Footings: 10 yd ³ Removal/Recompaction: 50 yd ³ Export: 570 yd ³				
Proposed Parking: Attached 2-car garage		Existing Development:		
Proposed Fences and Walls: Yes		Single-family residence with an attached two-car garage to be demolished		
Proposed Guest House: No				
Proposed Accessory Living Unit: No				
Proposed Accessory Structure: Trellis				

The LR Zone requires a 25-foot front yard setback, which is measured from the eastern property line along Barbara Avenue. SBMC 17.20.030(D)(1)(b) provides that properties fronting on a right-of-way that is 55 feet wide or greater shall have a reduced front yard setback of 20 feet. Barbara Avenue in this location is 60 feet in width; therefore, the required front yard setback shall be reduced to 20 feet. The LR Zone requires a 25-foot rear yard setback, which is taken from the western property line. The property is within the HOZ (see SBMC 17.48.020), which has supplemental development regulations for rear yard setbacks for development activity on slopes that exist in an unnatural condition. Per SBMC 17.48.020(H)(1), the minimum rear yard setback for new structures or additions to existing structures situated below-grade (below the ground elevation of the existing structure) shall be 40 feet from the property line. The minimum rear yard setback for at-grade structures (at the same ground elevation as the existing structure) shall be stepped back an additional 10 feet to create a minimum setback of 50 feet. As designed, the project would comply with the required setbacks for both the LR Zone and the supplemental development regulations for the HOZ.

Staff has prepared draft findings for approval of the project in the attached Resolution 2019-037 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, for development within the HOZ, for development within the SAOZ, and for an administrative SDP as each applies to the proposed project, as well as references to recommended conditions of approval contained in Resolution 2019-037.

Development Review Permit Compliance:

The proposed project requires a DRP for the following reasons: 1) construction in excess of 60 percent of the maximum allowable floor area; 2) the project proposes an aggregate grading quantity in excess of 100 cubic yards; 3) the property is within the HOZ; and 4) the property is within the SAOZ.

In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria pursuant to SBMC 17.68.0404. 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 2019-037 (Attachment 1) provides the full discussion of the following findings.

1. The proposed development is consistent with the General Plan and all applicable requirements of this the Zoning Ordinance, including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the development review criteria set forth in Subsection F of Section 17.68.040.
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 applicant 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 Zone, the HOZ, and the SAOZ. Properties directly to the north and south along the west side of the 700 Block of Barbara Avenue are also located within the LR Zone, the HOZ, and the SAOZ. The properties on the east side of Barbara Avenue are also located within the LR Zone, but they are not located within either the HOZ or SAOZ; these properties, however, are located within the Scaled Residential Overlay Zone (SROZ). Properties to the west on Midori Court are located within the Low Residential/Specific Plan Zone, which is regulated by the North Rios Specific Plan. The Midori Court properties are also located within the SAOZ and the east side of Midori Court is in the HOZ. All surrounding properties are developed with one and two-story single-family residences. The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020, and is also consistent with the General Plan, which designates the property as Low Density Residential. 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.

The property is not located within any of the City's Specific Plan areas; however, it is within the Coastal Zone. As a condition of project approval, the Applicant would be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

Building and Structure Placement:

The Applicants are proposing a new single-story, single-family residence with a partially exposed walk-out basement and attached two-car garage. The proposed project would appear as one-story as viewed from Barbara Avenue (the east elevation). The project has been designed to lower the finished floor of the main level of the proposed residence by 0.7 feet. All other residences on the west side of Barbara Avenue in the vicinity of the subject site also appear as one-story as viewed from Barbara Avenue. The proposed two-car garage would be located at the 20-foot front setback line, while the remainder of façade of the residence is proposed to be set back approximately 35.5 feet from the front property line.

The residence is designed to have a partially exposed, walk-out basement and would appear as two stories, as viewed from the west (rear) elevation, which is consistent with the design of other existing residences on the west side of Barbara Avenue. The existing grade along the rear elevation would be lowered by up to 5.5 feet to accomplish this. On the north side of the residence, the site would be graded to generally follow the existing slope, resulting in a structure that appears to be one story. Along the south side of the residence, a portion of the lower level toward the rear (west end) of the residence would be exposed. (See the Grading section for more additional details.) 1,389 square feet (over half) of the lower level would qualify as a "Basement" and be exempt from floor area as more than 60 percent of the story height would be located below the lower of the existing or proposed grade.

As mentioned previously, the rear (west) side of the proposed residence would conform to the 50-foot rear yard setback for at-grade structures as required by the HOZ. The proposed deck, which would be located off the rear of the main level of the house, would comply with the 40-foot setback for below-grade structures as required by the HOZ.

The floor area proposed for the residence includes: a 2,691 square-foot main level with an open-concept kitchen, living, and dining room, pantry, power room, utility hall, guest bedroom and bathroom, and a master suite; a 525 square-foot, two-car garage on the main level; a 1,797 square-foot lower level with a rec room, three bedrooms and three bathrooms, and a laundry room; and a 377 square-foot storage and mechanical area on the lower level.

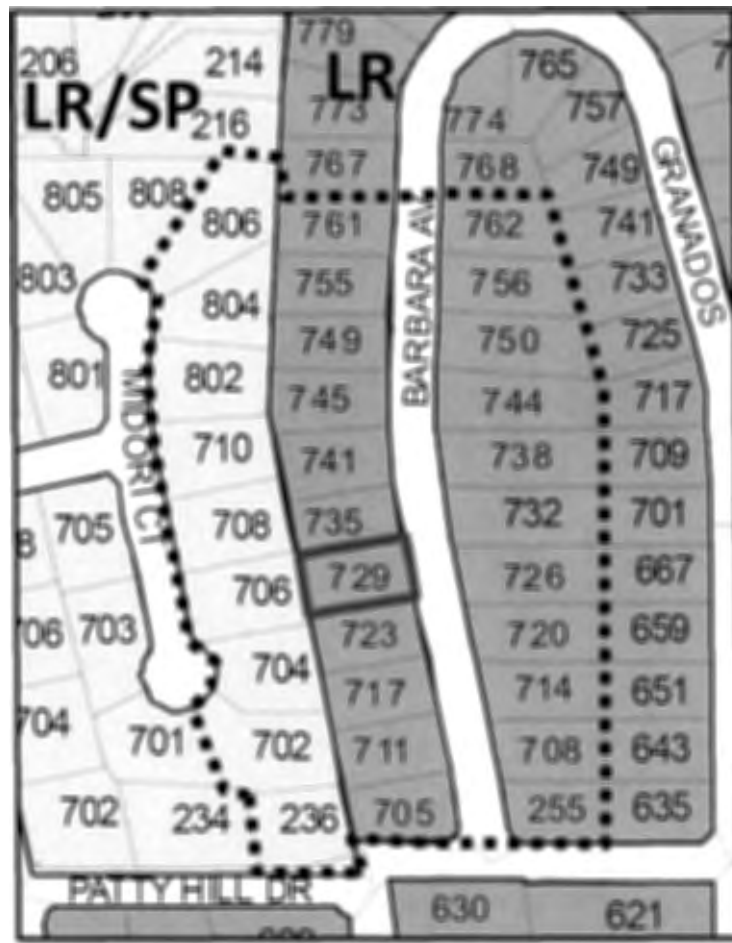
A single-family residence requires two off-street parking spaces. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. Therefore, the project is afforded a 400 square-foot exemption for off-street parking. Additionally, 1,389 square feet would be exempted for the portion of the lower level that qualifies as a basement. The total proposed floor area would be 3,601 square feet, which is 1,049 square feet below the maximum allowable for the 10,500 square-foot lot. The maximum floor area calculation for this property is as follows:

0.6 for the first 5,000 ft ²	3,000 ft ²
0.3 for 5,001 to 20,000 ft ²	1,650 ft ²
<hr/> Maximum Allowable Floor Area	<hr/> 4,560 ft ²

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 30 properties within the surrounding area located along both sides of Barbara Avenue and properties on the east side of Midori Court and north side of Patty Hill Drive, as designated on the following Zoning Map:



The properties in this comparison area have very diverse zoning regulations. Properties on the west side of Barbara Avenue, including the subject property, are located within the LR Zone but not in the SROZ. Properties on the east side of Barbara Avenue are located within the LR Zone and the Scaled 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. Properties on Midori Court are located within the North Rios Specific Plan (NRSP) and have a zoning designation of LR/SP and a FAR of .50 of the lot area. Finally, the lot located at 236 Patty Hill Drive is located within the Patty Hill Specific Plan (PHSP) and has a zoning designation of LR/SP. 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 the properties on the west side of Barbara Avenue.

The existing homes in this comparison area range in size from 1,428 square feet to 4,463 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 its total square footage. Accordingly, the

building area of the proposed project has been calculated for comparison purposes by deleting the area of the basement storage area and garage space as follows:

Project Gross Building Area:	5,390 ft ²
Delete Basement Storage Area:	- 377 ft ²
Delete Attached Garage Area:	- 525 ft ²
<u>Project Area for Comparison to Assessor's Data</u>	<u>4,488 ft²</u>

The table below 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							
NEIGHBORHOOD COMPARISON							
	#	Property Address	Lot Size in ft ² (SanGIS)	Proposed /Recently Approved ft ²	Existing ft ² Onsite (Assessor's)	Max. Allowable ft ²	Zone
North Rios SP	1	806 Midori Court	17,871		4,132	8,936	LR/SP
	2	804 Midori Court	14,751		3,743	7,376	LR/SP
	3	802 Midori Court	14,800		3,918	7,400	LR/SP
	4	710 Midori Court	14,622		4,079	7,311	LR/SP
	5	708 Midori Court	14,484		2,831	7,242	LR/SP
	6	706 Midori Court	14,510		2,831	7,255	LR/SP
	7	704 Midori Court	14,367		2,831	7,184	LR/SP
	8	702 Midori Court	17,002		2,963	8,501	LR/SP
Not Located within the SROZ	9	741 Barbara Avenue	11,987		2,424	5,096	LR
	10	735 Barbara Avenue	10,408		2,437	4,622	LR
	11	729 Barbara Avenue	10,500	4,488	1,739	4,650	LR
	12	723 Barbara Avenue	10,722		4,463	4,717	LR
	13	717 Barbara Avenue	10,486		1,831	4,646	LR
	14	711 Barbara Avenue	10,549		3,928	4,665	LR
	15	705 Barbara Avenue	10,975		2,657	4,793	LR
	16	745 Barbara Avenue	11,678		2,026	5,003	LR
	17	749 Barbara Avenue	10,899		4,122	4,770	LR
	18	755 Barbara Avenue	11,613		3,400	4,984	LR
	19	761 Barbara Avenue	11,230		1,428	4,869	LR
	20	767 Barbara Avenue	11,760		1,321	5,028	LR
	21	773 Barbara Avenue	12,611		1,478	5,283	LR
	22	779 Barbara Avenue	16,715		4,570	6,515	LR
	23	785 Barbara Avenue	23,192		1,478	7,979	LR
	24	791 Barbara Avenue	19,966		1,589	7,490	LR
Located within the SROZ	25	738 Barbara Avenue	16,001		2,127	4,675	LR
	26	732 Barbara Avenue	14,502		3,550	4,488	LR
	27	726 Barbara Avenue	14,162		4,203	4,428	LR
	28	720 Barbara Avenue	13,012		4,284	4,227	LR
	29	714 Barbara Avenue	11,590		3,027	3,978	LR
	30	708 Barbara Avenue	11,051		1,882	3,884	LR

	31	774 Barbara Avenue	8,489		3,183	3,436	LR
	32	744 Barbara Avenue	15,384		2,191	4,613	LR
	33	750 Barbara Avenue	15,041		2,688	4,579	LR
	34	756 Barbara Avenue	12,921		2,542	4,211	LR
	35	762 Barbara Avenue	11,617		1,513	3,983	LR
	36	768 Barbara Avenue	9,579		2,648	3,626	LR
	41	255 Patty Hill Drive	10,200		3,525	3,735	LR
PHSP	42	236 Patty Hill Drive	12,793	3,704	1,450	5,338	LR/SP

Fences, Walls and Retaining Walls:

The SBMC allows for fences and walls or any combination thereof to be no higher than 42 inches in height as measured from existing grade within the front yard setback, 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.

The westernmost retaining wall would be maintained. The project proposes construction of new retaining walls that range in height from 1.2 to 5 feet, and which are located within the rear and side yards. The project also proposes combination retaining wall and fencing along the side property lines that would be six feet in height with an additional two-foot open fence on top and three and a half feet in height with an additional two-foot open fence on top within the front-yard setback. Additionally, the project proposes a property line fence that is five feet along the rear property line and the rear portions of the side property lines. As a condition of project approval, the Applicants will be required to show that the retaining walls and any combination of fence, wall, or railing added to the retaining walls, will not exceed the maximum heights allowed within the required setbacks according to SBMC Section 17.20.040 during the building permit process.

Landscape:

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

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require each single-family residence to provide two off-street parking spaces that are a minimum of 9' X 19' clear. The project proposes a two-car garage on the southeast corner of the buildable area of the property that would be accessed from a driveway off Barbara Avenue. If the required parking spaces are provided in a garage, up to 200 square feet per required parking space is exempt from the calculation of floor area. The proposed attached garage provides two parking spaces that comply with the regulations; therefore, 400 square feet has been exempted from the calculation of maximum floor area. The remaining square footage of the garage has been added to the square footage calculations and counts toward the floor area.

Grading:

The project site is located within the HOZ area of Barbara Avenue, which was previously graded and is considered on slopes that exists in an unnatural condition, as discussed in greater detail later in this report. According to the slope analysis provided by the Applicants in Attachment 2, approximately 73 percent of the site has slopes below 25 percent, which includes the pad for the existing house and garage, the driveway, the front yard, and most of the area below the existing deck off the west end of the existing house. Approximately 17 percent of the site has slopes between 25 and 40 percent and approximately 10 percent has slopes in excess of 40 percent. The majority of these steeper sloped areas are located in the western third of the site.

The project proposes a total of 1,085 cubic yards of cut, 10 cubic yards of excavation for footings, and 50 cubic yards of removal and recompaction, which would result in 1,085 cubic yards of export. The finished floor of the main level of the new house is proposed to be located at a slightly lower (0.7 feet) elevation than the existing house. A majority of the grading is proposed to provide a partially subterranean lower level, which would be fully exposed on the west side of the residence and partially exposed on the west end of the south side. The north and east sides of the lower level would not be exposed. According to the definition for a basement (SBMC 17.08.030), any portion of a building story which has at least 60 percent or more of the story height below the finished grade or pre-existing grade, whichever is lower, is considered a basement and does not count toward floor area for the purposes of determining maximum allowable floor area. The total floor area of the lower level would be 2,174 square feet. Based on how the project is proposed to be graded, 1,389 square feet of the lower level is considered basement and is not required to be included in total allowable floor area.

The property currently has four retaining walls within the west end of the site. The lowest, western-most retaining wall is concrete and is proposed to be retained; the other three are wood and are proposed to be removed. New retaining walls are proposed to support the proposed patios and fire pit on the west end of the lower level, and to support the proposed spa, which would be located off the master bedroom, on the north side of the residence on the main level.

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.

Useable 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.

Hillside Overlay Zone (HOZ) Compliance:

The property is located within the Barbara Avenue Hillside, which is one of two of the 23 areas designated as HOZ slopes that exist in an unnatural condition. As such, limited grading and other development activity may be permitted in these areas provided that the activity is in compliance with the supplemental submittal and review techniques of the SBMC section 17.48.020.G. Development activity within the Barbara Avenue Hillside area shall only be allowed if the Council can make the following findings:

1. *The development activity meets the intent of all performance standards set forth herein;*
2. *The development has been designed so that its visibility has been effectively minimized and integrated in the natural surroundings to the extent feasible;*
3. *Soil erosion and site disturbance has been effectively minimized;*
4. *Drainage patterns have been preserved;*
5. *Potential impacts upon existing adjacent residential development have been minimized to the extent feasible;*
6. *Development has been sited so that it is compatible with existing surrounding development in terms of height, bulk and scale;*
7. *Adequate drainage and utility facilities are available to serve the subject property, while maintaining sufficient levels of services for existing development;*
8. *Potential lighting and noise impacts upon existing adjacent residential development has been effectively minimized;*

9. *The cumulative visual impact of the development activity, as viewed from west to east, has been effectively mitigated*

In addition to the review criteria set forth in SBMC 17.48.010, Development Review Permits in the Barbara Avenue HOZ shall meet the intent of the following performance-based review criteria:

1. Site Design
2. Building Form
3. Fences and Retaining Walls
4. Color and Materials
5. Vegetation
6. Lighting
7. Noise

Site Design

The site design should incorporate the existing natural features and terrain taking into consideration the contours of the land. The building form should follow the natural contours of the land. The site design and structure should take into consideration the impacts on privacy and views of neighboring properties. Window placement, landscaping, deck and other accessory structure placement should be carefully planned to ensure adjacent properties are not compromised.

The site has been graded previously to construct an existing residence on the site, which will be demolished. The finished floor of the main level of the project is proposed at a slightly lower elevation than the existing house. A partially exposed basement is proposed for the lower level, where it will daylight toward the western property line and be below grade toward the east. The main level will be located on top of the basement and the residence and would appear as a one-story residence from Barbara Avenue, where the topography is highest and where the existing flat building pad is located. Although most of the natural features and terrain of the site are no longer present, the proposed residence has been designed to follow the contours of the existing site on the east and north elevations. The existing grade will be retained within the front yard setback. The portions of the lower level are proposed to be excavated more than the existing residence to provide a walk-out for the lower level along the west elevation, and to provide windows on the western end of the south elevation of the lower level.

The majority of the windows on both levels would face west, and a main-level deck is proposed over a lower level patio along the entire west elevation. As shown on the East-West Section 1 (Sheet A5.0) of the project plans (Attachment 2), the proposed finished floor of the basement level of the house would be slightly above the roofline of the existing downslope residence on Midori Court. The sightline from the majority of the proposed windows, patio doors, deck, and patio would be to the west over the downslope residences.

Building Form

The slopes of the roof should follow the natural contours (i.e., oriented in the same direction as the slope). The bulk of the building should be broken up by incorporating varied roof heights rather than having just one or two massive roof planes. Expansive facades shall be avoided by offsetting walls and architectural elements to produce patterns of light and shade. Second stories shall be set back from the first floor as specified herein to step with the slope so that bulk is minimized.

The proposed roof plan shows a variety of hipped roof planes with ridgelines running east/west and north/south, as well as two flat areas. The elevations of the ridgelines and flat areas vary, providing varied roof heights and breaking up the massing of the roof. The front (east elevation) of the proposed residence provides articulation through a recessed entry and varied façade setbacks, with the garage set back 20 feet from the property line and the remaining façade stepped back 35.5 and 36.5 feet. The proposed main level deck provides an architectural element to break up the rear (west) façade of the residence.

According to SBMC 17.48.020(H), any portion of a structure located below grade is required to be set back 40 feet from the rear property line, while any at-grade portion of a structure is required to be set back an additional 10 feet, with a minimum 50-foot setback from the rear property line. As designed, the proposed residence meets or exceeds these requirements.

Fences and Retaining Walls

Solid fencing should be avoided where visible to the public. Retaining walls should be landscaped so that they blend with surroundings and reduce visual impacts.

The project includes retaining walls and fences along the side property lines within the front and side-yard setbacks. These fences would be screened from public view by six-foot high hedges.

Color and Materials

Exterior colors of all structures shall use natural dark, or earth tones. Light, bright and reflective materials are to be avoided.

A condition of project approval has been added to the project to indicate that the exterior structure shall utilize natural dark or earth tones and that light, bright and reflective materials shall be minimized to the extent feasible.

Vegetation

Vegetation shall be used to blend structures with the surrounding landscape, soften the impact of development on manufactured slopes, and provide erosion control. Landscaping shall be used to screen views of down slope elevations. Landscaping

material shall consist of native or naturalized plant material that blends naturally with the landscape and provides screening. An irrigation system that utilizes water and energy conservation techniques, sufficient to establish, and if required, facilitate revegetation and minimize erosion shall be used. Required rear yard landscape buffer areas shall be planted with land material that is sufficient in size and quantity to adequately buffer and screen views from down slope elevations to minimize impacts within existing adjacent residential development. Landscaping shall not exceed the height of adjacent rooflines, either when installed or when they reach maturity.

The project is required to comply with the Water Efficient Landscape Ordinance of SBMC 17.56, which requires the Applicants to provide a full Landscape Documentation Package prior to building permit approval. The Landscaping Documentation Package will provide the proposed species and location of native vegetation to be planted on site as well as the type of water efficient irrigation systems to be installed and a maintenance schedule. The proposed plans in Attachment 1 provide a preliminary plan of the proposed landscaping and how it will provide screening for the proposed development. SBMC 17.48.020(H)(3) requires that slopes that exist in an unnatural condition provide a minimum 20-foot landscaped buffer area along the rear property line to provide visual screening for adjacent residents to the west, as well as minimize view blockage for residents to the east. The Applicants propose to landscape this area with a variety of shrubs and groundcover. A condition of project approval has been added to the attached Resolution to indicate that landscaping shall not exceed the height of the adjacent rooflines when installed or at maturity.

Lighting

All exterior lighting shall be designed pursuant to SBMC 17.48.010(F)(8).

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.

Noise

Noise levels shall not exceed the dBA levels set forth in the city of Solana Beach noise ordinance. Intervening structures may be required to be incorporated into the site design to minimize noise impacts.

A condition of project approval includes that the Applicants will be required to comply with the regulations of the noise ordinance of SMBC 7.34.

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 are 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 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 is provided in Attachment 3. The site is located on the hilltop between Midori Court and Barbara Avenue. The proposed east (front) elevation would be visible from Barbara Avenue, as depicted in the first three renderings provided (Attachment 3). The proposed west (rear) elevation would be partially visible from the southern terminus of Midori Court, as depicted in the fourth rendering provided (Attachment 3). 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 proposed residence, as shown in view analysis, will be developed to a similar height as the existing residences to the north and south. The proposed residence will appear as a single story from the eastern elevation. The proposed lower level will be built into the existing slope, with the entire west elevation designed as a walk-out basement with patio doors across the rear and windows located on the west end of the south elevation. Native, non-invasive vegetation is required in compliance with the Water Efficient Landscaping Regulations that will provide screening of the project for the adjacent properties. 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.

The proposed structure would expand the footprint of the existing structure within the buildable area of the lot. The residence would appear as a single-story from Barbara Avenue with a lower level built partially into the existing slope. The lower level improvements include the floor area and deck off the main level, would be setback at least 40 feet from the rear property line. The main level would be setback at least 50 feet from the rear property line.

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. The entire process is discussed further in this report. Three appeals were received by the City, however, the Applicants modified the design in response to the neighbors' concerns and all three view claims were withdrawn. Therefore, it could be found that the proposed design, as story poled, will not obstruct significant views.

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 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. Landscaping is proposed to screen the proposed retaining walls at the rear and sides of the day lighting basement from adjacent properties. Landscaping is also proposed at the front of the proposed structure. Proposed landscaping has been conditioned so that the landscaping shall be maintained to ensure that it does not exceed the height of the adjacent rooflines when installed or at maturity. A majority of the 25-40% sloped area will be left in its existing 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 driveway, parking, and storage areas will not be visible from the western or downslope properties. The proposed driveway, located at the southeast corner of the lot, will provide access to a two-car garage which will house the two 9' X 19' clear parking spaces. Storage areas are provided in the garage and basement area and will not be visible to adjacent properties. The refuse storage area is proposed to be located on the south 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 north side of the house and will be screened from public view.

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.

The Engineering Department has placed a condition on the project that requires any new utility services shall be undergrounded.

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 Hillside Overlay Zone area of Barbara Avenue that was previously graded and exists in an unnatural condition. Therefore, there is no natural topography located onsite. Grading will take place to construct a walk-out basement that is exposed on the west elevation and partially exposed on the south elevation.

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.

Structure Development Permit Compliance:

The proposed project proposes construction of a new residence that will exceed 16 feet in height from the pre-existing grade; therefore, the project must comply with all the requirements of SBMC Chapter 17.63 (View Assessment) and the Applicants must complete the SDP process. A Story Pole Height Certificate was issued by a licensed land surveyor on June 13, 2018, which showed a maximum building height of 25.0 feet above the existing grade. The highest story pole was certified at 157.94 feet above MSL as measured from the existing grade. Notices to apply 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 August 6, 2018. Three applications for View Assessment by neighboring property owners were received by the City (Mayo, Larkin, and Filler).

The Applicants worked with the View Claimants to address their concerns related to the proposed height of the maximum ridgeline and chimney as well as proposed landscaping. Proposed changes included lowering the proposed grade by 6 inches; lowering the overall roof pitch; and lowering the chimney heights to the minimum pursuant to California Building Code. The proposed ridgelines were lowered a total of 15 inches between the lowering of the grade and reduction of the roof pitch. Prior to scheduling the project for a View Assessment Commission (VAC) meeting, all three View Claimants withdrew their applications. With no outstanding View Assessment claims, the project has satisfied the requirements of the View Assessment Ordinance. Therefore, if the Council is able to make the required findings to approve the DRP, the

SDP would be approved administratively. It should be noted that the story poles were not modified to reflect the lowered roofline, although the project plans accurately reflect the current proposal.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed structure (including framing and roofing materials) will not exceed 24.32 feet above the proposed grade or 156.65 feet above the Mean Sea Level (MSL), which is the maximum proposed structure height reflected on the project plans.

Notice of the City Council Public Hearing for this project was published in the San Diego 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, March 28, 2019. As of the date of preparation of this Staff Report, Staff has not received any letters, phone calls, or emails from neighbors or interested parties in support of, or in opposition to, the proposed project.

In conclusion, if the Council can make the required findings, the proposed project, as conditioned, could be found to be consistent with the Zoning Ordinance and the General Plan. Should the City 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 State CEQA Guidelines. Class 3 consists of construction and located 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 2019-037.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and administrative SDP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

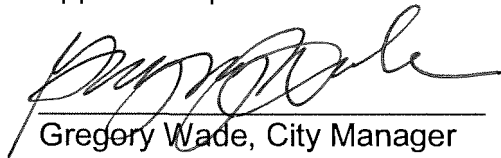
The proposed project meets the requirements under the SBMC, is consistent with the General Plan, and may be found, as conditioned, to meet the discretionary findings

required as discussed in this report to approve a DRP and administratively issue a SDP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2019-037 conditionally approving a DRP and an administrative SDP to demolish a single-family residence with attached two-car garage and construct a replacement single-story, single-family residence with a partially exposed walk-out basement and attached two-car garage at 729 Barbara Avenue.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2019-037
2. Project Plans
3. View Analysis

RESOLUTION 2019-037

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 FOR THE DEMOLITION OF THE EXISTING RESIDENCE AND GARAGE AND CONSTRUCTION OF A REPLACEMENT SINGLE-STORY, SINGLE-FAMILY RESIDENCE WITH A PARTIALLY EXPOSED WALK-OUT BASEMENT, AN ATTACHED GARAGE, AND ASSOCIATED SITE IMPROVEMENTS AT 729 BARBARA AVE, SOLANA BEACH

**APPLICANTS: Mark and Karen Snyder
CASE NO.: 17-17-20 DRP/SDP**

WHEREAS, Mark and Karen Snyder (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 April 10, 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 a single-family residence with attached two-car garage, construct a replacement single-story, single-family residence with a partially exposed walk-out basement and attached two-car garage, and perform associated site improvements 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 or one unit for this 10,500 square foot lot. Further, 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.

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 (MR) Zone and cited by SBMC Section 17.020.030 as well as the specific development regulations of the Scenic Area Overlay Zone (SAOZ) as cited in SBMC 17.48.010 and the Hillside Overlay Zone (HOZ) as cited in SBMC Section 17.48.020.

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

- a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

The property is located within the Low Residential (LR) Zone on the west side of Barbara Avenue. The properties directly to the north and south are also located within the LR Zone, the HOZ, and the SAOZ. The properties on the east side of Barbara Avenue are also located within the LR Zone, but they are not located within either the HOZ or SAOZ; these properties, however, are located within the Scaled Residential Overlay Zone (SROZ). Properties to the west are located within the Low Residential/Specific Plan Zone, which is regulated by the North Rios Specific Plan. All surrounding properties are developed with single-family residences. The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020, and is also consistent with the General Plan, which designates the property as Low Density Residential. 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.

The property is not located within any of the City's Specific Plan areas; however, it is within 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.

- b. Building and Structure Placement: Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.*

The Applicants are proposing a new single-story, single-family residence with a partially exposed walk-out basement and attached two-car garage. The proposed project will appear as one-story as viewed from Barbara Avenue (the east elevation). The project has been designed to lower the finished floor of the main level of the proposed residence by 0.7 feet. All other residences on the west side of Barbara Avenue in the vicinity of the subject site also appear as one-story as viewed from Barbara Avenue. The proposed two-car garage will be located at the 20-foot front setback line, while the remainder of façade

of the residence is proposed to be set back approximately 35.5 feet from the front property line.

The residence is designed to have a partially exposed, walk-out basement and would appear as two stories, as viewed from the west (rear) elevation, which is consistent with the design of other existing residences on the west side of Barbara Avenue. The existing grade along the rear elevation will be lowered by up to 5.5 feet to accomplish this. On the north side of the residence, the site will be graded to generally follow the existing slope, resulting in a structure that appears to be one story. Along the south side of the residence, a portion of the lower level toward the rear (west end) of the residence will be exposed. 1,389 square feet (over half) of the lower level will qualify as a "Basement" and be exempt from floor area as more than 60 percent of the story height will be located below the lower of the existing or proposed grade.

The rear (west) side of the proposed residence will conform to the 50-foot rear yard setback for at-grade structures as required by the HOZ. The proposed deck, which will be located off the rear of the main level of the house, will comply with the 40-foot setback for below-grade structures as required by the HOZ.

The floor area proposed for the residence includes: a 2,691 square-foot main level with an open-concept kitchen, living, and dining room, pantry, power room, utility hall, guest bedroom and bathroom, and a master suite; a 525 square-foot, two-car garage on the main level; a 1,797 square-foot lower level with a rec room, three bedrooms and three bathrooms, and a laundry room; and a 377 square-foot storage and mechanical area on the lower level.

A single-family residence requires two off-street parking spaces. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. Therefore, the project is afforded a 400 square-foot exemption for off-street parking. Additionally, 1,389 square feet is exempted for the portion of the lower level that qualifies as a basement. The total proposed floor area is 3,601 square feet, which is 959 square feet below the maximum allowable for the 10,500 square-foot lot. The maximum floor area calculation for this property is as follows:

0.6 for the first 5,000 ft ²	3,000 ft ²
0.3 for 5,001 to 20,000 ft ²	1,650 ft ²
Maximum Allowable Floor Area	4,560 ft ²

The proposed project, as designed, meets the minimum required setbacks and is below the maximum allowable floor area for the property.

- c. *Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

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

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require each single-family residence to provide two off-street parking spaces that are a minimum of 9' X 19' clear. The project proposes a two-car garage on the southeast corner of the buildable area of the property that would be accessed from a driveway off Barbara Avenue. If the required parking spaces are provided in a garage, up to 200 square feet per required parking space is exempt from the calculation of floor area. The proposed attached garage provides two parking spaces that comply with the regulations; therefore, 400 square feet has been exempted from the calculation of maximum floor area. The remaining square footage of the garage has been added to the square footage calculations and counts toward the floor area.

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

The project site is located within the HOZ area of Barbara Avenue, which was previously graded and is considered on slopes that exists in an unnatural condition. According to the slope analysis provided by the Applicants, approximately 73 percent of the site has slopes below 25 percent, which includes the pad for the existing house and garage, the driveway, the front yard, and most of the area below the existing deck off the west end of the existing house. Approximately 17 percent of the site has slopes between 25 and 40 percent and approximately 10 percent has slopes in excess of 40 percent; the majority of these steeper sloped areas are located in the western third of the site.

The project proposes a total of 1,085 cubic yards of cut, 10 cubic yards of excavation for footings, and 50 cubic yards of removal and recompaction, which will result in 1,085 cubic yards of export. The finished floor of the main level of the new house is proposed to be located at a slightly lower (0.7 feet) elevation than the existing house. A majority of the grading is proposed to provide a partial daylight lower level, which would be fully exposed on the west side of the residence and partially

exposed on the west end of the south side of the lower level. The north side of the lower level would not be exposed. According to the definition for a basement (SBMC 17.08.030), any portion of a building story which has at least 60 percent or more of the story height below the finished grade or pre-existing grade, whichever is lower, is considered a basement and does not count toward floor area for the purposes of determining maximum allowable floor area. The total floor area of the lower level would be 2,174 square feet. Based on how the project is proposed to be graded, 1,389 square feet of the lower level is considered basement and is not required to be included in total allowable floor area.

The property currently has four retaining walls within the west end of the site. The lowest, western-most retaining wall is concrete and is proposed to be retained; the other three are wood and are proposed to be removed. New retaining walls are proposed to support the proposed patios and fire pit on the west end of the lower level, and to support the proposed spa, which would be located off the master bedroom, on the north side of the residence on the main level.

- 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. Consideration shall be given to type and quantity of such uses, including but not limited to golf courses, picnic and barbecue areas, tot lots, open playing fields, swimming pools and spas, and court facilities.*

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.

- 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 (CCC) prior to issuance of Building Permits.

- B. In accordance with Section 17.48.020 (Hillside Overlay Zone) of the City of Solana Beach Municipal Code, the City Council finds the following:

- I. *The development activity meets the intent of all performance standards set forth herein:*

- a. *Site Design. The site design should incorporate the existing natural features and terrain taking into consideration the contours of the land. The building form should follow the natural contours of the land. The site design and structure should take into consideration the impacts on privacy and views of neighboring properties. Window placement, landscaping, deck and other accessory structure placement should be carefully planned to ensure adjacent properties are not compromised.*

The site has been graded previously to construct an existing residence on the site, which will be demolished. The finished floor of the main level of the project is proposed at a slightly lower elevation as the existing house. A partially exposed basement is proposed for the lower level, where it will daylight toward the western property line and be below grade toward the east. The main level will be located on top of the basement and the residence and would appear as a one-story residence from Barbara Avenue, where the topography is highest and where the existing flat building pad is located. Although most of the natural features and terrain of the site are no longer present, the proposed residence has been designed to follow the contours of

the existing site on the east and north elevations. The existing grade will be retained within the front yard setback. The portions of the lower level are proposed to be excavated more than the existing residence to provide a walk-out for the lower level along the west elevation, and to provide windows on the western end of the south elevation of the lower level.

The majority of the windows on both levels would face west, and a main-level deck is proposed over a lower level patio along the entire west elevation. As shown on the East-West Section 1 (Sheet A5.0) of the project plans (Attachment 2), the proposed finished floor of the basement level of the house would be slightly above the roofline of the existing downslope residence on Midori Court. The sightline from the majority of the proposed windows, patio doors, deck, and patio would be to the west over the downslope residences.

- b. *Building Form. The slopes of the roof should follow the natural contours (i.e., oriented in the same direction as the slope). The bulk of the building should be broken up by incorporating varied roof heights rather than having just one or two massive roof planes. Expansive facades shall be avoided by offsetting walls and architectural elements to produce patterns of light and shade. Second stories shall be set back from the first floor as specified herein to step with the slope so that bulk is minimized.*

The proposed roof plan shows a variety of hipped roof planes with ridgelines running east/west and north/south, as well as two flat areas. The elevations of the ridgelines and flat areas vary, providing varied roof heights and breaking up the massing of the roof. The front (east elevation) of the proposed residence provides articulation through a recessed entry and varied façade setbacks, with the garage set back 20 feet from the property line and the remaining façade stepped back 35.5 and 36.5 feet. The proposed main level deck provides an architectural element to break up the rear (west) façade of the residence.

According to SBMC 17.48.020(H), any portion of a structure located below grade is required to be set back 40 feet from the rear property line, while any at-grade portion of a structure is required to be set back an additional 10 feet, with a minimum 50-foot setback from the rear property line. As designed, the proposed residence meets or exceeds these requirements.

- c. *Fences and Retaining Walls. Solid fencing should be avoided where visible to the public. Retaining walls should be*

landscaped so that they blend with surroundings and reduce visual impacts.

The project includes retaining walls and fences along the side property lines within the front and side-yard setbacks. These fences will be screened from public view by six-foot high hedges.

- d. *Color and Materials. Exterior colors of all structures shall use natural dark, or earth tones. Light, bright and reflective materials are to be avoided.*

A condition of project approval has been added to the project to indicate that 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.

- e. *Vegetation. Vegetation shall be used to blend structures with the surrounding landscape, soften the impact of development on manufactured slopes, and provide erosion control. Landscaping shall be used to screen views of down slope elevations. Landscaping material shall consist of native or naturalized plant material that blends naturally with the landscape and provides screening. An irrigation system that utilizes water and energy conservation techniques, sufficient to establish, and if required, facilitate revegetation and minimize erosion shall be used. Required rear yard landscape buffer areas shall be planted with land material that is sufficient in size and quantity to adequately buffer and screen views from down slope elevations to minimize impacts within existing adjacent residential development. Landscaping shall not exceed the height of adjacent rooflines, either when installed or when they reach maturity.*

The project is required to comply with the Water Efficient Landscape Ordinance of SBMC 17.56, which requires the Applicants to provide a full Landscape Documentation Package prior to building permit approval. The Landscaping Documentation Package will provide the proposed species and location of native vegetation to be planted on site as well as the type of water efficient irrigation systems to be installed and a maintenance schedule. The proposed plans in Attachment 1 provide a preliminary plan of the proposed landscaping and how it will provide screening for the proposed development. SBMC 17.48.020(H)(3) requires that slopes that exist in an unnatural condition provide a minimum 20-foot landscaped buffer area along the rear property line to provide visual screening for

adjacent residents to the west, as well as minimize view blockage for residents to the east. The Applicants propose to landscape this area with a variety of shrubs and groundcover. A condition of project approval has been added to the attached Resolution to indicate that landscaping shall not exceed the height of the adjacent rooflines when installed or at maturity.

- f. *Lighting. All exterior lighting shall be designed pursuant to SBMC 17.48.010(F)(8).*

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. *Noise. Noise levels shall not exceed the dBA levels set forth in the city of Solana Beach noise ordinance. Intervening structures may be required to be incorporated into the site design to minimize noise impacts.*

A condition of project approval includes that the Applicants will be required to comply with the regulations of the noise ordinance of SMBC 7.34.

- C. In accordance with Section 17.48.010 (Scenic Area Overlay Zone) of the Solana Beach Municipal Code, the City Council finds the following:

- I. *The development activity meets the intent of all performance standards set forth herein:*

- a. *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 proposed residence, as shown in view analysis, will be developed to a similar height as the existing residences to the north and south. The proposed residence will appear as a single story from the eastern elevation. The proposed lower level will be built into the existing slope, with the entire west elevation designed as a walk-out basement with patio doors across the rear and windows located on the west end of the south elevation. Native, non-invasive vegetation is required in compliance with the Water Efficient Landscaping Regulations

that will provide screening of the project for the adjacent properties. The project has been conditioned to be constructed with exterior colors that are natural dark or earth toned to the extent feasible.

- b. 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.*

The proposed structure would expand the footprint of the existing structure within the buildable area of the lot. The residence would appear as a single-story from Barbara Avenue with a lower level built partially into the existing slope. The lower level improvements include the floor area and deck off the main level, would be setback at least 40 feet from the rear property line. The main level would be setback at least 50 feet from the rear property line.

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. The entire process is discussed further in this report. Three appeals were received by the City, however, the Applicants modified the design in response to the neighbors' concerns and all three view claims were withdrawn. Therefore, it could be found that the proposed design, as story poled, will not obstruct significant views.

- c. 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 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. Landscaping is proposed to screen the proposed retaining walls at the rear and sides of the day lighting basement from adjacent properties. Landscaping is also proposed at the front of the proposed structure. Proposed landscaping has been conditioned so that the landscaping shall be maintained to ensure that it does not exceed the height of the adjacent rooflines when installed or at maturity. A majority of the 25-40% sloped area will be left in its existing condition.

- 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 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 driveway, parking, and storage areas will not be visible from the western or downslope properties. The proposed driveway, located at the southeast corner of the lot, will provide access to a two-car garage which will house the two 9' X 19' clear parking spaces. Storage areas are provided in the garage and basement area and will not be visible to adjacent properties. The refuse storage area is proposed to be located on the south 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 north side of the house and will be screened from public view.

- e. 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.*

The Engineering Department has placed a condition on the project that requires any new utility services shall be undergrounded.

- f. *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 Hillside Overlay Zone area of Barbara Avenue that was previously graded and exists in an unnatural condition. Therefore, there is no natural topography located onsite. Grading will take place to construct a walk-out basement that is exposed on the west elevation and partially exposed on the south elevation.

- g. *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.

- h. *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).*

The project has been conditioned to meet City-wide exterior lighting regulations of SBMC 17.60.060 and the Noise Ordinance of SBMC 7.34.

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

The proposed project proposes construction of a new residence that will exceed 16 feet in height from the pre-existing grade; therefore, the project must comply with all the requirements of SBMC Chapter 17.63 (View Assessment) and the Applicants must complete the SDP process. A Story Pole Height Certificate was issued by a licensed land surveyor on June 13, 2018, which showed a maximum building height of 25.0 feet above the existing grade. The highest story pole was certified at 157.94 feet above MSL as measured from the existing grade. Notices to apply 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 August 6, 2018. Three applications for View Assessment by neighboring property owners were received by the City (Mayo, Larkin, and Filler).

The Applicants worked with the View Claimants to address their concerns related to the proposed height of the maximum ridgeline and chimney as well as proposed landscaping. Proposed changes included lowering the proposed grade by 6 inches; lowering the overall roof pitch; and lowering the chimney heights to the minimum pursuant to California Building Code. The proposed ridgelines were lowered a total of 15 inches between the lowering of the grade and reduction of the roof pitch. Prior to scheduling the project for a View Assessment Commission (VAC) meeting, all three View Claimants withdrew their applications. With no outstanding View Assessment claims, the project has satisfied the requirements of the View Assessment Ordinance. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively. It should be noted that the story poles were not modified to reflect the lowered roofline, although the project plans accurately reflect the final proposal.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed structure (including framing and roofing materials) will not exceed 24.32 feet above the proposed grade or 156.65 feet above the Mean Sea Level (MSL), which is the maximum proposed structure height reflected on the project plans.

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 Public Facilities Fees, as established by SBMC Section 17.72.020 and Resolution 1997-36.
- II. Building Permit plans must be in substantial conformance with the plans presented to the City Council on April 10, 2019 and located in the project file with a submittal date of October 29, 2018.
- 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 is in conformance with the plans dated October 29, 2018, as approved by the City Council on April 10, 2019, and that the structure will not exceed 24.32 feet in height or 156.65 feet above MSL from the proposed finished grade.
- IV. Any proposed onsite fences, walls, retaining walls, and any proposed railing located on top or any combination thereof shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required CCC approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a building permit by the City.
- VI. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
- VII. 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.
- VIII. The Applicants shall submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect and shall be in substantial conformance with the conceptual plan presented to the City Council on April 10, 2019. In addition, the City's third-party landscape architect will perform a final inspection to verify substantial conformance onsite prior to final occupancy.
- IX. Native, drought-tolerant and non-invasive plant materials and water-

conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.

- X. Proposed landscaping has been conditioned so that the landscaping shall be maintained to ensure that it does not exceed the height of the adjacent rooflines when installed or at maturity.
 - XI. Any existing above-ground utilities to remain shall be screened from public view from either the scenic highway or the adjacent scenic, historic, or recreational resources by the placement of buildings and structures, or by landscaping and plantings.
 - XII. The exterior structure shall utilize natural dark or earth tones and that the use of 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 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. **OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** All roadways shall be a minimum of 24 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Fire Department.
 - II. **ADDRESS NUMBERS:** Street Numbers: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke

for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

- III. AUTOMATIC FIRE SPRINKLER SYSTEM ONE AND TWO FAMILY DWELLINGS: Structures shall be protected subject to the current edition of the California Fire Code 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.
- IV. SMOKE DETECTORS/CARBON MONOXIDE ALARMS/FIRE SPRINKLER SYSTEMS: Smoke detectors/carbon monoxide alarms/fire sprinklers shall be inspected by the Solana Beach Fire Department.
- V. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.
- VI. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per the California Fire Code and Solana Beach Fire Department requirements.

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. Improvements shall include, but not be limited to, the construction of a 19" swale and Stabilized, Compacted Decomposed Granite (D.G.) at 2% maximum cross slope connecting to the G-14A driveway approach as shown on the Preliminary Grading Plan prepared by Pasco Laret Suiter and Associates dated 4/28/2017.
- III. 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.

- IV. The proposed walkway within the public right-of-way, and all other private improvements in the public right-of-way, shall be subject to an Encroachment Maintenance Removal Agreement (EMRA).
- V. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- VI. All new utility services shall be installed underground.
- VII. GRADING: Prior to issuance of a Building Permit, the Applicants shall obtain a Grading Permit and provide Pad Certifications from Registered Land Surveyor and Soils Engineer. Conditions prior to the issuance of a Grading Permit shall include, but not be limited to, the following:
 - i. 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.
 - j. 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.
 - k. The proposed drainage design for this project shall include a drainage system consistent with the recommendations of the Hydrology Study prepared by Pasco, Laret, Suiter and Associates, Inc. dated July 26th, 2017. The outflow system shall be designed and constructed so that the rate of runoff for the proposed development is the same or less than that of existing condition.
 - l. An easement shall be recorded over the detention basin for maintenance by the property owner in perpetuity.
 - m. 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.

- n. 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.
- o. 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.
- p. Obtain and submit grading security in a form prescribed by the City Engineer.
- q. Obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- r. 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.
- s. 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.
- t. 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.

- u. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
 - v. No increased cross lot drainage shall be allowed.
 - w. Due to actual field conditions encountered during construction, additional Engineering Department conditions may be added as warranted.
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 10th day of April 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

TOPOGRAPHIC SURVEY MAP - 729 BARBARA AVE., SOLANA BEACH

SHEET 1 OF 1 SHEET

LOT 21
MAP 3521

LOT 32
MAP 3521

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT ON 04-01-2015.

Blake E. Torgersen
BLAKE E. TORGERSEN PLS 2548



PROJECT INFORMATION

CLIENT: MARC SNYDER, BEACHVIEW CA, LLC
ADDRESS: 15 OBTUSE ROAD NORTH, BROOKFIELD, CT 06804
APN: 263-091-03

ABBREVIATED LEGAL DESCRIPTION

LOT 22 OF SOLANA HEIGHTS, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3521, FILED ON THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 10, 1999.

AS DESCRIBED IN GRANT DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2013-0456581.

SURVEY NOTES

- THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL(S) SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY.
- ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SOLANA BEACH SURVEY CONTROL STATION "SOLB-1", AS SHOWN ON RDS 18971. ELEVATION: 71.450 DATUM: NAVD-83
- THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

LEGEND

	FOUND MONUMENT AS NOTED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTER LINE
	ADJOINING PROPERTY LINE
	TIE LINE / REFERENCE LINE
	FENCE LINE
	WALL
	INDEX CONTOUR LINE
	INTERMEDIATE CONTOUR LINE
	WOOD DECKING
	CONCRETE SURFACE
	FS FINISHED SURFACE
	GS GROUND SURFACE
	FF FINISHED FLOOR
	ASPH ASPHALT SURFACE
	AD AREA DRAIN
	WM WATER METER
	UB UTILITY BOX
	WV WATER/IRRIGATION VALVE
	MB MAILBOX

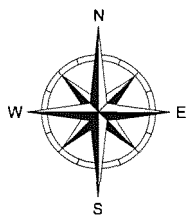
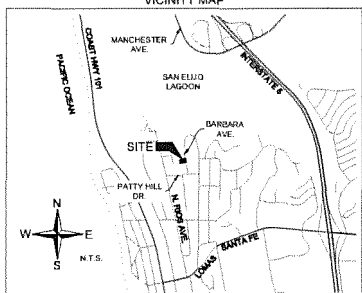
LOT 30
MAP 3521

LOT 22, MAP 3521
APN: 263-091-03

FF=143.53
ROOF=155.15

LOT 23
MAP 3521

VICINITY MAP

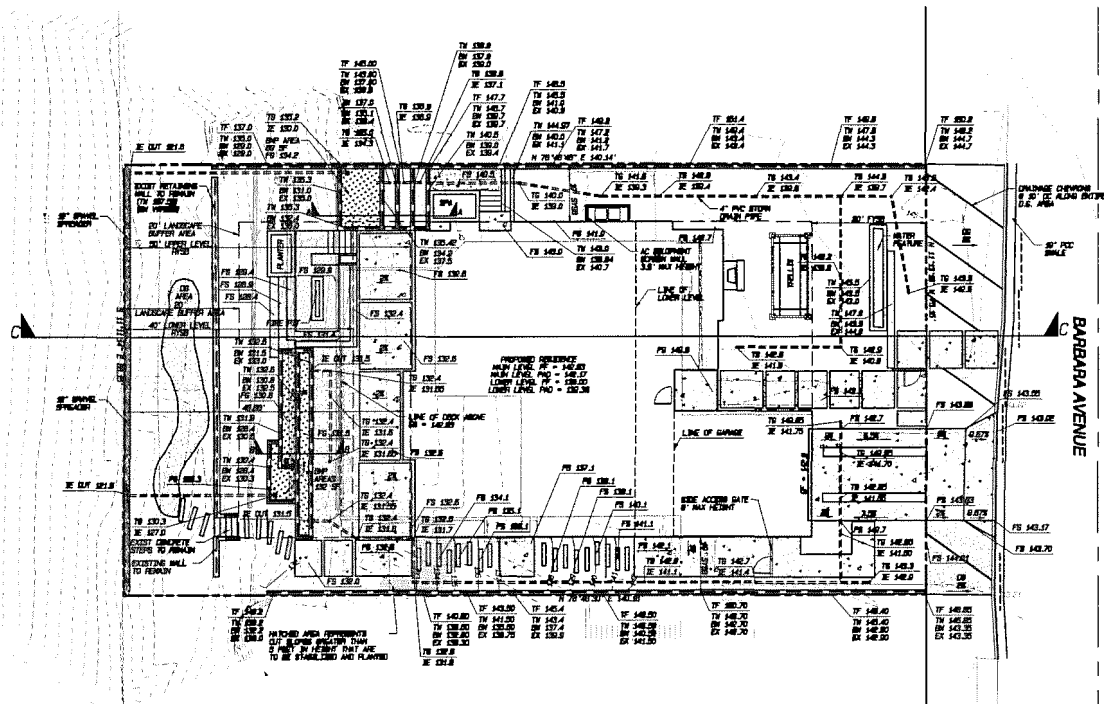


FOUND 3/4" IRON PIPE
& DISC RE 1534

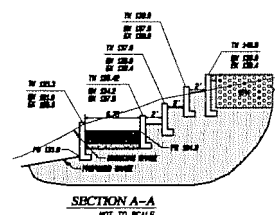
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26

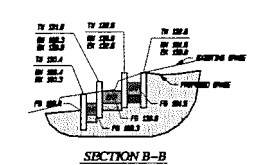
PASCO LARET SUITER
ENGINEERS & ARCHITECTS
253 North Highway 101, Ste A, Solana Beach, CA 92075
ph 949.229.8212 | fx 949.229.4811 | pascoengineering.com



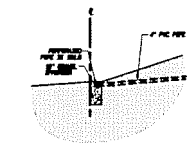
PRELIMINARY GRADING PLAN
SCALE: 1"=10'



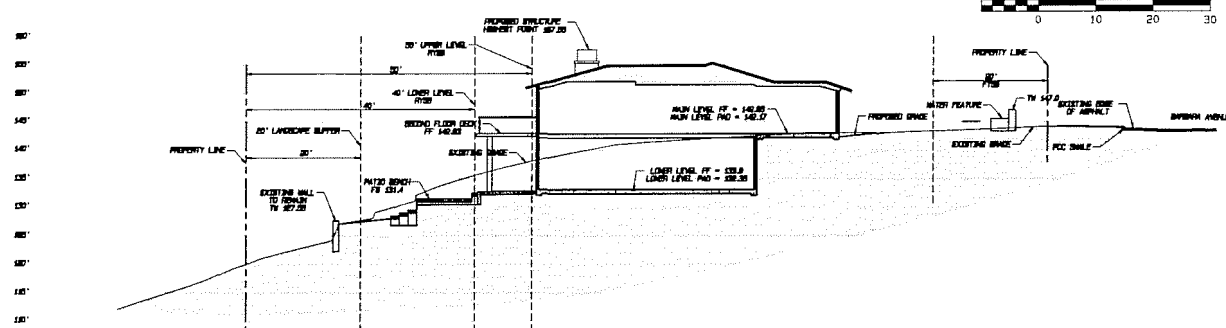
SECTION A-A
NOT TO SCALE



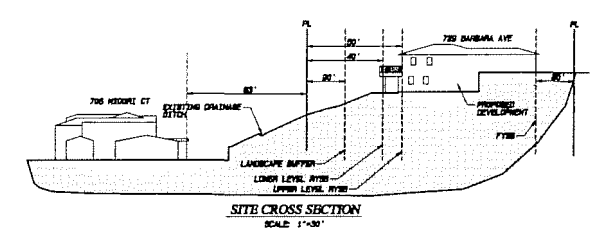
SECTION B-B
NOT TO SCALE



GRAVEL SPREADER DETAIL
NOT TO SCALE



SECTION C-C
SCALE: 1"=10'





SITE CROSS SECTION
SCALE: 1"=30'

PASCO LARET SUITER
& ASSOCIATES
CIVIL ENGINEERING - LAND PLANNING - LAND SURVEYING
923 North Highway 101, Ste A, Solana Beach, CA 92078
ph 858.259.8312 | fx 858.259.4812 | pasco@pascoengineering.com

SOLANA BEACH FIRE DEPARTMENT		SANTA FE INDEPENDENT DISTRICT		DESCRIPTION OF WORK		CITY APPROVED CHANGES		APPROVED DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
By: _____ Plan Check Date: _____	By: _____ Plan Check Date: _____	By: _____ Checked By: _____ Date: _____	By: _____ Checked By: _____ Date: _____	By: _____ Checked By: _____ Date: _____	By: _____ Checked By: _____ Date: _____	By: _____ Checked By: _____ Date: _____	By: _____ Checked By: _____ Date: _____	By: _____ Checked By: _____ Date: _____	By: _____ Checked By: _____ Date: _____	By: _____ Checked By: _____ Date: _____	By: _____ Checked By: _____ Date: _____	729 BARBARA AVENUE	000003 OF 2

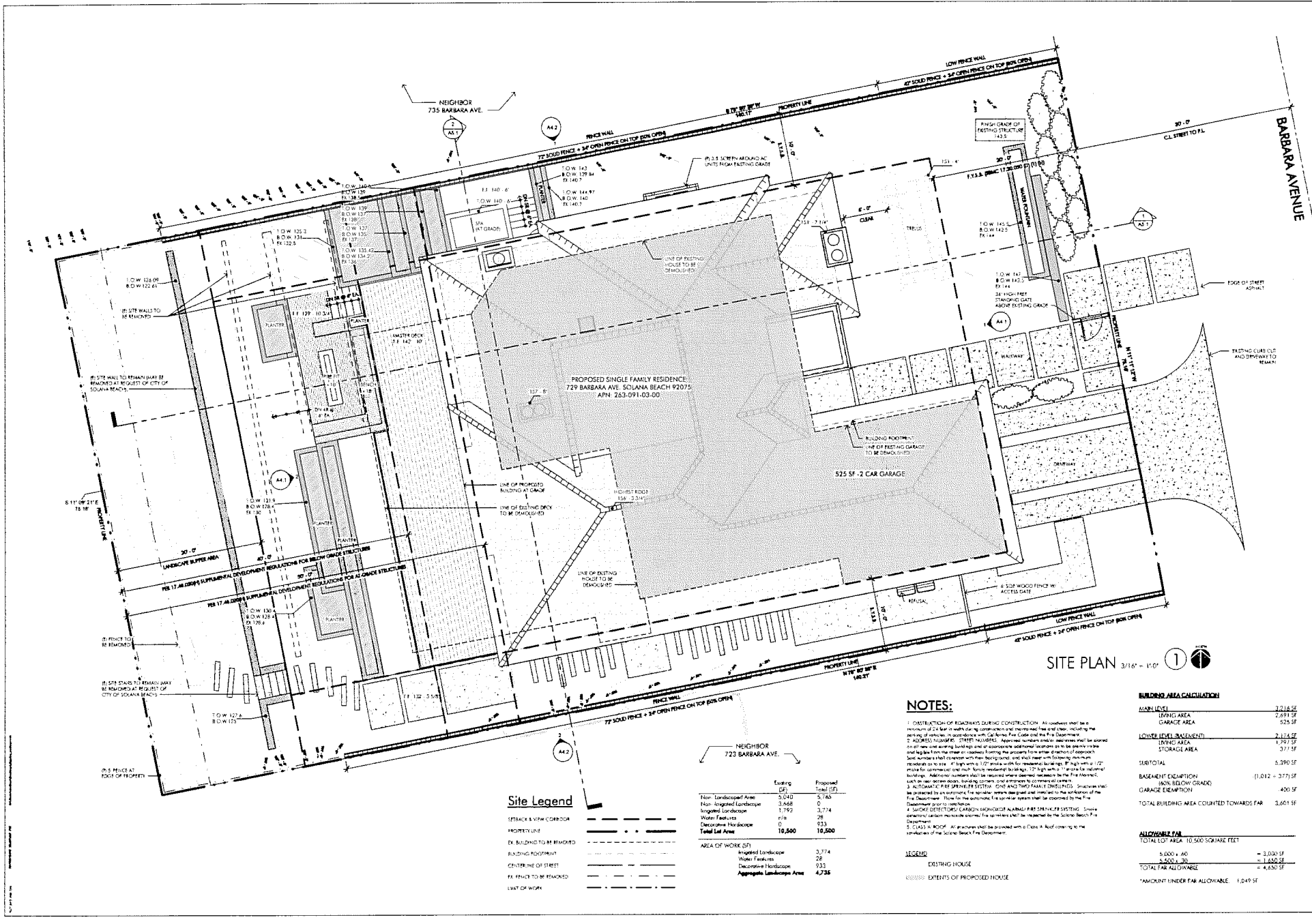
SLOPE ANALYSIS 729 BARBARA AVENUE



-  INDICATES AREAS WITH SLOPES LESS THAN 20% - 1:5 (2.0:1)
-  INDICATES AREAS WITH SLOPES GREATER THAN 20% AND LESS THAN 40% - 1:2.5 (2.5:1)
-  INDICATES AREAS WITH SLOPES GREATER THAN 40% - 1:2.5 (2.5:1)



PREPARED BY
PASCO LARET SUITER
& ASSOCIATES
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
133 North Highway 161, Ste. A, Redline Beach, CA 94074
ph 415.299.8212 | fx 415.299.8213 | plsa@pascoengineering.com



SITE PLAN 3/16" = 1'-0" **1**

NOTES:

1. CONSTRUCTION OF ROADWAYS DURING CONSTRUCTION. All roadways shall be a minimum of 24" in width during construction and must meet the standards including the use of proper materials, including California Red Clay and the Department of Public Works (DWP) STREET GUIDELINES. Appropriate numbers and dimensions shall be shown on all roadways. All roadways shall be constructed to the standards of the Department of Public Works (DWP) STREET GUIDELINES. All roadways shall be constructed to the standards of the Department of Public Works (DWP) STREET GUIDELINES. All roadways shall be constructed to the standards of the Department of Public Works (DWP) STREET GUIDELINES.
2. ADDRESS NUMBERS. STREET NUMBERS. Appropriate numbers and dimensions shall be shown on all roadways. All roadways shall be constructed to the standards of the Department of Public Works (DWP) STREET GUIDELINES. All roadways shall be constructed to the standards of the Department of Public Works (DWP) STREET GUIDELINES. All roadways shall be constructed to the standards of the Department of Public Works (DWP) STREET GUIDELINES.
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Site Legend

- STREET & VIEW CORRIDOR
- PROPERTY LINE
- EX. BUILDING TO BE REMOVED
- BUILDING FOOTPRINT
- CENTRELINE OF STREET
- EX. FENCE TO BE REMOVED
- LINE OF WORK

	Existing (SF)	Proposed Total (SF)
Hard Landscaped Area	2,040	5,765
Hard Irrigated Landscape	3,468	0
Irrigated Landscape	1,792	3,774
Water Features	n/a	28
Decorative Hardscape	0	933
Total Lot Area	10,500	10,500

AREA OF WORK (SF)	
Irrigated Landscape	3,774
Water Features	28
Decorative Hardscape	933
Aggregate Landscape Area	4,735

LEGEND

- EXISTING HOUSE
- EXTENTS OF PROPOSED HOUSE

BUILDING AREA CALCULATION

MAIN LEVEL	3,216 SF
100% BELOW GRADE	2,691 SF
GARAGE AREA	525 SF
LOWEST LEVEL (BASEMENT)	2,174 SF
STORAGE AREA	4,297 SF
STORAGE AREA	3,711 SF
SUBTOTAL	5,390 SF
BASEMENT EXEMPTION (60% BELOW GRADE)	(1,012 = 3,771 SF)
GARAGE EXEMPTION	400 SF
TOTAL BUILDING AREA COUNTED TOWARDS FAR	3,661 SF

ALLOWABLE FAR

TOTAL LOT AREA - 10,500 SQUARE FEET	
1,000 x .40	= 400 SF
1,500 x .30	= 450 SF
TOTAL FAR ALLOWABLE	850 SF
*AMOUNT UNDER FAR ALLOWABLE	1,049 SF

ISLAND ARCHITECTS

DREA PATTERSON, TONY CRISAFI, K.A. BREA PATTERSON, TONY CRISAFI, K.A. BREA PATTERSON, TONY CRISAFI, K.A.

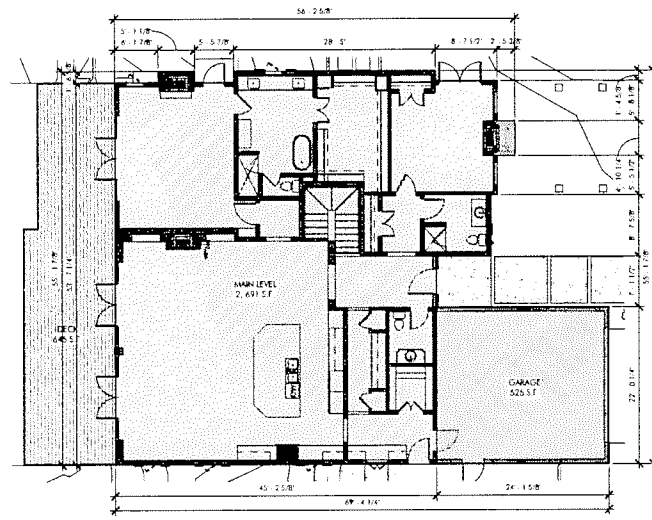
SNYDER RESIDENCE

729 BARBARA AVE., SOLANA BEACH, CA 92075

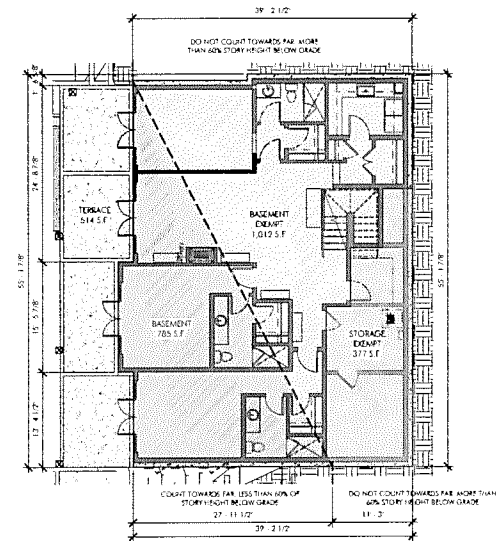
A1.1

SITE PLAN

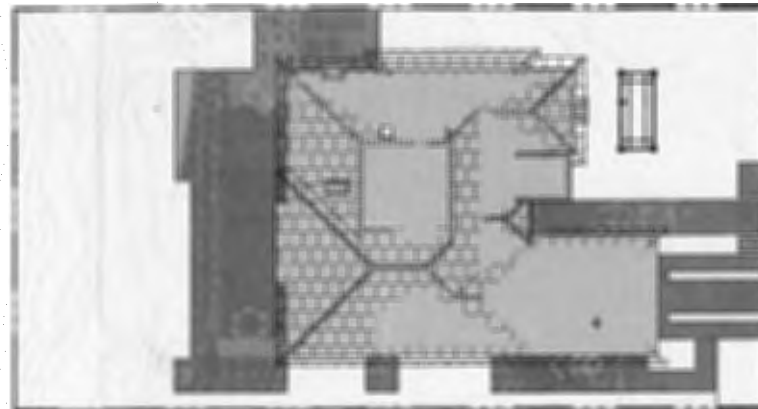
10.29.2018



① MAIN LEVEL
1/8" = 1'-0"



② LOWER LEVEL
1/8" = 1'-0"



Property Breakdown Square Footages

 BUILDING FOOTPRINT	3,254 SF
 HARDSCAPE	2,292 SF
 LANDSCAPE	4,989 SF

BUILDING AREA CALCULATION:

MAIN LEVEL	3,216 SF
ENTRANCE AREA	2,691 SF
GARAGE AREA	925 SF
LOW LEVEL (BASEMENT)	1,124 SF
ENTRANCE AREA	1,797 SF
STORAGE AREA	377 SF
SUBTOTAL	5,370 SF
BASEMENT EXEMPTION (50% BELOW GRADE)	(1,012 + 377) SF
GARAGE EXEMPTION	400 SF
TOTAL BUILDING AREA COUNTED TOWARDS FAR	5,601 SF

ALLOWABLE FAR

TOTAL LOT AREA	10,500 SQUARE FEET
3,000 ÷ 50	= 60
5,500 ÷ 50	= 110
TOTAL FAR ALLOWABLE	= 170
*AMOUNT UNDER FAR ALLOWABLE	1,019 SF

ISLAND ARCHITECTS
DREA PATTERSON TONY CRISAFI R.A.
1015 W. 10TH AVE. SUITE 100
LA JOLLA, CA 92037

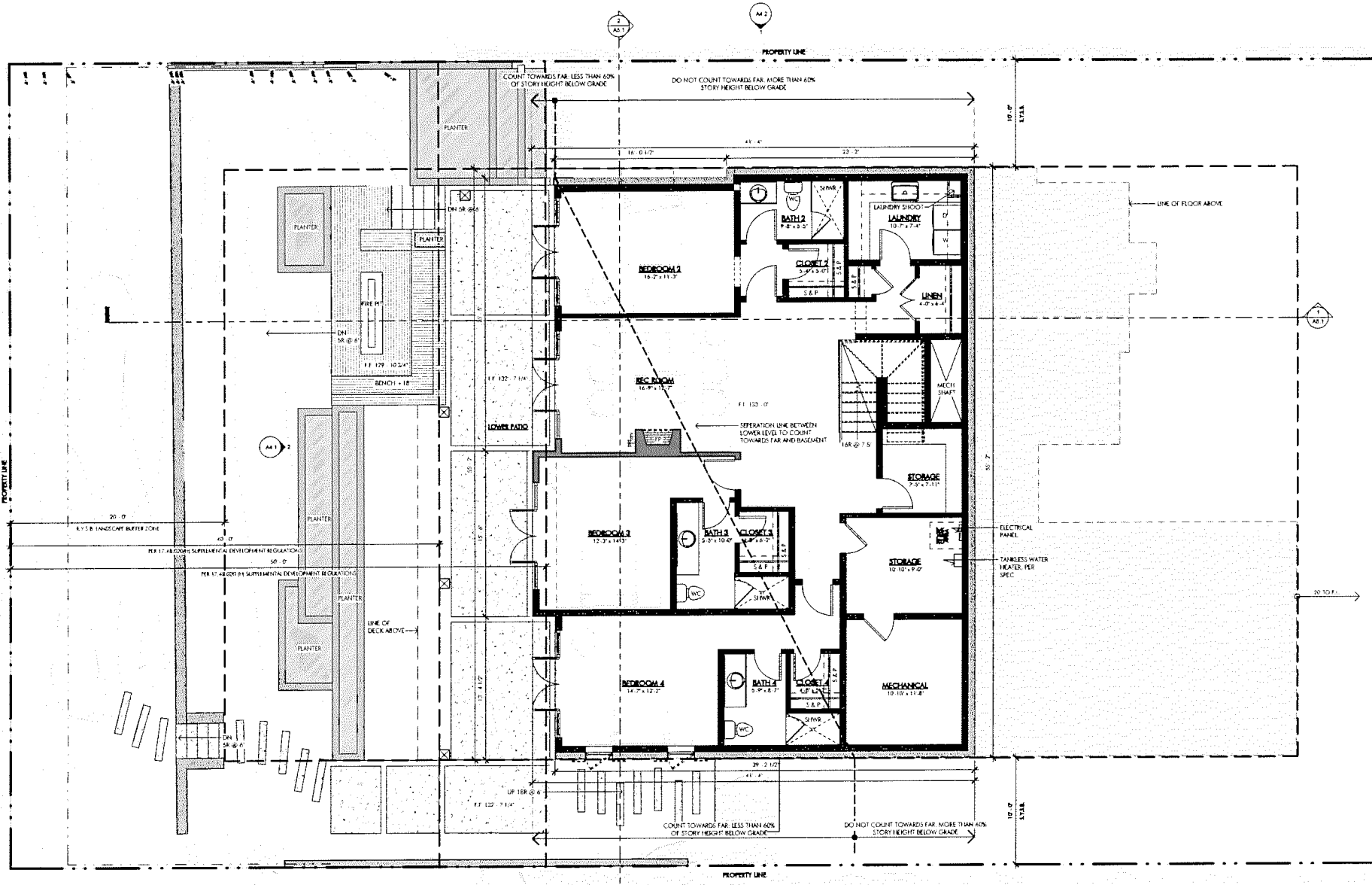


DATE	08/14/2018
SCALE	AS SHOWN
PROJECT	SNYDER RESIDENCE
CLIENT	BBB
NO. OF SHEETS	12
SHEET NO.	11

SNYDER RESIDENCE
779 BARBARA AVE., SOLANA BEACH, CA 92075

A1.2

AREA CALCULATIONS
10/28/2018



NOTE: ALL DIMENSIONS ARE MEASURED FROM EXTERIOR WALL SURFACES.
 PLANTER HATCH: [Symbol]

LOWER LEVEL 1/4" = 1'-0" 1

ISLAND ARCHITECTS
 DR. J. PATTERSON TONY CAISAFI, R.A.
 1001 W. 10TH AVENUE
 FT. LAUDERDALE, FL 33304-3001
 TEL: 954.581.2525 FAX: 954.581.4001

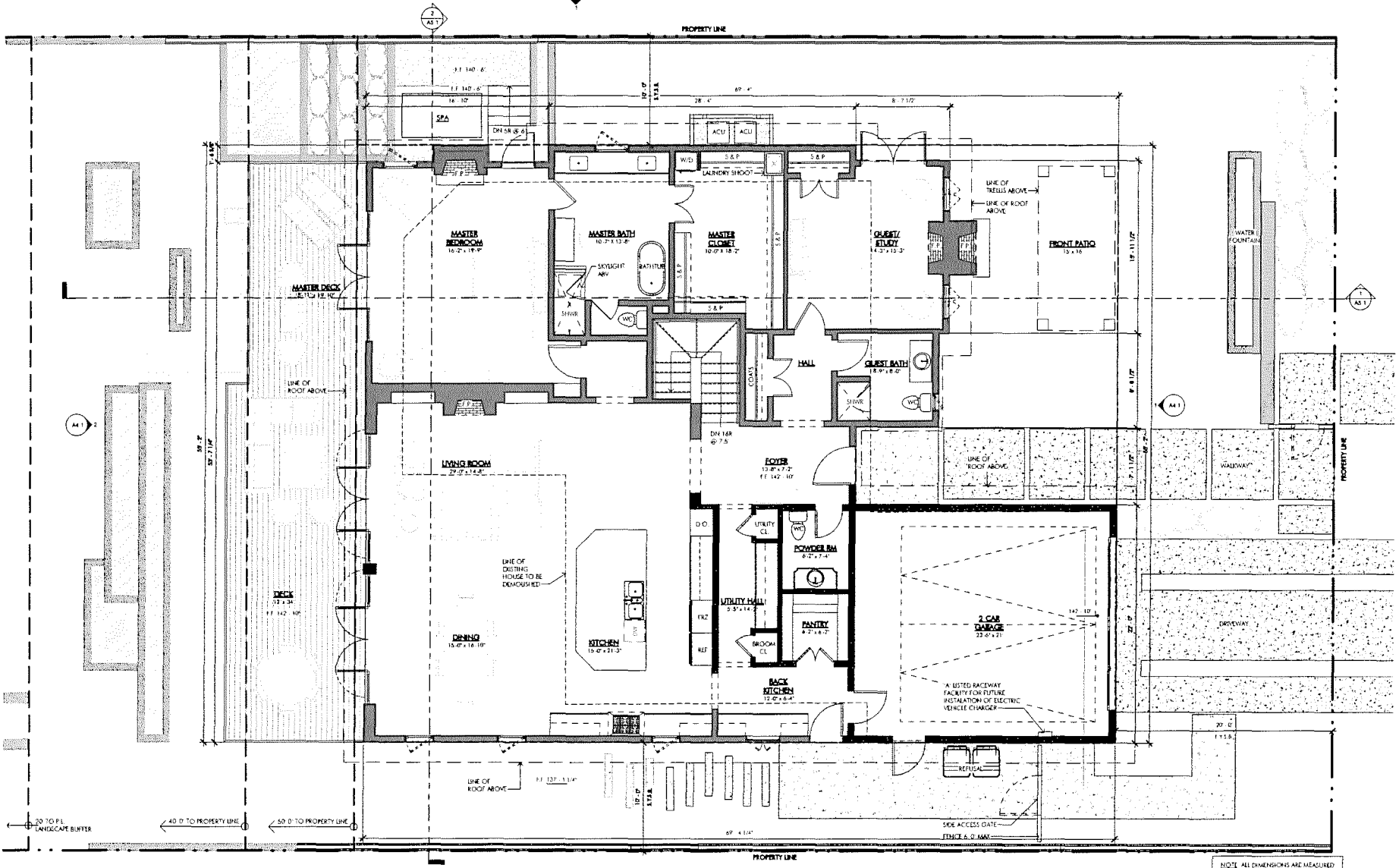


Project Name	SNYDER RESIDENCE
Client	DR. J. PATTERSON TONY CAISAFI, R.A.
Architect	ISLAND ARCHITECTS
Scale	1/4" = 1'-0"
Date	10.26.2018
Sheet	10.26.2018

SNYDER RESIDENCE
 729 BARBARA AVE., SOLANA BEACH, CA 92075

A2.0

LOWER LEVEL
 10.26.2018

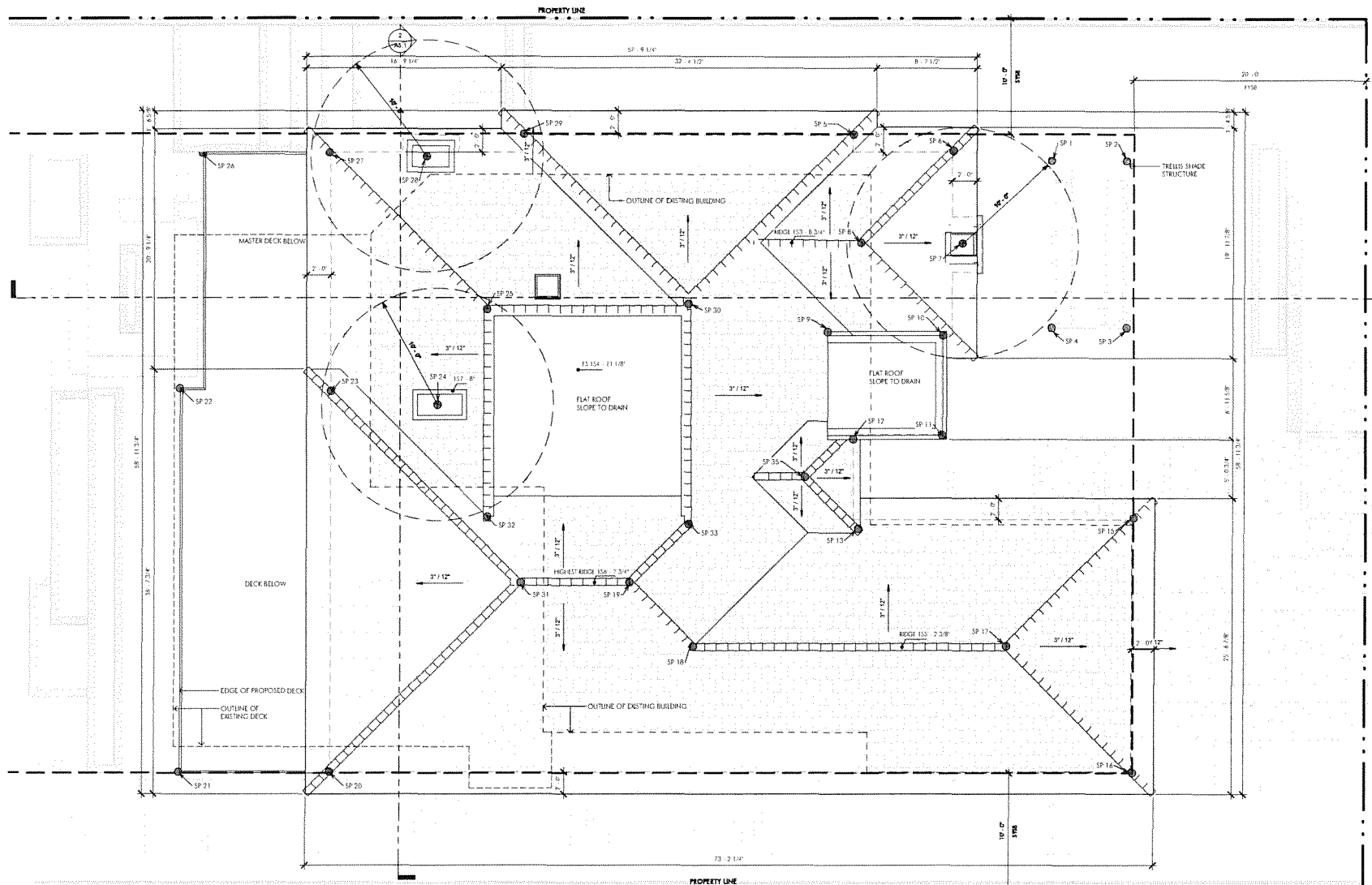


NOTE: ALL DIMENSIONS ARE MEASURED FROM EXTERIOR WALL SURFACES

FIRST FLOOR PLAN 1/4" = 1'-0" 1



PROJECT NO.	2018-001
DATE	08/15/18
SCALE	1/4" = 1'-0"
PROJECT NAME	SNYDER RESIDENCE
CLIENT	729 BARBARA AVE. SOLANA BEACH, CA 92075



STORY POLE SCHEDULE (FT)		
MIN	ELEVATION AT SEA LEVEL	ELEVATION OF EXISTING GRADE (E)
1	152.0	152.0
2	152.0	152.0
3	152.0	152.0
4	152.0	152.0
5	152.3	152.3
6	152.3	152.3
7	152.6	152.6
8	154.8	154.8
9	154.3	154.3
10	154.3	154.3
11	154.3	154.3
12	154.3	154.3
13	153.4	153.4

STORY POLE SCHEDULE (FT)		
MIN	ELEVATION AT SEA LEVEL	ELEVATION OF EXISTING GRADE (E)
13	153.4	153.4
14	153.4	153.4
15	153.1	153.1
16	153.1	153.1
17	156.3	156.3
18	156.3	156.3
19	155.8	155.8
20	153.1	153.1
21	148.8	148.8
22	148.8	148.8
23	153.1	153.1
24	152.3	152.3

STORY POLE SCHEDULE (FT)		
MIN	ELEVATION AT SEA LEVEL	ELEVATION OF EXISTING GRADE (E)
25	156.1	156.1
26	148.8	148.8
27	152.3	152.3
28	148.8	148.8
29	152.3	152.3
30	156.1	156.1
31	152.3	152.3
32	156.1	156.1
33	156.1	156.1
34	156.1	156.1
35	154.5	154.5
36	154.5	154.5
37	154.5	154.5

ROOF PLAN 1/4" = 1'-0" ①

NOTE: STORY POLE SCHEDULE REPRESENTS CURRENT DRAWING SET.

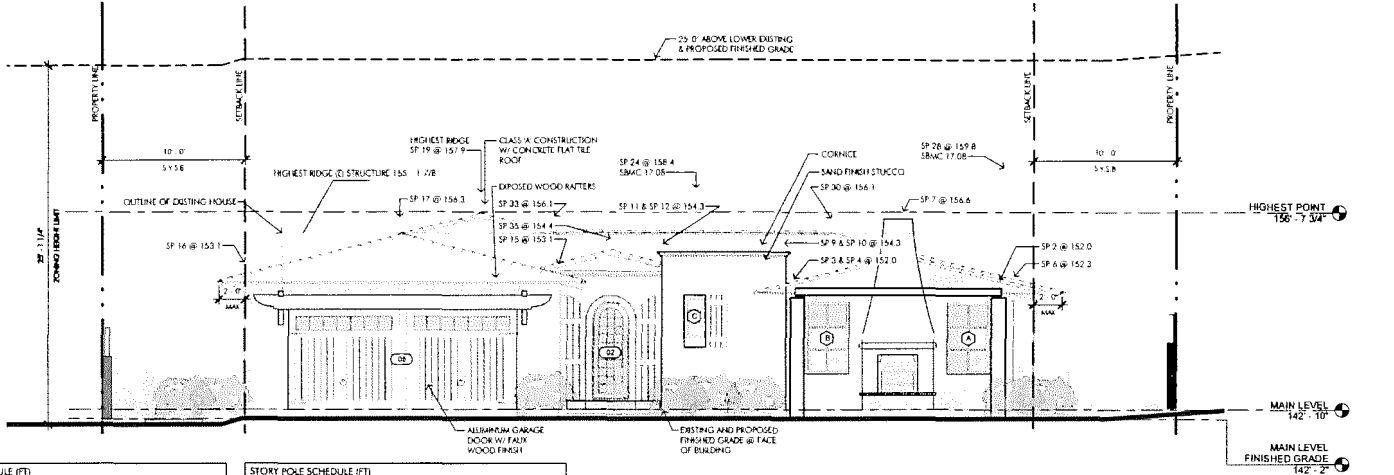


Project No.	2018-001
Client	SNYDER RESIDENCE
Site	729 BARBARA AVE., SOLANA BEACH, CA 92075
Scale	AS SHOWN
Revision	
Drawn by	
Checked by	
Date	

* permissible pursuant to the definition of Building Height in SBCC 17.08



PROJECT NO.	1711
DATE	08/14/18
SCALE	AS SHOWN
BY	ISLAND ARCHITECTS
CHECKED BY	ISLAND ARCHITECTS
DATE	08/14/18

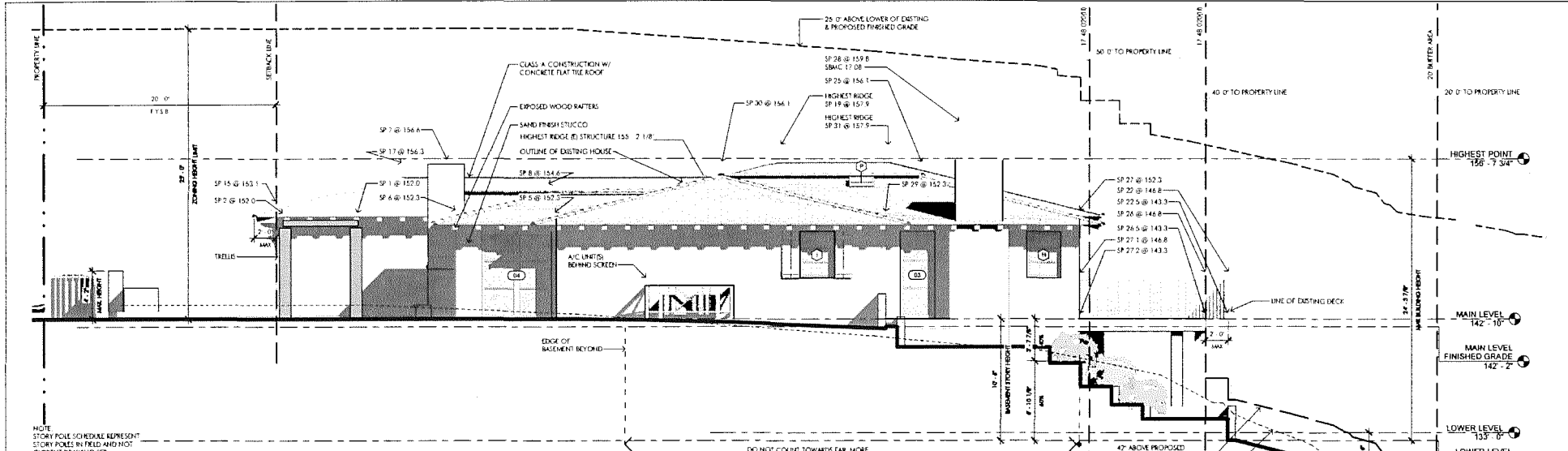


EAST ELEVATION 1/4" = 1'-0" ①

NOTE
STORY POLE SCHEDULES REPRESENT
STORY POLES IN FIELD AND NOT
CURRENT DRAWING SET

STORY POLE SCHEDULE (FT)	ELEVATION AT SEA LEVEL	ELEVATION OF EXISTING GRADE (E)	ELEVATION OF PROPOSED GRADE (P)
1	152.0	143.5 = 8.5	152.0 142.8 = 9.2
2	152.0	143.5 = 8.5	152.0 142.8 = 9.2
3	152.0	143.5 = 8.5	152.0 142.8 = 9.2
4	152.0	143.5 = 8.5	152.0 142.8 = 9.2
5	152.0	143.5 = 8.5	152.0 142.8 = 9.2
6	152.0	143.5 = 8.5	152.0 142.8 = 9.2
7	152.0	143.5 = 8.5	152.0 142.8 = 9.2
8	152.0	143.5 = 8.5	152.0 142.8 = 9.2
9	152.0	143.5 = 8.5	152.0 142.8 = 9.2
10	152.0	143.5 = 8.5	152.0 142.8 = 9.2
11	152.0	143.5 = 8.5	152.0 142.8 = 9.2
12	152.0	143.5 = 8.5	152.0 142.8 = 9.2
13	152.0	143.5 = 8.5	152.0 142.8 = 9.2
14	152.0	143.5 = 8.5	152.0 142.8 = 9.2
15	152.0	143.5 = 8.5	152.0 142.8 = 9.2
16	152.0	143.5 = 8.5	152.0 142.8 = 9.2
17	152.0	143.5 = 8.5	152.0 142.8 = 9.2
18	152.0	143.5 = 8.5	152.0 142.8 = 9.2
19	152.0	143.5 = 8.5	152.0 142.8 = 9.2
20	152.0	143.5 = 8.5	152.0 142.8 = 9.2
21	152.0	143.5 = 8.5	152.0 142.8 = 9.2
22	152.0	143.5 = 8.5	152.0 142.8 = 9.2
23	152.0	143.5 = 8.5	152.0 142.8 = 9.2
24	152.0	143.5 = 8.5	152.0 142.8 = 9.2

STORY POLE SCHEDULE (FT)	ELEVATION AT SEA LEVEL	ELEVATION OF EXISTING GRADE (E)	ELEVATION OF PROPOSED GRADE (P)
13	153.4	143.1 = 10.3	153.4 142.8 = 10.6
14	153.4	143.1 = 10.3	153.4 142.8 = 10.6
15	153.1	143.0 = 10.1	153.1 142.8 = 10.3
16	153.1	143.1 = 10.0	153.1 142.8 = 10.3
17	154.3	143.1 = 11.2	154.3 139.9 = 14.4
18	156.3	143.1 = 13.2	156.3 139.9 = 16.4
19	157.9	143.1 = 14.8	157.9 139.9 = 18.0
20	158.1	143.0 = 15.1	158.1 139.9 = 18.2
21	146.8	146.8 = 0.0	146.8 139.9 = 6.9
22	148.3	146.8 = 1.5	148.3 139.9 = 8.4
23	149.8	146.8 = 3.0	149.8 139.9 = 9.9
24	151.3	146.8 = 4.5	151.3 139.9 = 11.4
25	152.8	146.8 = 6.0	152.8 139.9 = 12.9
26	154.3	146.8 = 7.5	154.3 139.9 = 14.4
27	155.8	146.8 = 9.0	155.8 139.9 = 15.9
28	157.3	146.8 = 10.5	157.3 139.9 = 17.4
29	158.8	146.8 = 12.0	158.8 139.9 = 18.9
30	160.3	146.8 = 13.5	160.3 139.9 = 20.4
31	161.8	146.8 = 15.0	161.8 139.9 = 21.9
32	163.3	146.8 = 16.5	163.3 139.9 = 23.4
33	164.8	146.8 = 18.0	164.8 139.9 = 24.9
34	166.3	146.8 = 19.5	166.3 139.9 = 26.4
35	167.8	146.8 = 21.0	167.8 139.9 = 27.9
36	169.3	146.8 = 22.5	169.3 139.9 = 29.4
37	170.8	146.8 = 24.0	170.8 139.9 = 30.9
38	172.3	146.8 = 25.5	172.3 139.9 = 32.4
39	173.8	146.8 = 27.0	173.8 139.9 = 33.9
40	175.3	146.8 = 28.5	175.3 139.9 = 35.4
41	176.8	146.8 = 30.0	176.8 139.9 = 36.9
42	178.3	146.8 = 31.5	178.3 139.9 = 38.4
43	179.8	146.8 = 33.0	179.8 139.9 = 39.9
44	181.3	146.8 = 34.5	181.3 139.9 = 41.4
45	182.8	146.8 = 36.0	182.8 139.9 = 42.9
46	184.3	146.8 = 37.5	184.3 139.9 = 44.4
47	185.8	146.8 = 39.0	185.8 139.9 = 45.9
48	187.3	146.8 = 40.5	187.3 139.9 = 47.4
49	188.8	146.8 = 42.0	188.8 139.9 = 48.9
50	190.3	146.8 = 43.5	190.3 139.9 = 50.4
51	191.8	146.8 = 45.0	191.8 139.9 = 51.9
52	193.3	146.8 = 46.5	193.3 139.9 = 53.4
53	194.8	146.8 = 48.0	194.8 139.9 = 54.9
54	196.3	146.8 = 49.5	196.3 139.9 = 56.4
55	197.8	146.8 = 51.0	197.8 139.9 = 57.9
56	199.3	146.8 = 52.5	199.3 139.9 = 59.4
57	200.8	146.8 = 54.0	200.8 139.9 = 60.9
58	202.3	146.8 = 55.5	202.3 139.9 = 62.4
59	203.8	146.8 = 57.0	203.8 139.9 = 63.9
60	205.3	146.8 = 58.5	205.3 139.9 = 65.4
61	206.8	146.8 = 60.0	206.8 139.9 = 66.9
62	208.3	146.8 = 61.5	208.3 139.9 = 68.4
63	209.8	146.8 = 63.0	209.8 139.9 = 69.9
64	211.3	146.8 = 64.5	211.3 139.9 = 71.4
65	212.8	146.8 = 66.0	212.8 139.9 = 72.9
66	214.3	146.8 = 67.5	214.3 139.9 = 74.4
67	215.8	146.8 = 69.0	215.8 139.9 = 75.9
68	217.3	146.8 = 70.5	217.3 139.9 = 77.4
69	218.8	146.8 = 72.0	218.8 139.9 = 78.9
70	220.3	146.8 = 73.5	220.3 139.9 = 80.4
71	221.8	146.8 = 75.0	221.8 139.9 = 81.9
72	223.3	146.8 = 76.5	223.3 139.9 = 83.4
73	224.8	146.8 = 78.0	224.8 139.9 = 84.9
74	226.3	146.8 = 79.5	226.3 139.9 = 86.4
75	227.8	146.8 = 81.0	227.8 139.9 = 87.9
76	229.3	146.8 = 82.5	229.3 139.9 = 89.4
77	230.8	146.8 = 84.0	230.8 139.9 = 90.9
78	232.3	146.8 = 85.5	232.3 139.9 = 92.4
79	233.8	146.8 = 87.0	233.8 139.9 = 93.9
80	235.3	146.8 = 88.5	235.3 139.9 = 95.4
81	236.8	146.8 = 90.0	236.8 139.9 = 96.9
82	238.3	146.8 = 91.5	238.3 139.9 = 98.4
83	239.8	146.8 = 93.0	239.8 139.9 = 99.9
84	241.3	146.8 = 94.5	241.3 139.9 = 101.4
85	242.8	146.8 = 96.0	242.8 139.9 = 102.9
86	244.3	146.8 = 97.5	244.3 139.9 = 104.4
87	245.8	146.8 = 99.0	245.8 139.9 = 105.9
88	247.3	146.8 = 100.5	247.3 139.9 = 107.4
89	248.8	146.8 = 102.0	248.8 139.9 = 108.9
90	250.3	146.8 = 103.5	250.3 139.9 = 110.4
91	251.8	146.8 = 105.0	251.8 139.9 = 111.9
92	253.3	146.8 = 106.5	253.3 139.9 = 113.4
93	254.8	146.8 = 108.0	254.8 139.9 = 114.9
94	256.3	146.8 = 109.5	256.3 139.9 = 116.4
95	257.8	146.8 = 111.0	257.8 139.9 = 117.9
96	259.3	146.8 = 112.5	259.3 139.9 = 119.4
97	260.8	146.8 = 114.0	260.8 139.9 = 120.9
98	262.3	146.8 = 115.5	262.3 139.9 = 122.4
99	263.8	146.8 = 117.0	263.8 139.9 = 123.9
100	265.3	146.8 = 118.5	265.3 139.9 = 125.4
101	266.8	146.8 = 120.0	266.8 139.9 = 126.9
102	268.3	146.8 = 121.5	268.3 139.9 = 128.4
103	269.8	146.8 = 123.0	269.8 139.9 = 129.9
104	271.3	146.8 = 124.5	271.3 139.9 = 131.4
105	272.8	146.8 = 126.0	272.8 139.9 = 132.9
106	274.3	146.8 = 127.5	274.3 139.9 = 134.4
107	275.8	146.8 = 129.0	275.8 139.9 = 135.9
108	277.3	146.8 = 130.5	277.3 139.9 = 137.4
109	278.8	146.8 = 132.0	278.8 139.9 = 138.9
110	280.3	146.8 = 133.5	280.3 139.9 = 140.4
111	281.8	146.8 = 135.0	281.8 139.9 = 141.9
112	283.3	146.8 = 136.5	283.3 139.9 = 143.4
113	284.8	146.8 = 138.0	284.8 139.9 = 144.9
114	286.3	146.8 = 139.5	286.3 139.9 = 146.4
115	287.8	146.8 = 141.0	287.8 139.9 = 147.9
116	289.3	146.8 = 142.5	289.3 139.9 = 149.4
117	290.8	146.8 = 144.0	290.8 139.9 = 150.9
118	292.3	146.8 = 145.5	292.3 139.9 = 152.4
119	293.8	146.8 = 147.0	293.8 139.9 = 153.9
120	295.3	146.8 = 148.5	295.3 139.9 = 155.4
121	296.8	146.8 = 150.0	296.8 139.9 = 156.9
122	298.3	146.8 = 151.5	298.3 139.9 = 158.4
123	299.8	146.8 = 153.0	299.8 139.9 = 159.9
124	301.3	146.8 = 154.5	301.3 139.9 = 161.4
125	302.8	146.8 = 156.0	302.8 139.9 = 162.9
126	304.3	146.8 = 157.5	304.3 139.9 = 164.4
127	305.8	146.8 = 159.0	305.8 139.9 = 165.9
128	307.3	146.8 = 160.5	307.3 139.9 = 167.4
129	308.8	146.8 = 162.0	308.8 139.9 = 168.9
130	310.3	146.8 = 163.5	310.3 139.9 = 170.4
131	311.8	146.8 = 165.0	311.8 139.9 = 171.9
132	313.3	146.8 = 166.5	313.3 139.9 = 173.4
133	314.8	146.8 = 168.0	314.8 139.9 = 174.9
134	316.3	146.8 = 169.5	316.3 139.9 = 176.4
135	317.8	146.8 = 171.0	317.8 139.9 = 177.9
136	319.3	146.8 = 172.5	319.3 139.9 = 179.4
137	320.8	146.8 = 174.0	320.8 139.9 = 180.9
138	322.3	146.8 = 175.5	322.3 139.9 = 182.4
139	323.8	146.8 = 177.0	323.8 139.9 = 183.9
140	325.3	146.8 = 178.5	325.3 139.9 = 185.4
141	326.8	146.8 = 180.0	326.8 139.9 = 186.9
142	328.3	146.8 = 181.5	328.3 139.9 = 188.4
143	329.8	146.8 = 183.0	329.8 139.9 = 189.9
144	331.3	146.8 = 184.5	331.3 139.9 = 191.4
145	332.8	146.8 = 186.0	332.8 139.9 = 192.9
146	334.3	146.8 = 187.5	334.3 139.9 = 194.4
147	335.8	146.8 = 189.0	335.8 139.9 = 195.9
148	337.3	146.8 = 190.5	337.3 139.9 = 197.4
149	338.8	146.8 = 192.0	338.8 139.9 = 198.9
150	340.3	146.8 = 193.5	340.3 139.9 = 200.4
151	341.8	146.8 = 195.0	341.8 139.9 = 201.9
152	343.3	146.8 = 196.5	343.3 139.9 = 203.4
153	344.8	146.8 = 198.0	344.8 139.9 = 204.9
154	346.3	146.8 = 199.5	346.3 139.9 = 206.4
155	347.8	146.8 = 201.0	347.8 139.9 = 207.9
156	349.3	146.8 = 202.5	349.3 139.9 = 209.4
157	350.8	146.8 = 204.0	350.8 139.9 = 210.9
158	352.3	146.8 = 205.5	352.3 139.9 = 212.4
159	353.8	146.8 = 207.0	353.8 139.9 = 213.9
160	355.3	146.8 = 208.5	355.3 139.9 = 215.4
161	356.8	146.8 = 210.0	356.8 139.9 = 216.9
162	358.3	146.8 = 211.5	358.3 139.9 = 218.4
163	359.8	146.8 = 213.0	359.8 139.9 = 219.9
164	361.3	146.8 = 214.5	361.3 139.9 = 221.4
165	362.8	146.8 = 216.0	362.8 139.9 = 222.9
166	364.3	146.8 = 217.5	364.3 139.9 = 224.4
167	365.8	146.8 = 219.0	365.8 139.9 = 225.9
168	367.3	146.8 = 220.5	367.3 139.9 = 227.4
169	368.8	146.8 = 222.0	368.8 139.9 = 228.9
170	370.3	146.8 = 223.5	370.3 139.9 = 230.4
171	371.8	146.8 = 225.0	371.8 139.9 = 231.9
172	373.3	146.8 = 226.5	373.3 139.9 =

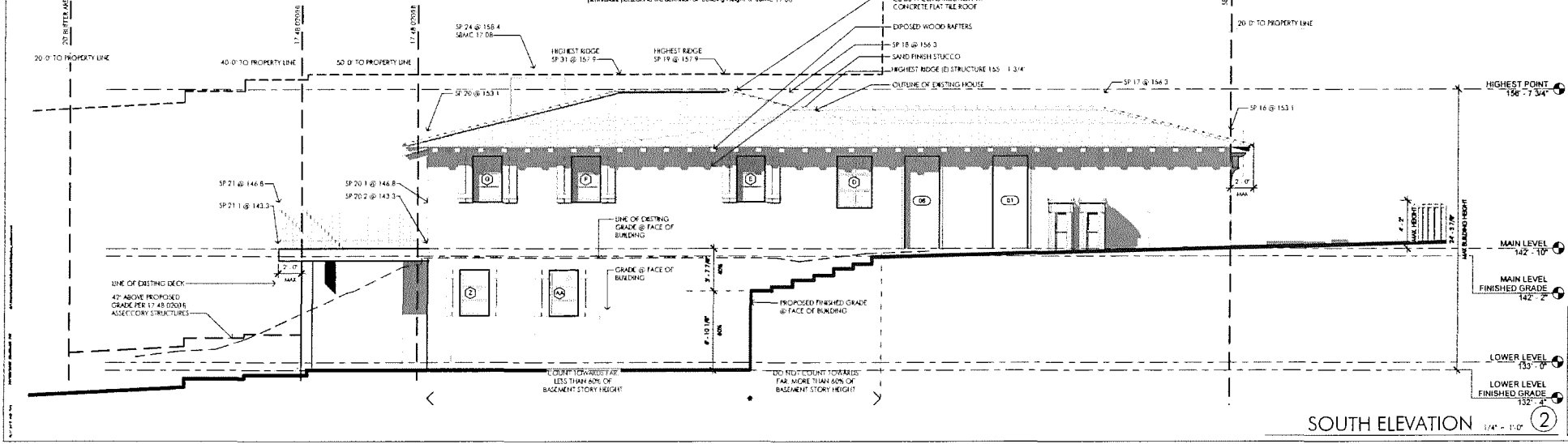


NOTE: STORY POLE SCHEDULE REPRESENTS STORY POLES IN FIELD AND NOT CURRENT DRAWING SET

NUM	ELEVATION AT SEA LEVEL	ELEVATION OF EXISTING GRADE (ft)	ELEVATION OF PROPOSED GRADE (ft)
1	152.0	152.0	142.5 = 8.5
2	152.0	152.0	142.9 = 8.1
3	152.0	152.0	143.5 = 8.5
4	152.0	152.0	143.2 = 8.8
5	152.0	152.0	142.1 = 10.0
6	152.3	152.3	143.1 = 9.2
7	156.6	156.6	143.0 = 13.6
8	154.8	154.8	143.1 = 11.7
9	154.3	154.3	143.1 = 11.2
10	154.1	154.1	143.1 = 11.0
11	154.3	154.3	143.2 = 11.1
12	154.3	154.3	143.1 = 11.2
13	153.4	153.4	143.1 = 10.3

NUM	ELEVATION AT SEA LEVEL	ELEVATION OF EXISTING GRADE (ft)	ELEVATION OF PROPOSED GRADE (ft)
13	153.4	153.4	143.1 = 10.3
14	OMITTED	OMITTED	OMITTED
15	153.1	153.1	143.0 = 10.1
16	153.1	153.1	143.1 = 10.0
17	156.3	156.3	143.1 = 13.2
18	156.3	156.3	143.1 = 13.2
19	157.9	157.9	143.1 = 14.8
20	153.8	153.8	140.8 = 13.0
21	146.8	146.8	140.8 = 6.0
22	143.3	143.3	140.8 = 2.5
23	146.8	146.8	135.0 = 11.8
24	143.3	143.3	138.0 = 7.3
25	146.8	146.8	135.2 = 11.6
26	143.3	143.3	132.9 = 10.4
27	146.8	146.8	132.2 = 11.6
28	153.1	153.1	137.0 = 16.1
29	153.3	153.3	137.0 = 16.3
30	156.4	156.4	132.9 = 23.5

NUM	ELEVATION AT SEA LEVEL	ELEVATION OF EXISTING GRADE (ft)	ELEVATION OF PROPOSED GRADE (ft)
25	156.1	156.1	143.1 = 13.0
26	146.8	146.8	135.1 = 11.7
27	152.3	152.3	138.6 = 13.7
28	146.8	146.8	132.6 = 8.2
29	143.3	143.3	136.6 = 4.7
30	159.8	159.8	140.1 = 19.7
31	152.3	152.3	141.2 = 11.1
32	156.1	156.1	143.1 = 13.0
33	152.9	152.9	136.2 = 16.7
34	156.1	156.1	136.2 = 19.9
35	156.1	156.1	132.9 = 23.2
36	OMIT	OMIT	OMIT



ISLAND ARCHITECTS
 DREW PATTERSON, TONY CRISAFI, B.A.
 729 BARBARA AVE., SOLANA BEACH, CA 92075
 TEL: 760.754.1111 FAX: 760.754.1111

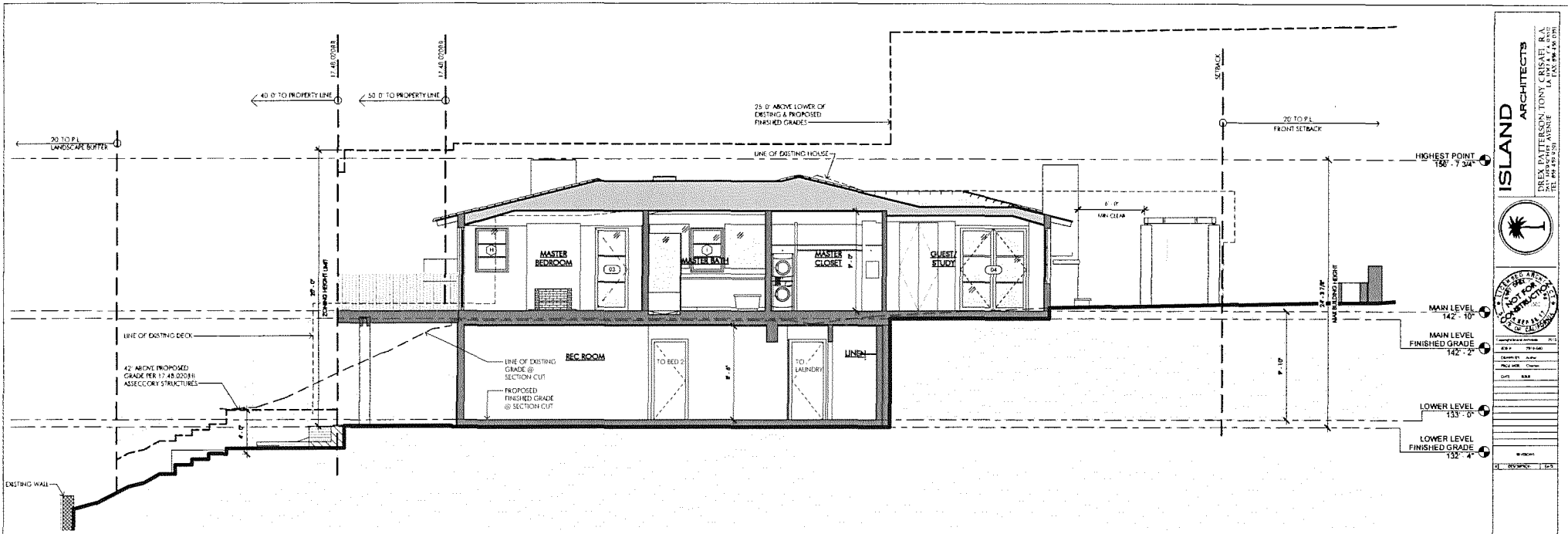


PROJECT NO.	17-48-0200B
DATE	08/11/16
SCALE	AS SHOWN
DESIGNER	ISLAND ARCHITECTS
CLIENT	SNYDER RESIDENCE
LOCATION	729 BARBARA AVE., SOLANA BEACH, CA 92075
PROJECT TYPE	RESIDENTIAL
PHASE	CONSTRUCTION
DATE	08/11/16
SCALE	AS SHOWN
DESIGNER	ISLAND ARCHITECTS
CLIENT	SNYDER RESIDENCE
LOCATION	729 BARBARA AVE., SOLANA BEACH, CA 92075
PROJECT TYPE	RESIDENTIAL
PHASE	CONSTRUCTION

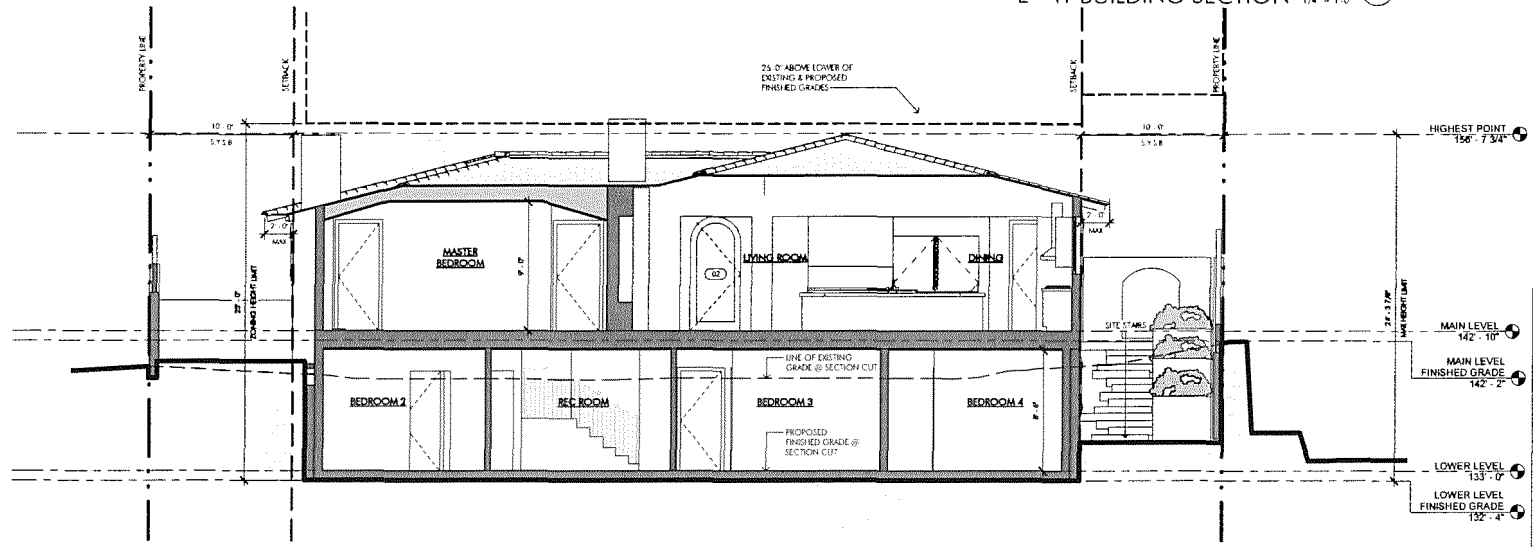
SNYDER RESIDENCE
 729 BARBARA AVE., SOLANA BEACH, CA 92075

A4.2

EXTERIOR ELEVATIONS
 10.29.2016



E - W BUILDING SECTION 1/4" = 1'-0" ①



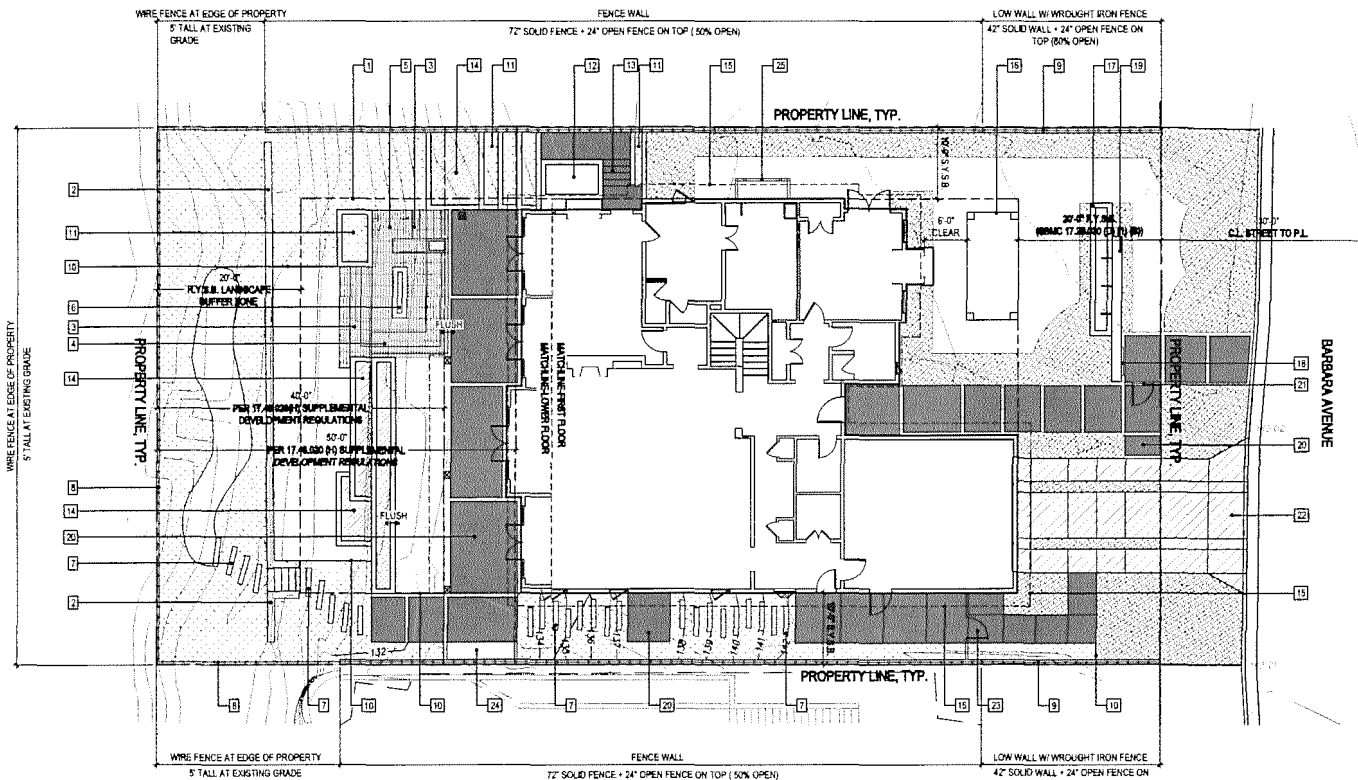
N - S BUILDING SECTION 1/4" = 1'-0" ②

ISLAND ARCHITECTS
 DREW PATTERSON, TONY CRISAFI, R.A.
 1411 W. HAWAIIAN AVENUE
 HONOLULU, HI 96819
 TEL: 808.943.1234

SNYDER RESIDENCE
 729 BARBARA AVE., SOLANA BEACH, CA 92075

A5.1

BUILDING SECTIONS
 10.29.2018



CONSTRUCTION NOTES

- VISIT THE SITE PRIOR TO SUBMITTING BIDS.
- SUBMIT A UNIT COST FOR IMPORT SOIL IN PLACE AND BE COMPLETELY AWARE OF THE AMOUNT OF SOIL NECESSARY TO REACH THE SATISFACTORY GROUND LEVEL.
- VERIFY ALL PROPERTY LINES OR OTHER LIMIT OF WORK LINES PRIOR TO COMMENCING WORK.
- REMOVE ALL DEMOLITION ITEMS FROM THE PROJECT SITE AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS. DO NOT BURY RUBBISH OR DEBRIS ON SITE.
- REPAIR OR REPLACE ANY DAMAGE TO ADJACENT PROPERTIES, CURBS, WALLS, PLANTING, WALLS, ETC. AT NO ADDITIONAL COST TO THE OWNER.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.
- REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
- LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND PROTECT THEM DAMAGE. NOTIFY OWNER IMMEDIATELY IF DAMAGE OCCURS AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT.
- COMPLY WITH ALL PROVISIONS OF THE LATEST BUILDING CODE AND WITH OTHER CURRENT RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE WORK. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
- LOCATIONS OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGN, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
- VERIFY ALL PAVING AND HARDSCAPE CONSTRUCTION DRAWINGS WITH SOIL ENGINEER'S REPORT WITH REGARD TO BASE PREPARATION AND FOOTING REQUIREMENTS. NOTIFY OWNER IMMEDIATELY IF SOILS REPORT RECOMMENDATIONS DIFFER FROM DRAWINGS. THE SOILS REPORT RECOMMENDATIONS, IF MORE STRINGENT THAN THE DRAWINGS, SHALL TAKE PRECEDENCE.
- BE RESPONSIBLE FOR COORDINATION BETWEEN SUBCONTRACTORS FOR PROPER AND TIMELY PLACEMENT OF SLEEVING, PIPING AND/OR CONDUIT INSTALLATION UNDER OR THROUGH LANDSCAPE ELEMENTS.
- DO NOT SCALE DRAWINGS.
- SEE CIVIL ENGINEER'S PLAN FOR PRECISE GRADING AND DRAINAGE INFORMATION.
- PROVIDE A REPRESENTATIVE SAMPLE OF EACH PAINTED OR STAINED ELEMENT TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO APPLYING FINISH. REFER TO DETAILS AND SPECIFICATIONS FOR SPECIFIC SUBMITTAL REQUIREMENTS.
- PROVIDE A 4 x 4 SAMPLE OF EACH PAVING TYPE IN LOCATION SPECIFIED BY OWNERS REPRESENTATIVE FOR REVIEW AND APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. REFER TO SPECIFICATIONS.
- WHERE PAVING AND FINISH GRADE MEET, DEPRESS FINISH GRADE 1" IN TURF AREAS AND 1 1/2" IN GROUND COVER AREAS UNLESS OTHERWISE INDICATED.
- DO NOT EXCEED 3:1 SLOPE IN TURF AREAS.
- DO NOT EXCEED 2:1 SLOPE IN PLANTED AREAS.
- HOLD FINISH GRADE A MINIMUM OF 6" BELOW FINISH FLOOR UNLESS OTHERWISE NOTED.
- CONSTRUCT ALL "CURVE TO CURVE" AND "CURVE TO TANGENT" LINES TO BE NEAT, TRIM SMOOTH AND UNIFORM.
- CONSTRUCT ALL CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- PROVIDE OWNER WITH ALL WARRANTIES, GUARANTEES, AND INSTRUCTION MANUALS FOR EQUIPMENT, APPLIANCES, FIXTURES, ETC. AS DESCRIBED IN THE SPECIFICATIONS.
- PROVIDE WEED CONTROL FABRIC UNDER DECOMPOSED GRANITE. PROVIDE 12" OVERLAPPED SEAMS IN FABRIC AND STAKE TO GROUND AT 12" O.C.
- DECOMPOSED GRANITE GROUND COVERS SHALL BE INSTALLED AT A DEPTH NECESSARY TO COMPLETELY CONCEAL WEED CONTROL FABRIC BELOW.

GENERAL LEGEND

- | | |
|--|---|
| 1. BUILDING SET BACK LINE | 16. TRELLIS |
| 2. EXISTING CONCRETE WALL & STEPS TO REMAIN | 17. WATER FOUNTAIN (H=24") |
| 3. IPE WOOD STAIRS | 18. SIGN ON THE WALL |
| 4. IPE WOOD BUILT-IN BENCH | 19. STONE WALL (H=36"), TO BE DESIGNED BY ARCHITECT |
| 5. IPE WOOD DECK | 20. POURED-IN-PLACE CONCRETE PADS |
| 6. FIRE PIT | 21. SITE ACCESS GATE (H=36") |
| 7. STONE STEP BUILT-INTO GROUND, SOUTHWEST BOULDER & STONE EL CID LEDGESTONE, NO LESS THAN 6" HEIGHT, 36" LENGTH & 12" DEPTH | 22. DRIVE WAY, PER CIVIL PLAN |
| 8. WIRE PERIMETER FENCE | 23. 6" SIDE WOOD FENCE W/ ACCESS GATE |
| 9. IRON PERIMETER FENCE ON THE WALL | 24. GARDENING WORKSTATION BY OWNER |
| 10. STEEL EDGING | 25. AC EQUIPMENT, PER CIVIL PLAN |
| 11. CONCRETE PLANTER W/ STONE VENEER | |
| 12. SPA (SEE ARCHITECTURE PLAN) | |
| 13. CONCRETE STEPS (SEE ARCHITECTURE PLAN) | |
| 14. BIKERENTATION, PER CIVIL PLAN | |
| 15. ROOF / PATIO OVERHEAD LINE | |

HARDSCAPE LEGEND

- PEDESTRIAN-RATED CONCRETE PAVING, NATURAL GRAY, ACID ETCH FINISH WITH SAW-CUT JOINTS AS INDICATED
- VEHICULAR-RATED CONCRETE PAVING, ACID ETCH FINISH, INTEGRAL COLOR SELECTED BY LANDSCAPE ARCHITECT
- DECOMPOSED GRANITE, COYOTE GOLD
- WOOD DECK
- PLANTING AREA (MULCH)
- PLANTING AREA (DECOMPOSED GRANITE)
- PLANTING AREA (BIORETENTION) PER CIVIL PLAN

LANDSCAPE CALCULATIONS

TOTAL LOT AREA = 10500 SQ FT
 BUILDING FOOTPRINT = 3250 SQ FT
 PAVED AREA = 2500 SQ FT
 IRRIGATED LANDSCAPED AREA = 3774 SQ FT
 NON-IRRIGATED LANDSCAPED AREA = 0 SQ FT
 EXISTING OR PROPOSED WATER FEATURES = 28 SQ FT
 DECORATIVE HARDSCAPE AREA = 933 SQ FT

STATEMENTS

I, I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

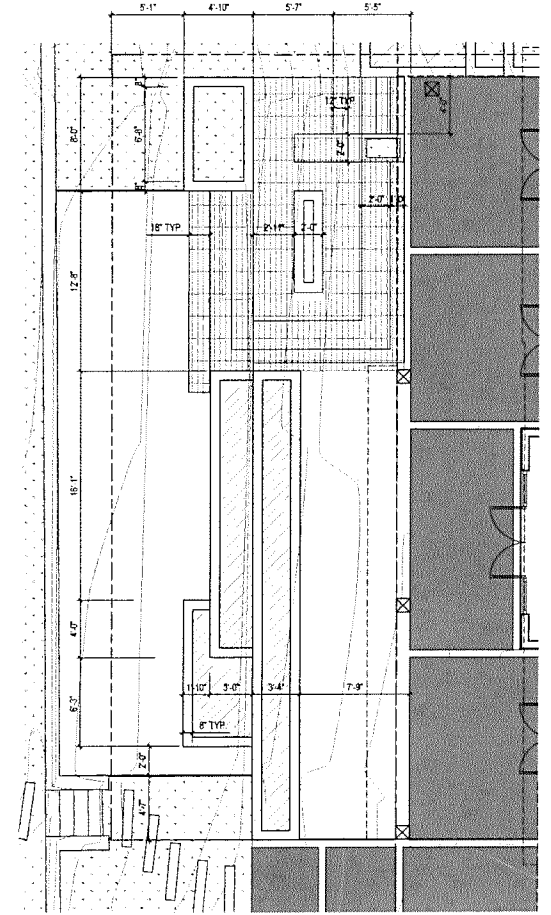
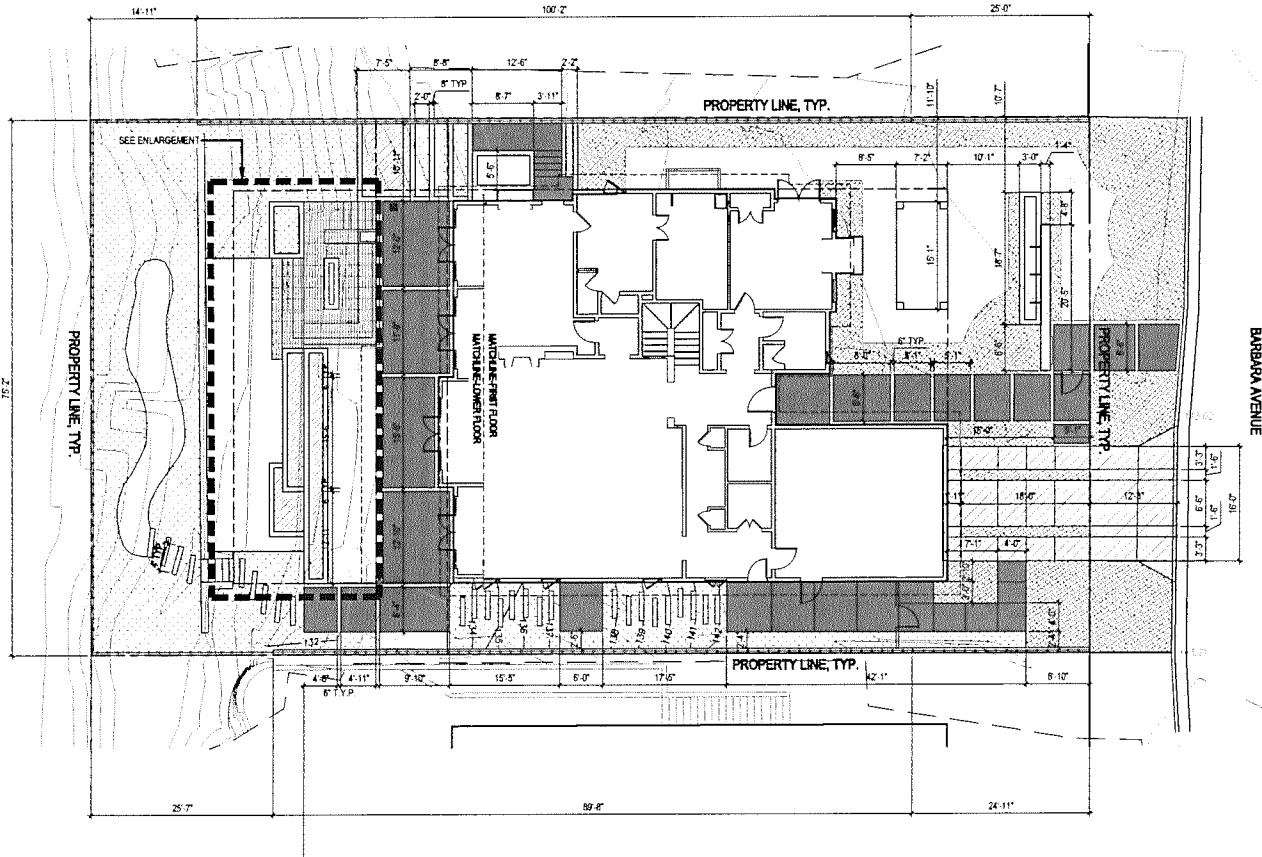
DATE: 3/15/2016
 LICENSE NO. 3150818
 DATE: 3/15/2016



NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
 BY THE GOVERNING AGENCY
 AND ARE SUBJECT TO CHANGE.

SNYDER RESIDENCE
 LANDSCAPE SITE PLAN
 17-00000-0000-0000-0000-0000-0000-0000

SHEET TITLE: LANDSCAPE SITE PLAN
 DATE: 3/15/2016
 SHEET NO. L-1
 1 OF 10



Handwritten signature and date: 3/15/2018

NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
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 AND ARE SUBJECT TO CHANGE.

SNYDER RESIDENCE
 LAYOUT/DIMENSION PLAN

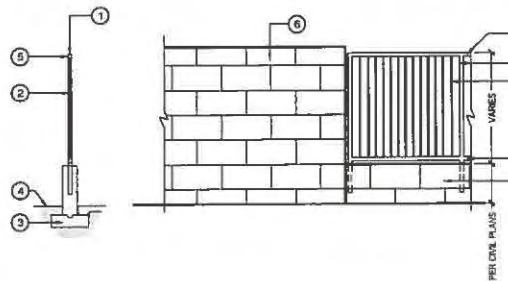
SHEET TITLE
 LAYOUT/DIMENSION PLAN

DATE
 3/15/2018

SHEET NO.
 L-2

2 of 10

M.A.S.D., INC.



- ① 2"x2" TUBE STEEL POST AT 8'0" O.C. MAX. SPACING. POST SHALL BE SET IN 2 1/2" SQUARE STEEL SLEEVE INSTALLED IN CONCRETE WALL FOR HIKI POST INTO SLEEVE.
- ② 3/8" TUBE STEEL PICKETS AT 4" O.C.
- ③ CONCRETE WALL FOOTING PER CIVIL PLAN
- ④ FINISH GRADE, COORDINATES VARIES, SEE PLAN
- ⑤ 2"x2" TUBE STEEL RAIL, TOP AND BOTTOM TYP
- ⑥ WALL PER CIVIL PLANS, STUCCO/VENEER TO MATCH ARCHITECTURE

NOTE:
ALL STEEL MEMBERS SHALL BE SHOP WELDED, GRIND SMOOTH, REMOVE ALL SLAG AND SPLATTER PRIOR TO PRIMER AND PAINTING

ALL METAL SHALL BE PAINTED WITH:
PRE-PRIME 1 COAT RUST INHIBITER (OIPPED)
1 SHOP PRIMER - ZINC PRIMER
1 FIELD PRIMER - GREY PRIMER
2 FINAL COATS COLOR TO BE SELECTED BY OWNER / LANDSCAPE ARCHITECT

1 | IRON PERIMETER FENCE DETAIL



- ① FABRIC SCREENING
- ② 4x4 SQUARE TUBE STEEL
- ③ 2x4 RECTANGULAR TUBE STEEL
- ④ 4x4 SQUARE TUBE STEEL, LOCATIONS PER PLAN

2 | TRELLIS DETAIL



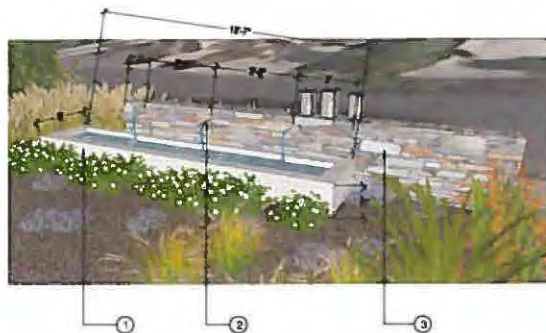
- ① CORTEN STEEL SIGN
- ② MASONRY WALL W/ STONE VENEER, SEE ATTACHED PHOTO FOR DESIGN INTENT

3 | WALL DETAIL



- ① IPE WOOD DOOR
- ② STAINLESS STEEL HANDLE
- ③ ADJACENT MASONRY WALL, STUCCO FINISH, MATCH ARCHITECTURE

4 | ACCESS DOOR DETAIL



- ① CONCRETE FOUNTAIN WALL, ACID ETCH FINISH, NATURAL GREY W/ 2"-3" DIA. BLACK MEXICAN BEACH COBBLE ON BOTTOM
- ② 3 COPPER FOUNTAIN SPOUTS
- ③ SEE WALL DETAILS 3 ON SHEET L3

5 | FOUNTAIN DETAIL



- ① IPE WOOD STAIRS, 6" HEIGHT TYP
- ② IPE WOOD PLANTER
- ③ IPE WOOD SEATING
- ④ STONE CAPS MATCH VENEER ON PLANTER, 6" HEIGHT, 1/2" DEPTH
- ⑤ MASONRY CONCRETE PLANTER WITH STONE VENEER, MATCH CONCRETE WALLS IN DETAIL 3, SHEET L3

6 | WOOD DECK & CONCRETE DETAIL

NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
 BY THE GOVERNING AGENCY
 AND ARE SUBJECT TO CHANGE.

SNYDER RESIDENCE
 10/20/2018
 10/20/2018

SHEET TITLE:
 CONSTRUCTION DETAILS

DATE:
 3/1/2018

SHEET NO:
 L-3

3 OF 10

M.A.S.D., INC.

NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
 BY THE GOVERNING AGENCY
 AND ARE SUBJECT TO CHANGE.

SNYDER RESIDENCE
 PLANTING PLAN
 10/18/2018

SHEET NO. **L-4**
 DATE: 10/18/2018
 4 of 10

LONG TERM MAINTENANCE NOTES

ALL REQUIRED LANDSCAPE AREAS TO BE MAINTAINED BY OWNER. THE LANDSCAPED AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. LANDSCAPE AS PART OF THE PROJECT SHALL BE MAINTAINED AND IRRIGATED FOR THE LIFE OF THE PERMIT.

SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED. TREES SHALL BE MAINTAINED IN A SAFE MANNER TO ALLOW EACH TREE TO GROW TO ITS MATURE HEIGHT AND SPREAD.

PLANTING NOTES

REFER TO PLANTING SPECIFICATIONS AND DETAILS FOR SOIL PREPARATION, FERTILIZATION, MULCHING AND OTHER PLANTING INFORMATION.

NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLAN.

REPORT DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTION SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES. LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND PROTECT THEM FROM DAMAGE. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY AND ASSUME FULL RESPONSIBILITY FOR EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH DAMAGED UTILITIES.

LOCATION OF N.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.

OBTAIN ALL SOIL FOR LANDSCAPE PLANTING AREAS OR BERMS FROM ON-SITE EXCAVATIONS. SHOULD IMPORT SOIL BE NECESSARY, SUBMIT IMPORT SOIL TESTING RESULTS FOR APPROVAL PRIOR TO INSTALLATION. SOIL SHALL BE SANDY LOAM CONTAINING NO TOXIC CHEMICALS OR ELEMENTS WHICH MAY INHIBIT OR RETARD NORMAL PLANT.

AFTER ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, HAVE SOIL SAMPLES TAKEN AT THE LOCATIONS INDICATED BY GENERAL CONTRACTOR. HAVE SAMPLES TESTED BY GRID POWER SOILS SERVICE FOR SOIL FERTILITY, AGRICULTURAL SUITABILITY TEST AND SOIL PREPARATION RECOMMENDATIONS. TAKE TWO SAMPLES AT EACH LOCATION: (1) GROUND LEVEL TO 10" DEEP, (2) 24" TO 36" DEEP. EACH SAMPLE SHALL CONTAIN APPROXIMATELY 1 QUART OF SOIL TO BE LABELED PER LOCATION AND DEPTH. INSTALL SOIL PREPARATION AND BACK FILL MIX TO CONFORM TO THESE RECOMMENDATIONS ONLY UPON RECEIPT OF WRITTEN CHANGE ORDER FROM OWNER. SUBMIT SOIL REPORT TO LANDSCAPE ARCHITECT PRIOR TO PLANTING. IF LOCATIONS FOR SOILS TEST ARE NOT FOUND ON PLANS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE LANDSCAPE ARCHITECT FOR SAID LOCATIONS PRIOR TO BEGINNING ANY WORK.

KILL AND REMOVE ALL EXISTING WEEDS FROM SITE AREAS PER SPECIFICATIONS. ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS, 2% MINIMUM.

IF APPLICABLE: OBTAIN COPY OF LATEST CIVIL ENGINEER'S PARKING STRIPPING PLAN. ALIGN TREES WITH PARKING STRIPES IN PARKING LOTS AS SHOWN.

LOCATE AND TAG ALL PLANT MATERIAL. MATERIAL SHALL BE IN CONFORMANCE WITH PLANTING PLAN DESCRIPTIONS AND SPECIFICATIONS. ALL PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE PHOTOS OF REPRESENTATIVE EXAMPLES OF EACH TAGGED BLOCK TO LANDSCAPE ARCHITECT MINIMUM 21 DAYS BEFORE ANTICIPATED DELIVERY. PHOTOS SHALL INCLUDE A PERSON FOR SCALE PURPOSES. LANDSCAPE ARCHITECT MAY OPT TO REVIEW MATERIAL AT GROWING NURSERY. MATERIAL DELIVERED TO THE SITE MAY BE REJECTED BASED ON UNHEALTHFUL APPEARANCE OR NON-COMFORMANCE WITH SPECIFICATIONS EVEN IF PREVIOUSLY REVIEWED BY THE LANDSCAPE ARCHITECT OR OWNER.

ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.

FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

PLANTING QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. PLANT SYMBOLS AND SPECIFIED SPACING SHALL TAKE PRECEDENCE.

AT EDGES OF PLANTING AREAS, THE CENTER LINE OF THE LAST ROW OF SHRUBS AND/OR GROUND COVER SHALL BE LOCATED NO FARTHER FROM THE EDGE THAN ONE-HALF THE SPECIFIED ON-CENTER SPACING.

INSTALL GROUND COVER AND/OR SHRUB MASSES WITH TRIANGULAR SPACING UNLESS OTHERWISE INDICATED.

PROVIDE FERTILIZER TABLETS FOR EACH CONTAINER GROWN PLANT 1 GALLON AND LARGER PER SPECIFICATIONS.

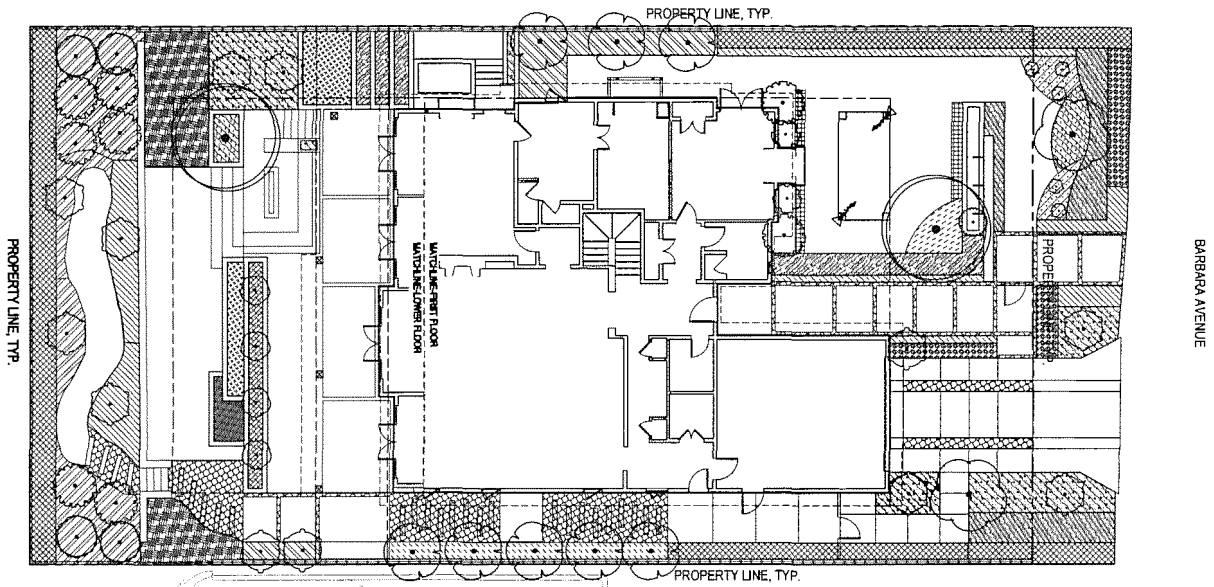
FOR ALL TREES WITHIN 6" OF PAVING, INSTALL ROOT BARRIER ALONG PAVING EDGE. BY DEEP ROOT CORPORATION (503) 458-7668.

ALL CURVE TO CURVE AND CURVE TO TANGENT LINES SHALL BE NEAT, TRIM SMOOTH. REMOVE ALL NURSERY STAKES AND ESPALIER RACKS IMMEDIATELY AFTER INSTALLATION UPON PROVIDING SUPPORT PER PLAN.

LIST ON THE PLANT MATERIAL GUARANTEE ALL EXISTING TREES THAT HAVE HAD WORK PERFORMED WITHIN 6" OF TRUNK.

DURING THE LENGTH OF THE GUARANTEE PERIOD BE RESPONSIBLE FOR PROPER STAKING AND/OR GUYING OF TREES TO ENSURE STABILITY.

MULCH ALL LANDSCAPE AREAS (EXCLUDING TURF) HAVING LESS THAN A 2:1 SLOPE WITH A 3" DEEP LAYER OF MEDIUM GRIND MULCH AT THE CONCLUSION OF PLANTING OPERATIONS. SAMPLE TO BE APPROVED BY LA.

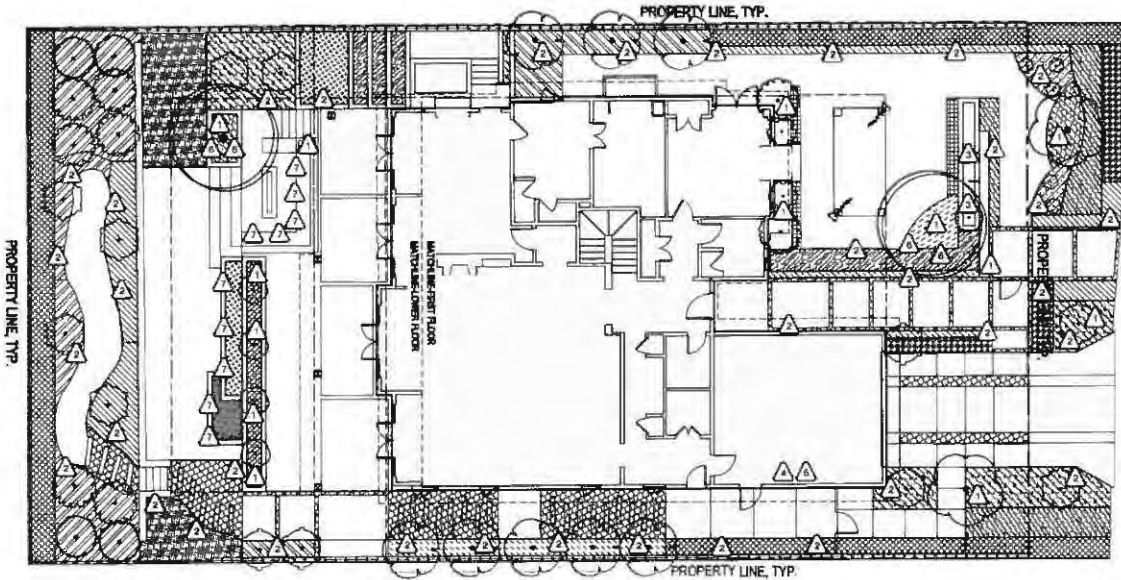


NOTE: ANY CUT SLOPES MORE THAN FIVE FEET IN HEIGHT AND ANY FILL SLOPES MORE THAN THREE FEET IN HEIGHT (SHOWN OR NOT SHOWN ON THESE PLANS) MUST BE STABILIZED WITH REINFORCED STRAW MATTING AND PLANTED TO PREVENT EROSION.

TREES	CODE	QTY	BOTANICAL NAME	CONT	GAL.	MATURE H x S	FORM	FUNCTION	VERY LOW	LOW	MEDIUM	HIGH
	AM2	2	CERCIS OCCIDENTALIS REDTWIN REDWOOD MULTITRUNK	30/20X	2 GAL. MIN	10-20' X 10'	MULTITRUNK	ACCENT		X		
	LC	8	DIODORA VINCOSA PURPUREA PURPLE HORNED BUSH	15 GAL.	AS SHOWN	8-12' X 4'	COLUMNAR	ACCENT		X		
	DE	2	OLEA EUROPAEA TRIMM HILL TM OLIVE HILL OLIVE	48/20X	2 GAL. MIN	18-20' X 12'	BROAD	ACCENT	X			
SHRUBS	CODE	QTY	BOTANICAL NAME	CONT	SPACING	H x S	FORM	FUNCTION	VERY LOW	LOW	MEDIUM	HIGH
	AA	2	AGAVE ATTENUATA AGAVE	15 GAL.	AS SHOWN	3' X 4'	CLUMPING	ACCENT				X
	AC	12	ANANIAS UNDO COMPACTA DWARF STRAWBERRY TREE	15 GAL.	2 GAL. MIN	8' X 6'	CLUMPING	ACCENT		X		
	CC	4	CELANOCHIS Y. CONCHA CALIFORNIA LEUC	5 GAL.	AS SHOWN	6' X 6'	CLUMPING	ACCENT		X		
	OW	4	CITRUS SPENSIS DWARF WASHINGTON DWARF WASHINGTON NAVEL ORANGE	5 GAL.	AS SHOWN	6' X 4'	COLUMNAR	ACCENT			X	
	CA	8	CAUSSIA ARGENTA JADE PLANT	15 GAL.	AS SHOWN	6' X 6'	CLUMPING	ACCENT	X	X		
	CP	1	CYPRESS TAPPANUS PAPPUS	15 GAL.	AS SHOWN	6' X 4'	COLUMNAR	ACCENT				X
	PS	6	PISTIACUS TETRAPODUM BEACH BALL TAMPAHAY	3 GAL.	AS SHOWN	2' X 2'	CLUMPING	ACCENT		X		
VINES/HAIR	CODE	QTY	BOTANICAL NAME	CONT	SPACING	H x S	FORM	FUNCTION	VERY LOW	LOW	MEDIUM	HIGH
	WB	2	WISTERIA SPENSIS BLUE BLUE CHINESE WISTERIA	5 GAL.	AS SHOWN		VINE	ACCENT			X	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	CONT	SPACING	H x S	FORM	FUNCTION	VERY LOW	LOW	MEDIUM	HIGH
	AM	13	ACHILLEA MILEYOLVM COMMON YARROW	1 GAL.	18" O.C.	1' X 2'	BROAD	DISCREETION		X		
	BE	53	BOUTELOUA OVALIS YLONDE AMBITION BLUE GRAM	1 GAL.	18" O.C.	2' X 0'	BROAD	DISCREETION		X		

	EC	28	EUPHORBIA CALIFORNICA CALIFORNIA PUCHIA	1 GAL.	18" O.C.	2' X 2'	CLUMPING	DISCREETION			X	
	LH	62	LAWRENCEA AMBUSTIPOLA YEDDOTE YEDDOTE LAUREL	3 GAL.	24" O.C.	2' X 2'	CLUMPING	ACCENT			X	
	LT	36	LEUCANTHEMUM TIBERIANUM TIBERIAN FOUNTAIN	3 GAL.	36" O.C.	3' X 4'	HEDGE	HEDGE				X
	MP	24	MELISSA LUCIDA CAPILLANS YEGAL MITT TM MELISSA	3 GAL.	36" O.C.	3' X 3'	BROAD	ACCENT			X	
	MC	130	MITICA CALIFORNICA PACIFIC MAX WYVILLE	15 GAL.	24" O.C.	6' X 4'	UPRIGHT	HEDGE			X	
	WH	28	WICKSTEDIA FRASERAE WALKERS LOW WALKERS LOW CANTUM	1 GAL.	24" O.C.	2' X 2'	CLUMPING	ACCENT			X	
	PH	18	PENSTEMON ALBOCINEROSUS LITTLE BUNNY LITTLE BUNNY FOUNTAIN GRASS	3 GAL.	24" O.C.	1' X 2'	BROAD	ACCENT			X	
	PM	56	PENSTEMON SETACEUS ROMAN BEAUTY ROMAN BEAUTY ROSEMARY	3 GAL.	24" O.C.	2' X 2'	CLUMPING	ACCENT			X	
	RR	18	ROSMARINUS OFFICINALIS ROMAN BEAUTY ROMAN BEAUTY ROSEMARY	3 GAL.	24" O.C.	2' X 2'	CLUMPING	ACCENT			X	
	WP	47	WOODWARDIA FRAGRANS Giant Chain Fern	5 GAL.	24" O.C.	2' X 2'	CLUMPING	ACCENT				X
GROUND COVER	CODE	QTY	BOTANICAL NAME	CONT	SPACING	H x S	FORM	FUNCTION	VERY LOW	LOW	MEDIUM	HIGH
	BP	475	BACCHARIS PILLULARIS PUCKER POINT COYOTE BUSH	1 GAL.	12" O.C.	2' X 4'	CLUMPING	GROUND COVER			X	
	SC	44	SANTALINA CAENULEA CASSA BLUE CASSA BLUE CANKLE	3 GAL.	12" O.C.	1' X 1'	CLUMPING	GROUND COVER			X	
	EM	60	ERIGONUM CALYPSOGANGUS SANTA BARBARA DART	3 GAL.	12" O.C.	1' X 1'	CLUMPING	GROUND COVER			X	
	LM	45	LEUCANTHEMUM YANAGI LILY TURF	3 GAL.	18" O.C.	1' X 1'	CLUMPING	GROUND COVER			X	
	MC	13	MELISSA LUCIDA COMMON YARROW	3 GAL.	18" O.C.	1' X 1'	CLUMPING	GROUND COVER			X	
	JA	43	JUNCUS MUSELARI LILY TURF	3 GAL.	18" O.C.	1' X 1'	CLUMPING	GROUND COVER			X	
	TP	2113	THYASIS PRAECOX PINK CHINIZ PINK CHINIZ CREEPING THYME	FLATS	12" O.C.	1' X 1'	CREEPING	GROUND COVER			X	

10/18/2018



BARBARA AVENUE

PROPERTY LINE, TYP.

PROPERTY LINE, TYP.

PROPERTY LINE, TYP.



LIGHTING SCHEDULE

TAG	DESCRIPTION
▲	UPLIGHT FX LUMINAIRE NP-ZDC-3LED-FB
▲	PATHLIGHT DGLIGHTS-C250 BR-ZT-BK
▲	UNDERWATER LIGHT FX LUMINAIRE LL-ZDC-3LED-B5
▲	TRANSFORMER FX LUMINAIRE-LZDC-300-55
▲	ADDITIONAL WFI LIGHT CONTROLLER
▲	MOONLIGHT FX LUMINAIRE VE-ZDC-3 LED-PS-FB
▲	WALL LIGHT FC200-BR-CR1-ZT-WD-HX-BK

NOTES:
 PROVIDE REQUIRED LOW VOLTAGE WIRING FOR THE LANDSCAPE LOW VOLTAGE LIGHTING. WIRING SHALL BE RATED FOR OUTDOOR AND UNDERGROUND.



UPLIGHT FX LUMINAIRE NP-ZDC-3LED-FB



PATHLIGHT DGLIGHTS-C250 BR-ZT-BK



UNDERWATER LIGHT FX LUMINAIRE LL-ZDC-3LED-B5



MOONLIGHT FX LUMINAIRE VE-ZDC-3 LED-PS-FB



WALL LIGHT FC200-BR-CR1-ZT-WD-HX-BK (DESIGN INTENTION IMAGE)

NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
 BY THE GOVERNING AGENCY
 AND ARE SUBJECT TO CHANGE.

SNYDER RESIDENCE
 LANDSCAPE LIGHTING PLAN

SHEET TITLE
 LANDSCAPE LIGHTING PLAN

SHEET NO.
 L-5

DATE
 3/15/2018

MUAZED INC.



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Units: DWP 17-17-20 729 Barbara Ave
 Project Name: SNYDER RESIDENCE
 Project Number: 3150218

The project's Estimated Total Water Use is calculated using the following formula: $ETWU = (ET + ETW) \times (1 + SF) \times (1 + SL)$

ET (1) = Estimated total water use per unit (gallons per year)
 ETW (2) = Evapotranspiration (gallons per year)
 SF (3) = Plant Factor from WUCOLS Land Use Database
 SL (4) = Slope Factor from WUCOLS Land Use Database
 M.A.A. (5) = Maximum Applied Water Application (gallons per year) (to be used for turf lawns, lawns, meadows, and high ornamental landscape areas only)
 M.A.A. (6) = Maximum Applied Water Application (gallons per year) (to be used for turf lawns, lawns, meadows, and high ornamental landscape areas only)
 M.A.A. (7) = Maximum Applied Water Application (gallons per year) (to be used for turf lawns, lawns, meadows, and high ornamental landscape areas only)
 M.A.A. (8) = Maximum Applied Water Application (gallons per year) (to be used for turf lawns, lawns, meadows, and high ornamental landscape areas only)

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

Line	Hydrozone Number (1-4 Below - Use as many tables as necessary to complete all hydrozones)				SLA
	1	2	3	4	
Evapotranspiration Rate (E) (1)	41 (level of 1.5)				
Soil "A" Below					
Conversion Factor (CF) (2)	0.62				
Line 1 x Line 2	25.42 (level of 1.5)				
Plant Factor (PF) (3)	0.0	0.0	0.0	0.0	
See "C" Below					
Hydrozone Area (HA) (4) in square feet	1076	29	128	437	
(Line 1 x Line 3)	6	645	28	134	
Inorganic Irrigation (IE) (5)	0.81	1	0.81	0.81	
See "C" Below					
(Line 6 x Line 7)	8	797	28	165	
TOTAL of all Line 8 boxes = SLA	1980				
Line 3 x Line 5					
Estimated Total Water Use - ETWU (gallons per year)	50331				
Total shall not exceed M.A.A. Below					

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

Evapotranspiration Rate (E) (1) = 41
 Conversion Factor (CF) (2) = 0.62
 Line 1 x Line 2 = 25.42
 Plant Factor (PF) (3) = 0.0
 See "C" Below
 Hydrozone Area (HA) (4) in square feet = 1076
 (Line 1 x Line 3) = 6
 Inorganic Irrigation (IE) (5) = 0.81
 See "C" Below
 (Line 6 x Line 7) = 8
 TOTAL of all Line 8 boxes = SLA = 1980
 Line 3 x Line 5 = 50331
 Estimated Total Water Use - ETWU (gallons per year) = 50331

January 2016 Page 3 of 9



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Units: DWP 17-17-20 729 Barbara Ave
 Project Name: SNYDER RESIDENCE
 Project Number: 3150218

The project's Estimated Total Water Use is calculated using the following formula: $ETWU = (ET + ETW) \times (1 + SF) \times (1 + SL)$

ET (1) = Estimated total water use per unit (gallons per year)
 ETW (2) = Evapotranspiration (gallons per year)
 SF (3) = Plant Factor from WUCOLS Land Use Database
 SL (4) = Slope Factor from WUCOLS Land Use Database
 M.A.A. (5) = Maximum Applied Water Application (gallons per year) (to be used for turf lawns, lawns, meadows, and high ornamental landscape areas only)
 M.A.A. (6) = Maximum Applied Water Application (gallons per year) (to be used for turf lawns, lawns, meadows, and high ornamental landscape areas only)
 M.A.A. (7) = Maximum Applied Water Application (gallons per year) (to be used for turf lawns, lawns, meadows, and high ornamental landscape areas only)
 M.A.A. (8) = Maximum Applied Water Application (gallons per year) (to be used for turf lawns, lawns, meadows, and high ornamental landscape areas only)

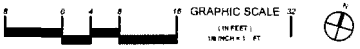
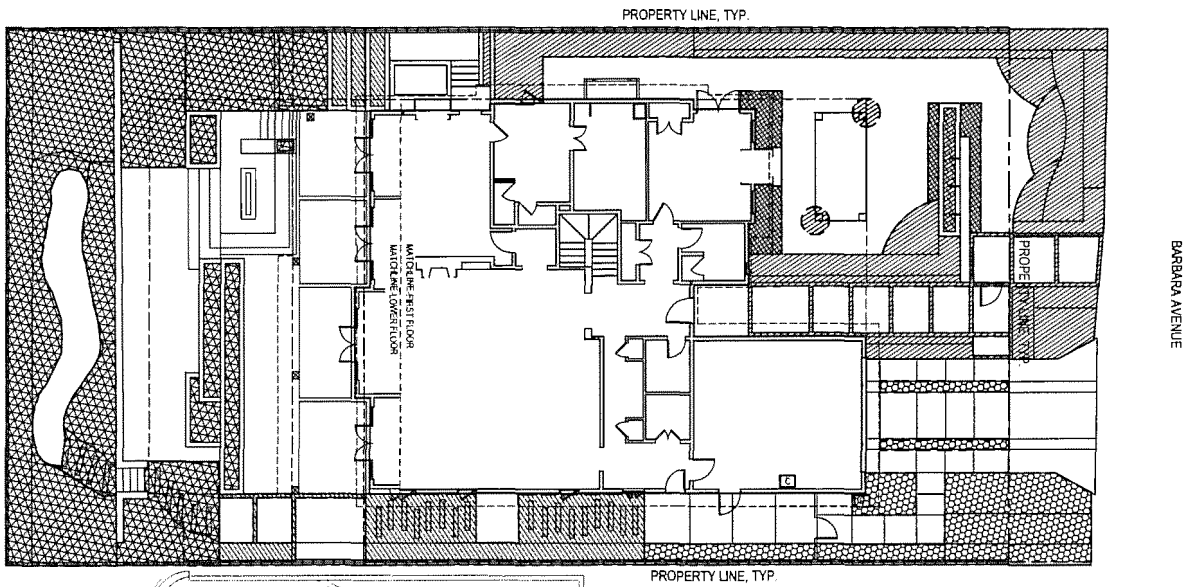
CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Line	Hydrozone Number (1-4 Below - Use as many tables as necessary to complete all hydrozones)				SLA
	1	2	3	4	
Evapotranspiration Rate (E) (1)	41 (level of 1.5)				
Soil "A" Below					
Conversion Factor (CF) (2)	0.62				
Line 1 x Line 2	25.42 (level of 1.5)				
Plant Factor (PF) (3)	0.0	0.0	0.0	0.0	
See "C" Below					
Hydrozone Area (HA) (4) in square feet	429	1990			
(Line 1 x Line 3)	6	257	507		
Inorganic Irrigation (IE) (5)	0.81	0.81			
See "C" Below					
(Line 6 x Line 7)	8	312	826		
TOTAL of all Line 8 boxes = SLA	1150				
Line 3 x Line 5					
Estimated Total Water Use - ETWU (gallons per year)	50331				
Total shall not exceed M.A.A. Below					

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

Evapotranspiration Rate (E) (1) = 41
 Conversion Factor (CF) (2) = 0.62
 Line 1 x Line 2 = 25.42
 Plant Factor (PF) (3) = 0.0
 See "C" Below
 Hydrozone Area (HA) (4) in square feet = 429
 (Line 1 x Line 3) = 6
 Inorganic Irrigation (IE) (5) = 0.81
 See "C" Below
 (Line 6 x Line 7) = 8
 TOTAL of all Line 8 boxes = SLA = 1150
 Line 3 x Line 5 = 50331
 Estimated Total Water Use - ETWU (gallons per year) = 50331

January 2016 Page 3 of 9



LEGEND

SYMBOL	DESCRIPTION	IRRIGATION TYPE
[Pattern]	HYDRO ZONE 1	DRIP
[Pattern]	HYDRO ZONE 2	WATER FEATURE
[Pattern]	HYDRO ZONE 3	DRIP
[Pattern]	HYDRO ZONE 4	DRIP
[Pattern]	HYDRO ZONE 5	DRIP
[Pattern]	HYDRO ZONE 6	DRIP
[Symbol C]	RAIN BRD RZS CONTROLLER	
[Symbol R]	RAIN BRD RSD-BEX RAIN SENSOR	

IRRIGATION NOTES

ALL PRESSURE LINES SHALL BE TESTED FOR TWO HOURS UNDER HYDROSTATIC PRESSURE OF 150 PSI AND BE PROVEN WATER TIGHT. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT FOR TEST.

THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION.

THE FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. 120 VOLT ELECTRICAL POWER AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE CONTROLLER IN ACCORDANCE WITH LOCAL ELECTRICAL CODE.

THIS DESIGN IS DIAGNOSTIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS UNDER BUILDING WALL FOUNDATIONS AND OUTSIDE OF THE PROJECT BOUNDARY ARE FOR PLAN CLARIFICATION ONLY. INSTALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE AND LOCATE CONTROL AND QUICK COUPLING VALVES 6" TO 12" AWAY FROM HARDSCAPE OR TURF AREA FOR EASY ACCESS.

THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ON TO WALKS, ROADWAYS, AND/OR BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN SITE DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN FORESEEN AND CONSIDERED IN THE ENGINEERING. THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD BE INFORMED OF SUCH OBSTRUCTIONS AND DIFFERENCES, BUT IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN CONSTRUCTION DETAILS. USE TERPOL TAPE OR TERPOL PIPE DOPE ON ALL PVC MALE PIPE THREADS OF ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.

IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES.

DRAINAGE OF WATER THROUGH SPRINKLER HEAD WILL NOT BE ALLOWED. SOME SPRINKLERS WILL REQUIRE THE INSTALLATION OF AN ANTI-DRAIN VALVE IN THE RISER WIPPLE TO PREVENT DRAINAGE. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL AN ANTI-DRAIN VALVE AS REQUIRED AT ANY SPRINKLER SHOWING SIGNS OF DRAINING AFTER THE IRRIGATION SYSTEM HAS OPERATED FROM AN ON OR OFF POSITION. INSTALLATION OF ANTI-DRAIN VALVES SHALL BE INCLUDED IN THE BID PRICE WITHOUT ADDITIONAL COST TO THE OWNER.

ALL PIPES ADJACENT TO SIDEWALKS, CURBS AND OR AT TOP AND TOE OF SLOPES TO BE PVC BURIED AS PER THE DETAILS AND SPECIFICATIONS.

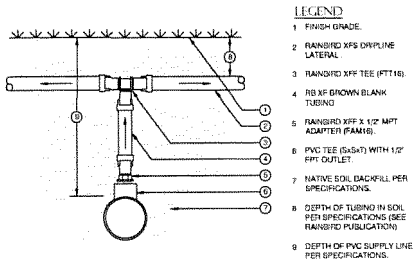
WATER CONSERVATION STATEMENT

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF SOLANA BEACH'S AVAILABLE WATER SUPPLY:

- THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.
- TURF WILL BE RESTRICTED TO HIGHLY VISIBLE STREET FRONT AREAS AND/OR AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE GUESTS. THE SPECIFIED TURF WILL HAVE RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.
- PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST, AND WEST EXPOSURES.
- SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERABLE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION, AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPORATION FROM THE ROOT ZONES.
- AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.
- AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.

NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
 BY THE GOVERNING AGENCY
 AND ARE SUBJECT TO CHANGE.

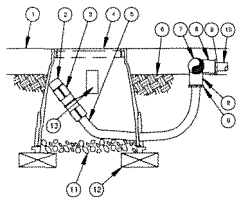
SNYDER RESIDENCE
 WATER CONSERVATION PLAN
 DATE: 3/15/2018
 SHEET NO: L-6
 OF 10



- LEGEND**
- 1 FINISH GRADE
 - 2 RAINBIRD XFS DRIPLINE LATERAL
 - 3 RAINBIRD XFF TEE (FT14)
 - 4 RB XF BROWN BLANK TUBING
 - 5 RAINBIRD XFF X 1/2" MPT ADAPTER (FAM16)
 - 6 PVC TEE (S&WT) WITH 1/2" FPT OUTLET
 - 7 NATIVE SOIL BACKFILL PER SPECIFICATIONS
 - 8 DEPTH OF TUBING IN SOIL PER SPECIFICATIONS (SEE RAINBIRD PUBLICATION)
 - 9 DEPTH OF PVC SUPPLY LINE PER SPECIFICATIONS

- NOTES**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.

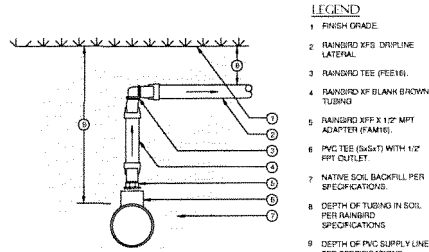
F | DRIPLINE MANIFOLD-TEE CONNECTION N.T.S.



- LEGEND**
- 1 MOUND
 - 2 FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: PORTABLE RAIN BIRD MDCFCAP
 - 3 EASY FIT COUPLING: RAIN BIRD MDCFCOUP
 - 4 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 75B
 - 5 POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
 - 6 FINISH GRADE
 - 7 PVC EXHAUST HEADER
 - 8 PVC SCH 40 TEE OR EL
 - 9 BARB X MALE FITTING: RAIN BIRD XFF MA FITTING (TYPICAL)
 - 10 RAIN BIRD XFF SERIES DRIPLINE
 - 11 3-INCH MINIMUM DEPTH OF 1" WASHED GRAVEL
 - 12 BRICK (1 OF 2)
 - 13 DRUMMAGE DO NOT DRINK TAGS

- NOTES**
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

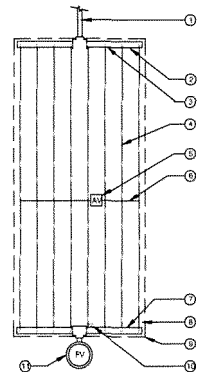
G | DRIPLINE FLUSH VALVE ON RB FITTINGS N.T.S.



- LEGEND**
- 1 FINISH GRADE
 - 2 RAINBIRD XFS DRIPLINE LATERAL
 - 3 RAINBIRD TEE (TEE16)
 - 4 RAINBIRD XF BROWN BLANK TUBING
 - 5 RAINBIRD XFF X 1/2" MPT ADAPTER (FAM16)
 - 6 PVC TEE (S&WT) WITH 1/2" FPT OUTLET
 - 7 NATIVE SOIL BACKFILL PER SPECIFICATIONS
 - 8 DEPTH OF TUBING IN SOIL PER SPECIFICATIONS
 - 9 DEPTH OF PVC SUPPLY LINE PER SPECIFICATIONS

- NOTES**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

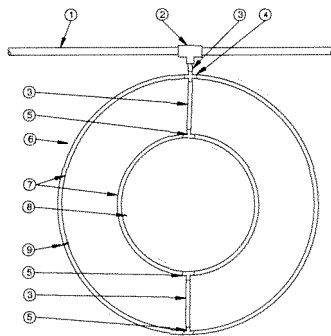
H | DRIPLINE MANIFOLD-ELBOW CONNECTION N.T.S.



- LEGEND**
- 1 PVC LATERAL LINE FROM DRIP ZONE KIT
 - 2 PVC SUPPLY MANIFOLD
 - 3 XFS DRIPLINE MANIFOLD TO ELBOW CONNECTION (TYP)
 - 4 XFS DRIPLINE LATERAL (RPO1 XFS 20)
 - 5 RAINBIRD AIR/VACUUM RELIEF VALVE (PLUMBED TO RAINBIRD BLANK PCLY TUBING AT EACH HIGH POINT)
 - 6 AIR/VACUUM RELIEF LATERAL: RAINBIRD BLANK TUBING CENTERED ON MOUND OR BERM
 - 7 PVC FLUSH MANIFOLD
 - 8 PERIMETER LATERALS 2" TO 4" FROM EDGE
 - 9 AREA PERIMETER
 - 10 RAINBIRD OPERATION INDICATOR, OPTIONAL
 - 11 RAINBIRD MANUAL FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT

- NOTES**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.

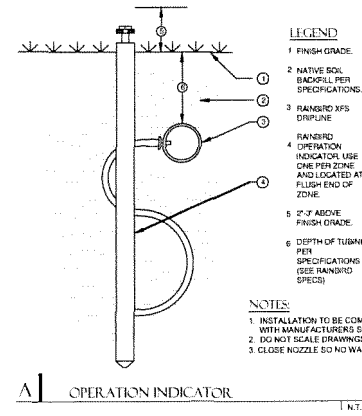
D | DRIPLINE END-FEED LAYOUT N.T.S.



- LEGEND**
- 1 PVC DRIP MANIFOLD PIPE
 - 2 PVC SCH 40 TEE OR EL
 - 3 RAIN BIRD XF SERIES BLANK TUBING
 - 4 BARB CROSS INSERT FITTING: RAIN BIRD XFF-CROSS
 - 5 BARB TEE INSERT FITTING: RAIN BIRD XFF-TEE
 - 6 PROJECTED CANOPY LINE OF TREE
 - 7 SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (PORTABLE XFS DRIPLINE, NON-PORTABLE XFS DRIPLINE PLUG AS SHOWN IF LENGTH AS REQUIRED)
 - 8 ROOT BALL
 - 9 TIE-DOWN STAKE: RAIN BIRD TDS-650 WITH BEND (QUANTITY AS REQUIRED; SEE NOTES 2,3 BELOW)

- NOTES**
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE AND TREE CANOPY (SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS)
 2. PLACE THE TIE-DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY
 3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

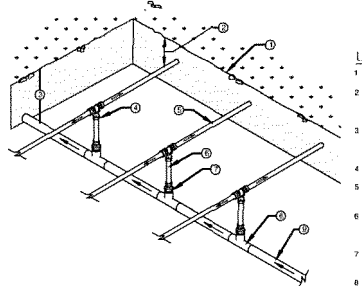
E | XFS SUB-SURFACE DRIPLINE AROUND TREE N.T.S.



- LEGEND**
- 1 FINISH GRADE
 - 2 NATIVE SOIL BACKFILL PER SPECIFICATIONS
 - 3 RAINBIRD XFS DRIPLINE
 - 4 RAINBIRD OPERATION INDICATOR LINE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE
 - 5 2'-3" ABOVE FINISH GRADE
 - 6 DEPTH OF TUBING PER SPECIFICATIONS (SEE RAINBIRD SPECS)

- NOTES**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS
 3. CLOSE NOZZLE SO NO WATER SPRAYS OUT

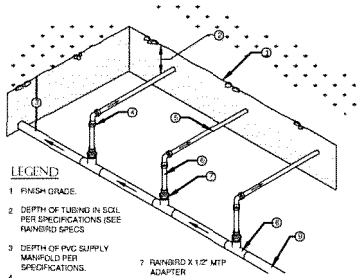
A | OPERATION INDICATOR N.T.S.



- LEGEND**
- 1 FINISH GRADE
 - 2 DEPTH OF TUBING IN SOIL PER SPECIFICATIONS (SEE RAINBIRD SPECS)
 - 3 DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS
 - 4 RAINBIRD XFF TEE
 - 5 RAINBIRD XFS DRIPLINE LATERAL
 - 6 RAINBIRD BROWN BLANK XF TUBING LENGTH AS NECESSARY
 - 7 RAINBIRD X 1/2" MPT ADAPTER (FAM16)
 - 8 PVC TEE (S&WT) WITH 1/2" FPT OUTLET
 - 9 PVC SUPPLY MANIFOLD FROM DRIP ZONE KIT

- NOTES**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
 2. DO NOT SCALE DRAWINGS

B | DRIPLINE MANIFOLD CENTER FEED N.T.S.



- LEGEND**
- 1 FINISH GRADE
 - 2 DEPTH OF TUBING IN SOIL PER SPECIFICATIONS (SEE RAINBIRD SPECS)
 - 3 DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS
 - 4 RAINBIRD XFF FITTINGS
 - 5 RAINBIRD XFS DRIPLINE LATERAL
 - 6 RAINBIRD BLANK BROWN XF TUBING LENGTH AS NECESSARY
 - 7 RAINBIRD X 1/2" MPT ADAPTER
 - 8 PVC TEE (S&WT) WITH 1/2" FPT OUTLET
 - 9 PVC SUPPLY MANIFOLD FROM DRIP ZONE KIT

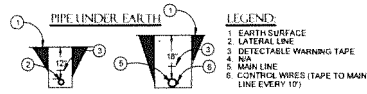
- NOTES**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
 2. DO NOT SCALE DRAWINGS

C | DRIPLINE MANIFOLD END FEED N.T.S.

NOT FOR CONSTRUCTION
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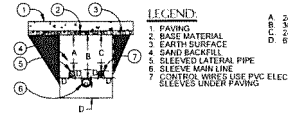
SNYDER RESIDENCE
 (27) HIGHLAND BLVD
 CLARK BORO, NJ

SHEET TITLE: IRRIGATION DETAILS 1
 SHEET NO.: L-7
 DATE: 3/15/2018
 7 OF 10



- LEGEND:**
1. EARTH SURFACE
 2. LATERAL LINE
 3. DETECTABLE WARNING TAPE
 4. MAIN LINE
 5. CONTROL WIRES (TAPE TO MAIN LINE EVERY 12")

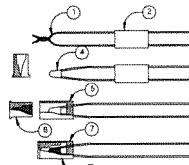
C UNDER PAVING, NON-VEHICULAR, IN SLEEVE



- LEGEND:**
1. PAVING
 2. BASE MATERIAL
 3. EARTH SURFACE
 4. SAND BACKFILL
 5. SLEEVED LATERAL PIPE
 6. SLEEVE MAIN LINE
 7. CONTROL WIRES IN PVC ELEC. SLEEVES UNDER PAVING

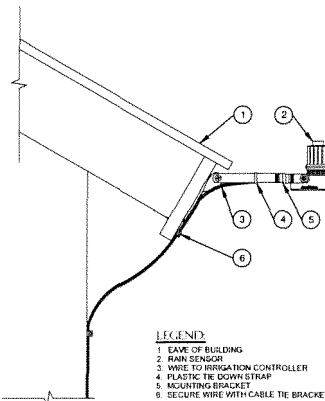
A: 24"
B: 32"
C: 24"
D: 6"

C PIPE/SLEEVE INSTALLATION 1 N.T.S.



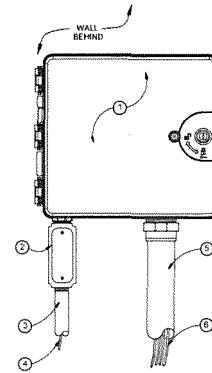
- LEGEND:**
1. STRIP WIRES APPROX. 5/8" FROM END
 2. SLIP BASE SOCKET OVER END OF WIRES
 3. APPLY SEALER TO OUTSIDE OF SEALING PLUG
 4. FILL CAVITY WITH SEALER
 5. PUT CRIMP SLEEVES OVER WIRE ENDS
 6. PULL BASE SOCKET OVER END AS FAR AS POSSIBLE
 7. PUSH WIRES TO END OF BASE SOCKET
 8. GREASE FILLED WIRE CONNECTION

D WIRE CONNECTION 1 N.T.S.



- LEGEND:**
1. EAVE OF BUILDING
 2. RAIN SENSOR
 3. WIRE TO IRRIGATION CONTROLLER
 4. PLASTIC DOWN STRAP
 5. MOUNTING BRACKET
 6. SECURE WIRE WITH CABLE TIE BRACKET (1 OF 2)

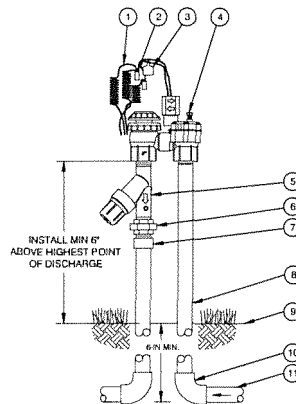
E RAIN SENSOR DETAIL 1 N.T.S.



- LEGEND:**
1. IRRIGATION CONTROLLER: IN STAINLESS STEEL CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS. RE. IRRIGATION PLANS
 2. JUNCTION BOX
 3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
 4. POWER SUPPLY WIRE
 5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
 6. WIRES TO REMOTE CONTROL VALVES

- NOTES:**
1. INCLUDE RAIN SENSOR PER IRRIGATION PLANS
 2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSFER LARGER VALVE AND COMMON WIRES FROM FIELD TO 15 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
 3. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS
 3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

A CONTROLLER 1 N.T.S.



1. 35-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BRD DB SERIES (1 OF 2)
3. ID TAG
4. LOW FLOW ANTI-SIPHON VALVE: RAIN BRD ASV-LF-075 VALVE (INCLUDED IN XACZ-075-PRF KIT)
5. PRESSURE REGULATING FILTER: RAIN BRD PRF-075-RBY (INCLUDED IN XACZ-075-PRF KIT)
6. PVC SCH 40 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

B XACZ-075-PRF 3/4\"/>

NOT FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN APPROVED
 BY THE GOVERNING AGENCY
 AND ARE SUBJECT TO CHANGE.

SNYDER RESIDENCE
 1770 W. MAIN ST. #104
 COVINGTON, LA 70421

SHEET TITLE:
 IRRIGATION DETAILS 2

DATE:
 3/15/2018

SHEET NO.:
 L-8
 8 OF 10

ATTACHMENT 3



SNYDER RESIDENCE

729 BARBARA AVE, SOLANA BEACH, CA 92075

DATE: 03/26/2019



ISLAND
ARCHITECTS

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SNYDER RESIDENCE

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