

# CITY OF SOLANA BEACH

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



## AGENDA

### Joint REGULAR Meeting

Wednesday, December 12, 2018 \* 6:00 p.m.

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

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

#### PUBLIC MEETING ACCESS

The Regular Meetings of the City Council are scheduled for the 2nd and 4th Wednesdays and are broadcast live on Cox Communications-Channel 19, Spectrum(Time Warner)-Channel 24, and AT&T U-verse Channel 99. The video taping of meetings are maintained as a permanent record and contain a detailed account of the proceedings. Council meeting tapings are archived and available for viewing on the City's [Public Meetings](#) webpage.

#### AGENDA MATERIALS

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

#### SPEAKERS

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

#### SPECIAL ASSISTANCE NEEDED

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

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

#### CITY COUNCILMEMBERS

**David A. Zito**, Mayor

**Jewel Edson**, Deputy Mayor

**Judy Hegenauer**, Councilmember

**Lesa Heebner**, Councilmember

**Peter Zahn**, 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. SDG&E Annual Update to the City of Solana Beach

**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.5.)

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 November 10 - November 23, 2018.

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

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

**A.2. 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 \(click here\)](#)

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

**A.3. Quarterly Investment Report.** (File 0350-44)

Recommendation: That the City Council

1. Accepts and Files the Cash and Investment Report for the quarter ended September 30, 2018.

[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. Temporary Staff Funding** (File 0560-40)

Recommendation: That the City Council

1. Adopt **Resolution 2018-156** ratifying total expenditures for temporary staffing coverage in the amount of \$40,000 with Office Team.

[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. Minutes of the City Council.**

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meetings held September 11, 2018 and November 13, 2018.

[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.*

**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)**

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

*Submit speaker slips to the City Clerk.*

**C.1. La Colonia Skate Park - Project Update.** (File 0720-30)

Recommendation: That the City Council

1. Receive the update on the La Colonia Skate Park.
2. Provide feedback on the regulatory sign and the possible elimination of the concrete seating area between the Skate Park and basketball court to allow for a walking path to the recently purchased lot on the north end of the existing park.
3. Adopt **Resolution 2018-142**:
  - a. Authorizing the City Manager to execute Amendment No. 2 to the Professional Services Agreement with Van Dyke Landscape Architects in the amount of \$15,000 for design and construction support services associated with the La Colonia Skate Park.
  - b. Authorizing an appropriation of \$15,000 from City CIP fund undesignated reserves into the La Colonia Skate Park project.
  - c. Authorizing the City Treasurer to amend the FY 2018/19 Adopted Budget accordingly.

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

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**C.2. Adopt (2nd Reading) Ordinance 495 – Shared Mobility Program.** (File 0840-40)

Recommendation: That the City Council

1. Adopt **Ordinance 495** establishing the guidelines for the Shared Mobility Pilot Program.

[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.*

**C.3. Adopt (2nd Reading) Ordinance 497 – Sidewalk Vending.** (File 0390-45)

Recommendation: That the City Council

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

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

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



**C.4. Adopt (2<sup>nd</sup> Reading) Ordinance 492 Authorizing Fire Mitigation Impact Fee (FMIF) Program, Ordinance 493 Authorizing Park Development Impact Fee (PDIF) Program, Ordinance 496 Authorizing Public Use Facilities Impact Fee (PUFIF) Program.** (File 0390-23)

Recommendation: That the City Council

1. Adopt **Ordinance 492** establishing the Fire Mitigation Impact Fee (FMIF).
2. Adopt **Ordinance 493** establishing the Park Development Impact Fee (PDIF).
3. Adopt **Ordinance 496** establishing the Public Use Facilities Impact Fee (PUFIF).

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

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**C.5. Adopt (2<sup>nd</sup> Reading) Ordinance 489 Adding Section 2.04.015 to the Solana Beach Municipal Code Regarding Mayoral Duties.** (File 0410-90)

Recommendation: That the City Council

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

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

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**C.6. Certification of November 6, 2018 General Election Results.** (File 0410-70)

Recommendation: That the City Council

1. Adopt **Resolution 2018-155** approving the certification of the results for the November 6, 2018 General Municipal Election.

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

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**B. PUBLIC HEARINGS:** (B.1. – B.4.)

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: Request for DRP and SDP to Construct a New, Single-Family Residence with an Attached Two-Car Garage and Perform Associated Site Improvements at 456 S. Nardo. (Case # 17-17-42 Applicant: 456 S. Nardo, LLC; APN: 298-121-66; Resolution No. 2018-152. (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 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 2018-152** conditionally approving a DRP and SDP to construct a new two-story, single-family residence with an attached two-car garage and perform associated site improvements on a vacant lot at 456 South Nardo Avenue, Solana Beach.

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

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**B.2. Public Hearing: Request for a DRP to a Construct a Replacement, Split-Level, Single-Family Residence and Perform Associated Site Improvements at 607 North Cedros Avenue. (Case # 17-17-37 Applicant: Greg Agee; APN: 263-062-20; Resolution No. 2018-153. (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. 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 2018-153** conditionally approving a DRP to construct a replacement split-level, single-family residence with an attached, partially subterranean two-car garage, and perform associated site improvements 607 North Cedros Avenue, Solana Beach.

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

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**B.3. Public Hearing: Request for DRP to Construct a New, Single-Family Residence with an Attached Three-Car Garage and Perform Associated Site Improvements at 986 Avocado Place. (Case # 17-17-14 Applicants: Jonathan and Aviva Mark; APN: 298-381-08; Resolution No. 2018-151. (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. 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 2018-151** conditionally approving a DRP to construct a new single-level, single-family residence with an attached three-car garage and perform associated site improvements on a vacant lot at 986 Avocado Place, Solana Beach.

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

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**B.4. Public Hearing: Request for a DRP and SDP to a Construct a Replacement, Single-Family Residence and Perform Associated Site Improvements at 362 N. Sierra Avenue. (Case # 17-18-12 Applicant: Michael Drapkin; APN: 263-303-28; Resolution No. 2018-154. (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 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 2018-154** conditionally approving a DRP and an SDP to construct a replacement two-story, single-family residence with an attached garage and subterranean basement level, and perform associated site improvements 362 N. Sierra Avenue, Solana Beach.

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

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## **WORK PLAN COMMENTS:**

*Adopted June 13, 2018*

## **COMPENSATION & REIMBURSEMENT DISCLOSURE:**

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

## **COUNCIL COMMITTEE REPORTS:** [Council Committees](#)

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

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

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

- a. Business Liaison Committee – Zito, Edson.
- b. Fire Dept. Management Governance & Organizational Evaluation – Edson, Hegenauer
- c. Highway 101 / Cedros Ave. Development Committee – Edson, Heebner
- d. I-5 Construction Committee – Zito, Edson.
- e. Parks and Recreation Committee – Zito, Edson
- f. Public Arts Committee – Hegenauer, Heebner
- g. School Relations Committee – Hegenauer, Zahn
- h. Solana Beach-Del Mar Relations Committee – Zito, Heebner

## **ADJOURN:**

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***Next Regularly Scheduled Meeting is January 9, 2019***

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

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

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**AFFIDAVIT OF POSTING**

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the December 12, 2018 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 December 6, 2018 at 6:30 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., December 12, 2018, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk  
City of Solana Beach, CA

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

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

- **Budget & Finance Commission**  
Thursday, December 20, 2018, 5:30 p.m. (City Hall)
- **Climate Action Commission**  
Wednesday, December 19, 2018, 5:30 p.m. (City Hall)
- **Parks & Recreation Commission**  
Thursday, December 13, 2018, 4:00 p.m. (Fletcher Cove Community Center)
- **Public Arts Commission**  
Tuesday, January 22, 2019, 5:30 p.m. (City Hall)
- **View Assessment Commission**  
Tuesday, December 18, 2018, 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:** December 12, 2018  
**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- 11/10/18 through 11/23/18

Check Register-Disbursement Fund (Attachment 1)		\$	493,801.93
Retirement Payroll	November 15, 2018		9,561.00
Net Payroll	November 16, 2018		200,253.83
Federal & State Taxes	November 16, 2018		51,677.60
PERS Retirement (EFT)	November 16, 2018		42,959.06
Net Payroll	November 21, 2018		1,030.33
Federal & State Taxes	November 21, 2018		341.07
PERS Retirement (EFT)	November 21, 2018		163.11
TOTAL		\$	<u>799,787.93</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 November 10, 2018 through November 23, 2018 reflects total expenditures of \$799,787.93 from various City funding sources.

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



**WORK PLAN:**

N/A

**OPTIONS:**

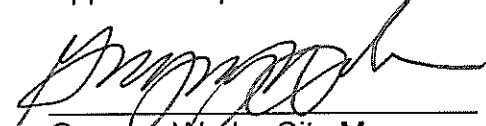
- Ratify the register of demands.
- Do not ratify and provide direction.

**DEPARTMENT RECOMMENDATION:**

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

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

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

Attachments:

1. Check Register – Disbursement Fund

CITY OF SOLANA BEACH, CA  
CHECK REGISTER - DISBURSEMENT FUND

PENTAMATION  
DATE: 11/27/2018  
TIME: 08:41:17

SELECTION CRITERIA: transact\_gl\_cash='1011' and transact\_ck\_date between '20181110 00:00:00.000' and '20181123 00:00:00.000'  
ACCOUNTING PERIOD: 5/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT
1011	93753	11/15/18	1135	AFFORDABLE PIPELINE SERV	50900007700	E-SEWER CLEAN-10.984	0.00	5,492.00
1011	93754	11/15/18	442	ASCE/MEMBERSHIP	00165006520	ASCE MEMBERSHIP-BORROME	0.00	245.00
1011	93755	11/15/18	4832	AT&T CALNET 3	00150005450	9391012278 9/24-10/23	0.00	2,319.45
1011	93755	11/15/18	4832	AT&T CALNET 3	00150005450	9391012282 9/24-10/23	0.00	19.89
1011	93755	11/15/18	4832	AT&T CALNET 3	00150005450	9391053641 9/24-10/23	0.00	164.68
1011	93755	11/15/18	4832	AT&T CALNET 3	00150005450	9391062899 9/24-10/23	0.00	164.68
	TOTAL CHECK						0.00	2,668.70
1011	93756	11/15/18	5174	MEGAN BAVIN	00150005400	CR UC RVRSD EXTN PRGM	0.00	150.00
1011	93756	11/15/18	5174	MEGAN BAVIN	00150005400	TUITION-BAVIN	0.00	1,550.00
	TOTAL CHECK						0.00	1,700.00
1011	93757	11/15/18	2261	BETSYKSCHULZ, LLC	25055005570	FS ART & LAND-PMNT#2	0.00	24,293.85
1011	93758	11/15/18	2424	BJ'S RENTALS	00165006560	TILLER	0.00	89.81
1011	93759	11/15/18	5051	CINTAS CORPORATION NO. 2	00165006570	FIRST AID SUPPLIES-PW	0.00	91.83
1011	93759	11/15/18	5051	CINTAS CORPORATION NO. 2	00165006570	FIRST AID SUPPLIES-CH	0.00	126.19
	TOTAL CHECK						0.00	218.02
1011	93760	11/15/18	3551	CITY NATIONAL BANK	32000007220	CHVRON#12-015: 12/08	0.00	9,762.29
1011	93760	11/15/18	3551	CITY NATIONAL BANK	31700007210	ABAG#11-022: 12/01	0.00	11,736.80
1011	93760	11/15/18	3551	CITY NATIONAL BANK	32000007220	CHVRON#12-015: 12/08	0.00	25,424.72
1011	93760	11/15/18	3551	CITY NATIONAL BANK	31700007210	ABAG#11-022: 12/01	0.00	129,800.00
	TOTAL CHECK						0.00	176,723.81
1011	93761	11/15/18	2631	CLEAN STREET	00165006550	STREET SWP-OCT	0.00	3,299.92
1011	93762	11/15/18	108	DEL MAR BLUE PRINT COMPA	00150005150	W-1451/EXPEDITN BLDG	0.00	18.49
1011	93762	11/15/18	108	DEL MAR BLUE PRINT COMPA	00150005150	W-1456/740 LSF	0.00	18.49
	TOTAL CHECK						0.00	36.98
1011	93763	11/15/18	134	DIXIELINE LUMBER CO INC	00165006570	PLATES-TV CONFNC ROOM	0.00	3.66
1011	93763	11/15/18	134	DIXIELINE LUMBER CO INC	00165006570	BRASS NOZZLE	0.00	8.72
1011	93763	11/15/18	134	DIXIELINE LUMBER CO INC	00165006570	SPRY GLOSS/UTILITY BLAD	0.00	11.08
1011	93763	11/15/18	134	DIXIELINE LUMBER CO INC	00165006530	BOND PRIMER	0.00	14.52
	TOTAL CHECK						0.00	37.98
1011	93764	11/15/18	2127	ALLIANT INSURANCE SERVIC 001		Q1 SPEC EVENT INSUR	0.00	746.13
1011	93764	11/15/18	2127	ALLIANT INSURANCE SERVIC 001		Q4 SPEC EVENT INSUR	0.00	2,381.19
	TOTAL CHECK						0.00	3,127.32
1011	93765	11/15/18	372	EMPLOYMENT DEVELOPMENT D	00150005400	SUI PE 09/30/18	0.00	119.02
1011	93766	11/15/18	2462	EMBROIDERY IMAGE	00150005400	JACKET-RETRMNT MARTNZ	0.00	75.75
1011	93767	11/15/18	1985	EXTERIOR PRODUCTS INC	00170007100	BANNER BRACKET SHOES	0.00	224.12
1011	93768	11/15/18	5399	INBOUND DESIGN INC.	55000007750	SEA WEBSITE MANT-NOV	0.00	49.00

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '2018110 00:00:00.000' and '2018123 00:00:00.000'  
 ACCOUNTING PERIOD: 5/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT
1011	93769	11/15/18	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	7.59
1011	93769	11/15/18	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	7.60
1011	93769	11/15/18	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	13.50
1011	93769	11/15/18	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	13.50
1011	93769	11/15/18	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	7.60
1011	93769	11/15/18	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	1.69
1011	93769	11/15/18	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	1.69
1011	93769	11/15/18	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	6.75
1011	93769	11/15/18	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	6.75
1011	93769	11/15/18	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	7.59
TOTAL	CHECK						0.00	74.26
1011	93770	11/15/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 10/12	0.00	377.55
1011	93770	11/15/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 07/13	0.00	-49.00
1011	93770	11/15/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 04/27	0.00	-39.75
1011	93770	11/15/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 07/20	0.00	-12.88
1011	93770	11/15/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 07/20	0.00	451.64
1011	93770	11/15/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 10/12	0.00	776.45
1011	93770	11/15/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 07/13	0.00	948.64
1011	93770	11/15/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 09/28	0.00	1,016.96
1011	93770	11/15/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 10/19	0.00	1,154.00
1011	93770	11/15/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 10/26	0.00	1,154.00
1011	93770	11/15/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 10/05	0.00	6,931.61
TOTAL	CHECK						0.00	3,000.00
1011	93771	11/15/18	1953	PALOMAR COLLEGE	00160006120	NRTH CNTY FF TSTING	0.00	1,494.00
1011	93772	11/15/18	1008	PSC, LLC	00165006520	HHW-OCT	0.00	579.74
1011	93773	11/15/18	3568	QS WHOLESALE, INC	00160006170	WETSUITS-SHK/URU/MCPH	0.00	475.75
1011	93774	11/15/18	4080	JENNIFER REED	00150005350	ADMIN SVC-OCT	0.00	32.50
1011	93775	11/15/18	416	REGIONAL COMMS SYS, MS 0	00160006120	CAP CODE-OCT	0.00	163.98
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006560	005506000 09/01-11/01	0.00	85.08
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006560	005506002 09/01-11/01	0.00	379.33
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	20875007580	005506003 09/01-11/01	0.00	136.32
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006560	005506004 09/01-11/01	0.00	85.08
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006560	005506005 09/01-11/01	0.00	225.74
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006560	005506006 09/01-11/01	0.00	136.32
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006560	005506007 09/01-11/01	0.00	117.42
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006570	005506008 09/01-11/01	0.00	393.19
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006560	005506009 09/01-11/01	0.00	85.08
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006560	005506010 09/01-11/01	0.00	154.38
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006560	005506011 09/01-11/01	0.00	342.37
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006560	005506012 09/01-11/01	0.00	1,543.57
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006560	005506013 09/01-11/01	0.00	126.66
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	20375007510	005979000 09/01-11/01	0.00	704.40
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006560	005979001 09/01-11/01	0.00	111.81
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006560	005506018 1002101	0.00	272.41

CITY OF SOLANA BEACH, CA  
CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20181110 00:00:00.000' and '20181123 00:00:00.000'  
ACCOUNTING PERIOD: 5/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006560	005506019 1002101	0.00	869.26
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	20875007580	005506020 1002101	0.00	1,151.41
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	20475007520	GRP 6-01 10/02-11/01	0.00	5,918.92
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006520	005506014 10/02-11/01	0.00	222.20
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	50900007700	005506014 10/02-11/01	0.00	666.60
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006530	011695000 10/02-11/01	0.00	32.74
1011	93777	11/15/18	141	SANTA FE IRRIGATION DIST	00165006550	011695000 10/02-11/01	0.00	98.22
	TOTAL CHECK						0.00	14,022.49
1011	93778	11/15/18	4281	SIEMENS INDUSTRY, INC	00165006540	LSP@CDRS-OPTICOM HEAD	0.00	1,275.00
1011	93779	11/15/18	1193	SOLANA BEACH SCHOOL DIST	00165006530	HAND RAIL-LOMAS SANTA	0.00	492.50
1011	93780	11/15/18	280	SPARKLETT'S INC	00150005350	DRINK WATER-OCT-CH	0.00	186.92
1011	93781	11/15/18	3066	SUMMIT ENVIRONMENTAL GRO	45099266190	9926 PROF SVC SND-OCT	0.00	1,430.00
1011	93781	11/15/18	3066	SUMMIT ENVIRONMENTAL GRO	45099266190	9926 PROF SVC-OCT(CF)	0.00	3,471.00
	TOTAL CHECK						0.00	4,901.00
1011	93782	11/15/18	5258	SUPERION LLC	00150005300	FY19 SOFTWARE DATANGO	0.00	235.91
1011	93782	11/15/18	5258	SUPERION LLC	00150005300	FY19 SOFTWARE MAINT	0.00	7,829.93
1011	93782	11/15/18	5258	SUPERION LLC	00150005300	FY19 SOFTWARE MAINT	0.00	27,352.23
	TOTAL CHECK						0.00	35,418.07
1011	93783	11/15/18	4534	TRAFFIC SUPPLY, INC	00165006540	NO PARKING BARRICADE	0.00	183.35
1011	93784	11/15/18	40	UNDERGROUND SVC ALERT OF	00165006510	DIG ALERT-OCT	0.00	84.25
1011	93785	11/15/18	1458	THE UNIFORM SPECIALIST	00160006120	UNIFORMS-MORGAN	0.00	913.53
1011	93786	11/15/18	5509	VALLEY CONSTRUCTION MANAG	50998336510	9833PMP STN MNGMT-OCT	0.00	7,540.00
1011	93787	11/15/18	2823	WELLS FARGO BANK	65278007820	INT 2017TA BND 12/01	0.00	44,346.96
1011	93787	11/15/18	2823	WELLS FARGO BANK	65278007820	PRIN 2017TA BND 12/01	0.00	54,600.00
1011	93787	11/15/18	2823	WELLS FARGO BANK	652	LESS BOND FUND 12/01	0.00	-60.76
1011	93787 V	11/15/18	2823	WELLS FARGO BANK	652	LESS BOND FUND 12/01	0.00	60.76
1011	93787 V	11/15/18	2823	WELLS FARGO BANK	65278007820	INT 2017TA BND 12/01	0.00	-44,346.96
1011	93787 V	11/15/18	2823	WELLS FARGO BANK	65278007820	PRIN 2017TA BND 12/01	0.00	-54,600.00
	TOTAL CHECK						0.00	0.00
1011	93788	11/15/18	37	XEROX CORPORATION	00150005350	W7830PT UPSTRS-OCT	0.00	199.60
1011	93788	11/15/18	37	XEROX CORPORATION	00150005350	EXCESS BLK-9/21-10/21	0.00	28.52
1011	93788	11/15/18	37	XEROX CORPORATION	00150005350	EXCESS CLR-9/21-10/21	0.00	151.05
1011	93788	11/15/18	37	XEROX CORPORATION	00150005350	D95CP PLNG LEASE-OCT	0.00	555.18
1011	93788	11/15/18	37	XEROX CORPORATION	00150005350	EXCESS CPYS-9/21-10/21	0.00	80.87
1011	93788	11/15/18	37	XEROX CORPORATION	00150005350	W7830PT CLRKS-OCT	0.00	218.99
1011	93788	11/15/18	37	XEROX CORPORATION	00150005350	EXCESS BLK-9/21-10/21	0.00	38.48
1011	93788	11/15/18	37	XEROX CORPORATION	00150005350	EXCESS CLR-9/21-10/21	0.00	549.92
	TOTAL CHECK						0.00	1,822.61
1011	93789	11/19/18	5137	ABLE PATROL & GUARD, INC	00170007110	FCCC SECURITY-OCT	0.00	500.00

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FUND - 001 - GENERAL FUND									
CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT	
1011	93790	11/19/18	4794	AMR	27060006120	CSA17.19 FLU SHOTS	0.00	212.80	
1011	93791	11/19/18	4832	AT&T CALNET 3	00160006150	9391012275 9/24-10/23	0.00	164.68	
1011	93792	11/19/18	1056	CALIFORNIA PARK & RECREA	00170007110	CPRS MEMBERSHP-WENGER	0.00	170.00	
1011	93793	11/19/18	4602	SAM CASTELLANO	00170007110	TREE LIGHT SND-12/1/18	0.00	375.00	
1011	93794	11/19/18	1561	CDW GOVERNMENT INC	00150005450	ARCO PRO 2017 DVD	0.00	16.84	
1011	93794	11/19/18	1561	CDW GOVERNMENT INC	00150005450	3-WIRELESS KEYBOARDS	0.00	135.41	
1011	93794	11/19/18	1561	CDW GOVERNMENT INC	00150005450	EMAIL FILTERING	0.00	1,959.00	
	TOTAL CHECK						0.00	2,111.25	
1011	93795	11/19/18	127	COX COMMUNICATIONS INC	00150005450	CTYINTRNT 10/19-11/18	0.00	565.79	
1011	93796	11/19/18	2165	CULLIGAN OF SAN DIEGO	00160006170	DRNKG WTR SVC-NOV	0.00	41.60	
1011	93797	11/19/18	108	DEL MAR BLUE PRINT COMPA	00170007110	TREE LIGHT FLIER	0.00	51.99	
1011	93798	11/19/18	134	DIXIELINE LUMBER CO INC	00160006120	HOOK/PAN/SCREWS/BOLTS	0.00	54.99	
1011	93799	11/19/18	884	ENTENMANN-ROVIN CO. INC	00160006120	BADGES	0.00	235.04	
1011	93800	11/19/18	5480	FISHER INTEGRATED, INC.	00150005450	COUNCIL WEB STRM-OCT	0.00	800.00	
1011	93801	11/19/18	167	GOVERNMENT FINANCE OFFCR	00150005300	MMB MBRSHP DUES 2019	0.00	190.00	
1011	93802	11/19/18	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 11/16/18	0.00	13,177.55	
1011	93803	11/19/18	3859	ICMA RETIREMENT TRUST-RH	001	ICMA PD 11/16/18	0.00	2,002.79	
1011	93804	11/19/18	99	LAWNMOWERS PLUS	00160006120	PREFILTER	0.00	73.04	
1011	93804	11/19/18	99	LAWNMOWERS PLUS	00160006120	CHAINSAW/OIL/PREFILTR	0.00	750.69	
	TOTAL CHECK						0.00	823.73	
1011	93805	11/19/18	5014	MANAGED SOLUTION	00150005450	V.M.TECH SUPPORT	0.00	467.50	
1011	93806	11/19/18	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/18	0.00	87.50	
1011	93806	11/19/18	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/18	0.00	140.00	
1011	93806	11/19/18	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	REDSTRCT PROF SVC-SEP	0.00	210.00	
1011	93806	11/19/18	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/18	0.00	332.50	
1011	93806	11/19/18	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/18	0.00	358.75	
1011	93806	11/19/18	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/18	0.00	385.00	
1011	93806	11/19/18	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/18	0.00	787.50	
1011	93806	11/19/18	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/18	0.00	1,085.00	
1011	93806	11/19/18	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/18	0.00	1,785.00	
1011	93806	11/19/18	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/18	0.00	1,795.60	
1011	93806	11/19/18	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/18	0.00	2,467.50	
1011	93806	11/19/18	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/18	0.00	2,508.54	
1011	93806	11/19/18	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/18	0.00	5,500.00	
	TOTAL CHECK						0.00	17,442.89	

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CITY OF SOLANA BEACH, CA  
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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	93807	11/19/18	4708	MUNICIPAL EMERGENCY SERV	00160006120	SCBA/REGULATOR REPAIR	0.00	178.30
1011	93808	11/19/18	66	NORTH COUNTY DISPATCH (J	00160006120	(5) VHF PAGERS	0.00	581.85
1011	93808	11/19/18	66	NORTH COUNTY DISPATCH (J	00160006120	FY19 DISPATCH SVC Q1	0.00	31,602.38
	TOTAL CHECK						0.00	32,184.23
1011	93809	11/19/18	4570	ROBERT PARKER	00170007110	TREE LIGHT-MUSIC 12/1	0.00	300.00
1011	93810	11/19/18	5502	SAN DIEGO HUMANE SOCIETY	00160006130	FY19 ANIMAL SVC-NOV	0.00	6,920.58
1011	93811	11/19/18	141	SANTA FE IRRIGATION DIST	00160006120	005512000 09/01-11/01	0.00	517.93
1011	93812	11/19/18	13	SOLANA BEACH FIREFIGHTER	001	FD DUES PD 11/16/18	0.00	778.50
1011	93813	11/19/18	280	SPARKLETS INC	00170007110	DRINK WATER-OCT LC	0.00	27.17
1011	93814	11/19/18	4465	SUN LIFE FINANCIAL	001	OCT 18 LIFE & ADD INS	0.00	1,053.10
1011	93814	11/19/18	4465	SUN LIFE FINANCIAL	001	SEP 18 LIFE & ADD INS	0.00	1,058.17
1011	93814	11/19/18	4465	SUN LIFE FINANCIAL	001	OCT 18 LTD	0.00	1,399.74
1011	93814	11/19/18	4465	SUN LIFE FINANCIAL	001	SEP 18 LTD	0.00	1,416.81
1011	93814	11/19/18	4465	SUN LIFE FINANCIAL	001	SEP 18 SUPP LIFE INS	0.00	348.70
1011	93814	11/19/18	4465	SUN LIFE FINANCIAL	001	OCT 18 SUPP LIFE INS	0.00	348.70
	TOTAL CHECK						0.00	5,625.22
1011	93815	11/19/18	4899	ZACHARY TOOTH	00160006120	HMN RSRC MGMT-TOOTH	0.00	350.00
1011	93816	11/19/18	12	UNITED WAY OF SAN DIEGO	001	UNITED WY PD 11/16/18	0.00	40.00
1011	93817	11/19/18	30	VERIZON WIRELESS-SD	00150005450	IT CELL 09/24-10/23	0.00	114.03
1011	93818	11/19/18	4763	WESTERN AUDIO VISUAL	00150005450	CHAMBERS TECH-NOV	0.00	499.00
1011	93819	11/21/18	5200	CHARLES MEAD	00150005400	FIRE ADMIN-MEAD	0.00	1,385.00
1011	93820	11/21/18	4260	DAVID MITCHELL	00160006120	HMN RSRC MGT-MITCHELL	0.00	350.00
1011	93821	11/21/18	153	SHELL FLEET MANAGEMENT	00160006120	CR EXEMPT TAX-OCT	0.00	-100.78
1011	93821	11/21/18	153	SHELL FLEET MANAGEMENT	00160006120	AUTO FUEL-OCT	0.00	1,513.33
1011	93821	11/21/18	153	SHELL FLEET MANAGEMENT	00160006120	SHELL BALANCE FWD	0.00	2,000.00
	TOTAL CHECK						0.00	3,412.55
1011	V900003	11/14/18	4697	CATHERINE WONG	001	PERS-WONG-10/21-24	0.00	-980.09
1011	V900003	11/14/18	4697	CATHERINE WONG	55000007750	PERS-WONG-10/21-24	0.00	115.61
1011	V900003	11/14/18	4697	CATHERINE WONG	65278007810	PERS-WONG-10/21-24	0.00	173.42
1011	V900003	11/14/18	4697	CATHERINE WONG	50900007700	PERS-WONG-10/22-24	0.00	231.22
1011	V900003	11/14/18	4697	CATHERINE WONG	00150005300	PERS-WONG-10/22-24	0.00	635.86
	TOTAL CHECK						0.00	176.02
1011	V900004	11/19/18	5504	ALL CITY MANAGEMENT SERV	00165006540	CRSSGN GRD10/06-10/20	0.00	1,694.26
1011	V900004	11/19/18	5504	ALL CITY MANAGEMENT SERV	00165006540	CRSSGN GRD10/06-10/20	0.00	3,146.48
1011	V900004	11/19/18	5504	ALL CITY MANAGEMENT SERV	001	CRSSGN GRD10/07-10/20	0.00	-3,146.48
1011	V900004	11/19/18	5504	ALL CITY MANAGEMENT SERV	001	CRSSGN GRD10/07-10/20	0.00	3,146.48



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 ACCOUNTING PERIOD: 5/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
TOTAL CHECK							0.00	4,840.74
1011	V900005	11/19/18	1512	WELLS FARGO BANK N.A.	652	LESS BOND FUND 12/01	0.00	-60.76
1011	V900005	11/19/18	1512	WELLS FARGO BANK N.A.	65278007820	INT 2017TA BND 12/01	0.00	44,346.96
1011	V900005	11/19/18	1512	WELLS FARGO BANK N.A.	65278007820	PRIN 2017TA BND 12/01	0.00	54,600.00
TOTAL CHECK							0.00	98,886.20
TOTAL CASH ACCOUNT							0.00	493,801.93
TOTAL FUND							0.00	493,801.93
TOTAL REPORT							0.00	493,801.93



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 12, 2018  
**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 November 13, 2018.

**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 November 28, 2018					
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
(1) Transfers to:					
	Debt Service for Public Facilities		151,100		
	City CIP Fund		250,500	401,600	

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA

COUNCIL ACTION:

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**FISCAL IMPACT:**

N/A

**WORK PLAN:**

N/A

**OPTIONS:**

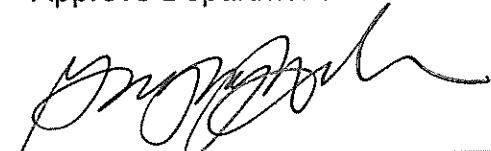
- Receive the report.
- Do not accept the report

**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:** December 12, 2018  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** **Quarterly Investment Report**

---

## **BACKGROUND:**

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

This item is before Council to accept and file the Cash and Investment Report for the quarter ended September 30, 2018.

## **DISCUSSION:**

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

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

CITY COUNCIL ACTION:

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**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA

**FISCAL IMPACT:**

None

**WORK PLAN:**

N/A

**OPTIONS:**

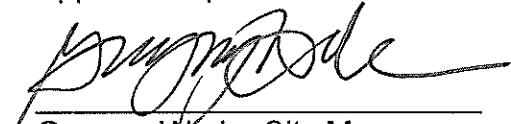
- Receive reports
- Provide direction

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council accepts and files the attached Cash and Investment Report for the quarter ended September 30, 2018.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation

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

Attachments:

1. Cash and Investment Report – September 30, 2018
2. Chandler Asset Quarterly Investment Report- September 30, 2018

City of Solana Beach  
Cash and Investment Report  
September 30, 2018

Type of Investment	Custodian	Maturity	Current Stated Yield	Percent of Portfolio	Cost Value (Rounded)	Market Value (Rounded)	Current Quarter Yield	Quarter Interest Earned (Rounded)	Fiscal Year to Date Interest Earned (Rounded)
General Checking Account	Union Bank of California	On Demand	N/A	4.86%	\$ 1,852,607	\$ 1,852,607	N/A	N/A	N/A
Payroll Account	Union Bank of California	On Demand	N/A	0.06%	23,111	23,111	N/A	N/A	N/A
Worker's Comp - Checking	Union Bank of California	On Demand	N/A	0.09%	34,217	34,217	N/A	N/A	N/A
Successor Agency - Checking	Union Bank of California	On Demand	N/A	0.32%	121,747	121,747	N/A	N/A	N/A
Local Agency Investment Fund	State of CA	On Demand	N/A	5.79%	2,205,009	2,203,933	2.16%	17,472	17,472
Chandler Asset Management (CMA) Investment Portfolio	US Bank	1 to 3 years	N/A	84.74%	32,281,291	31,806,649	2.69%	153,223	153,223
Public Agency Retirement Services (PARS) US Bank	US Bank	Varied	N/A	4.14%	1,576,453	1,687,819	2.58%	11,299	11,299
Wells Fargo Advantage Money Market RDA Refunding Bond Series 2017	Wells Fargo Bank (Cash with Fiscal Agent)	Varied	N/A	0.00%	61	61	0.00%	0	0
Total Cash and Investments						\$ 38,094,495	\$ 37,730,143	\$ 181,994	\$ 181,994

(1) Funds may be withdrawn with 24 hours notice  
(2) Source: Monthly Pooled Money Investment Account Market Valuation as reported by LAIF (if available)  
(3) Source: US Bank Asset Summary  
(4) Source: fiscal agent month-end statements.  
(5) Source: CMA US Bank statements  
(6) Includes accrued interest  
(7) Includes realized investment gains/losses of current quarter

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

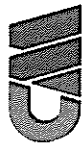
Furthermore, I certify that sufficient investment liquidity and anticipated revenues are available to meet the City's budgeted expenditure requirements for the next six months.

Date 11/20/18  
 Approved by: Marie Marron Berkuti  
 Finance Manager/Treasurer  
 Prepared by: Catherine Wong  
 Accountant



# City of Solana Beach

Period Ending  
September 30, 2018



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**Economic Update**

**SECTION 2**

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**SECTION 4**

**Transactions**

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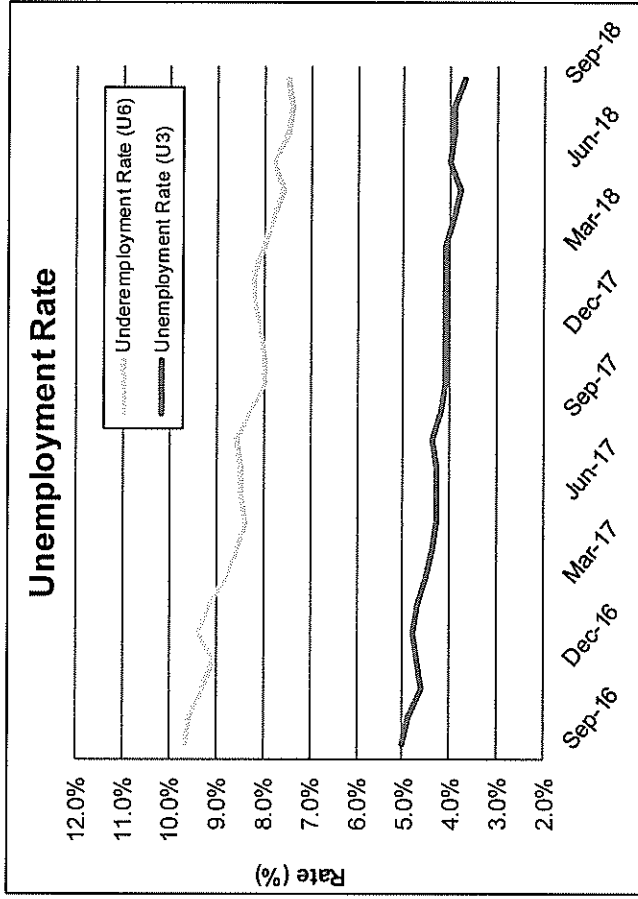
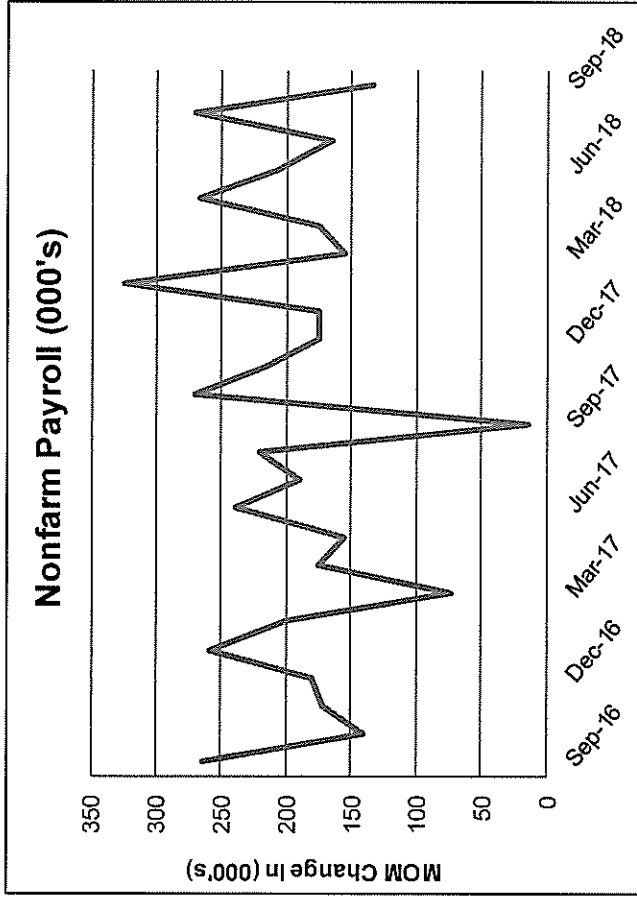
## SECTION 1

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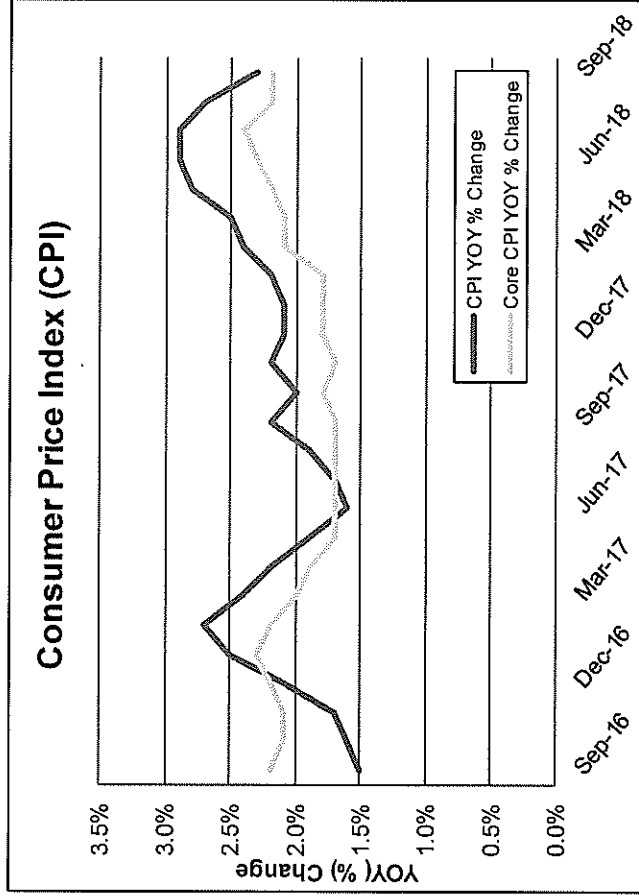
### Economic Update



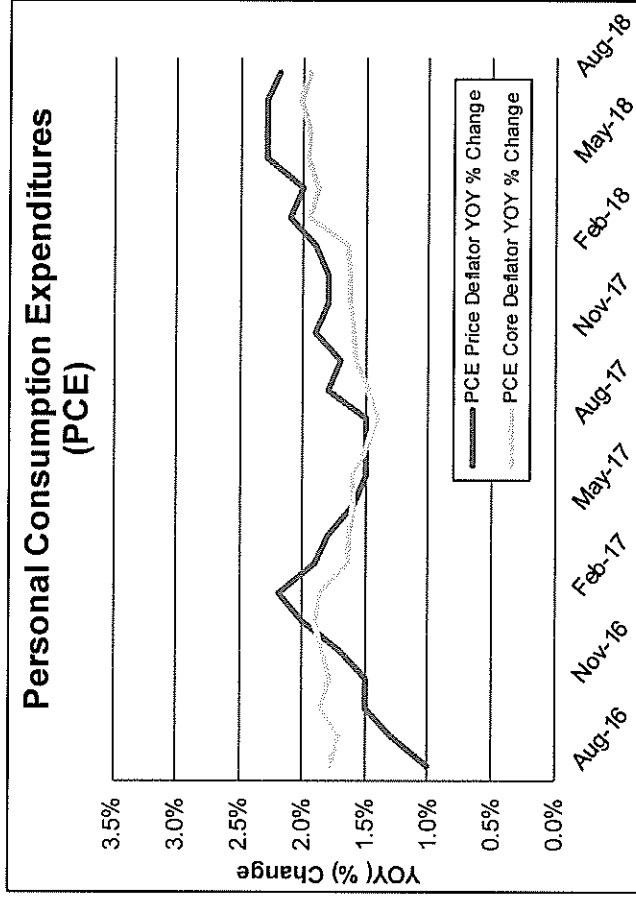
- As expected, the Federal Open Market Committee (FOMC) voted to raise the fed funds target rate by 25 basis points to a range of 2.00%-2.25% at the September 26th meeting. The vote was unanimous, including a vote from the new Board of Governors Vice Chair, Richard Clarida. The Fed raised its median forecast for GDP growth in 2018 and 2019 and left its forecasts for unemployment and inflation relatively unchanged. The Fed also kept its fed funds rate forecasts unchanged with the exception of the longer-run target which increased slightly to 3.0%. The Fed's forecast points to one more fed funds rate hike this year and three more hikes next year. Once again, in its policy statement, the FOMC noted that economic activity has been rising at a "strong rate" and policymakers expect that further gradual increases in the fed funds rate will be appropriate. The FOMC continues to believe risks to the economic outlook are roughly balanced. Market participants believe there is a very high probability that there will be another rate hike in December.
- Economic data remains favorable but predictive economic indicators suggest that economic growth is unlikely to accelerate. Although the labor market is strong and consumer confidence is high, we do not believe the economy is close to overheating. The Core PCE Index suggests that inflation is in line with the Fed's 2.0% target. Market participants are forecasting annualized GDP growth of about 3.2% in the third quarter, 2.8% in the fourth quarter, and 2.5% next year.
- Treasury yields increased in September. At month-end, the 2-year Treasury yield was up 19 basis points to 2.82%, while the 10-year Treasury yield was up 20 basis points to 3.06%. The spread between 2- and 10-year Treasury yields remained narrow at just 24 basis points at month-end. Over the past 20 years, the average spread between 2- and 10-year Treasuries has been about 140 basis points. We foresee an upward bias to rates across the Treasury yield curve but believe that the yield curve will remain quite flat over the intermediate-term.



U.S. payrolls rose by 134,000 in September, below the consensus forecast of 185,000. However, July and August payrolls were revised up by a total of 87,000. On a trailing 3-month and 6-month basis payrolls increased by an average of 190,000 and 203,000 per month, respectively, more than enough to absorb new entrants into the labor market. The unemployment rate declined further in September to 3.7% from 3.8% in August. The labor participation rate was unchanged month-over-month at 62.7%. A broader measure of unemployment called the U-6, which includes those who are marginally attached to the labor force and employed part time for economic reasons, increased to 7.5% from 7.4% in August. Wages rose 0.3% in September on a month-over-month basis, in line with expectations. Wages were up 2.8% on a year-over-year basis in September, versus up 2.9% year-over-year in August. The average workweek was unchanged at 34.5 hours. Overall, the September employment report indicates the labor market remains strong, and there is steady but modest upward pressure on wages.



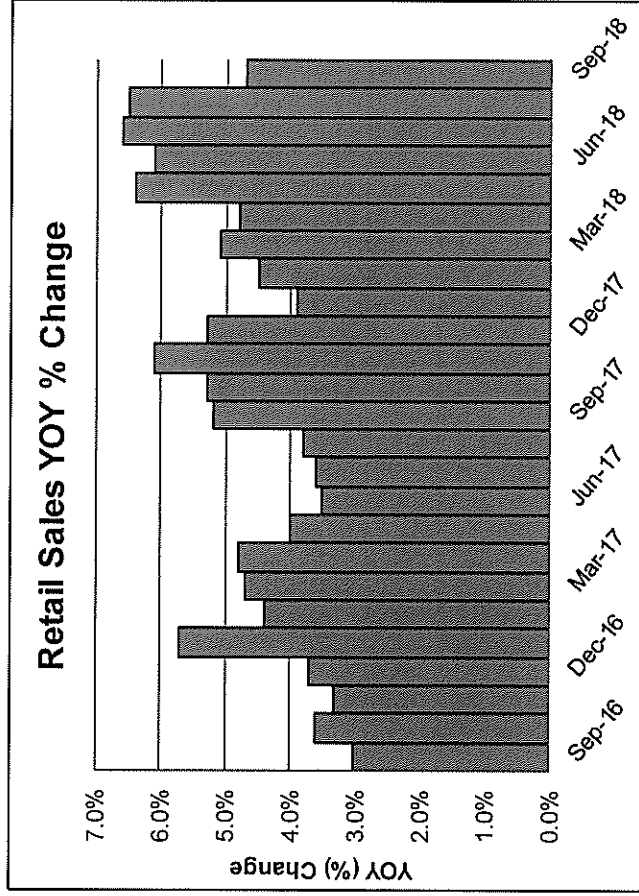
Source: US Department of Labor



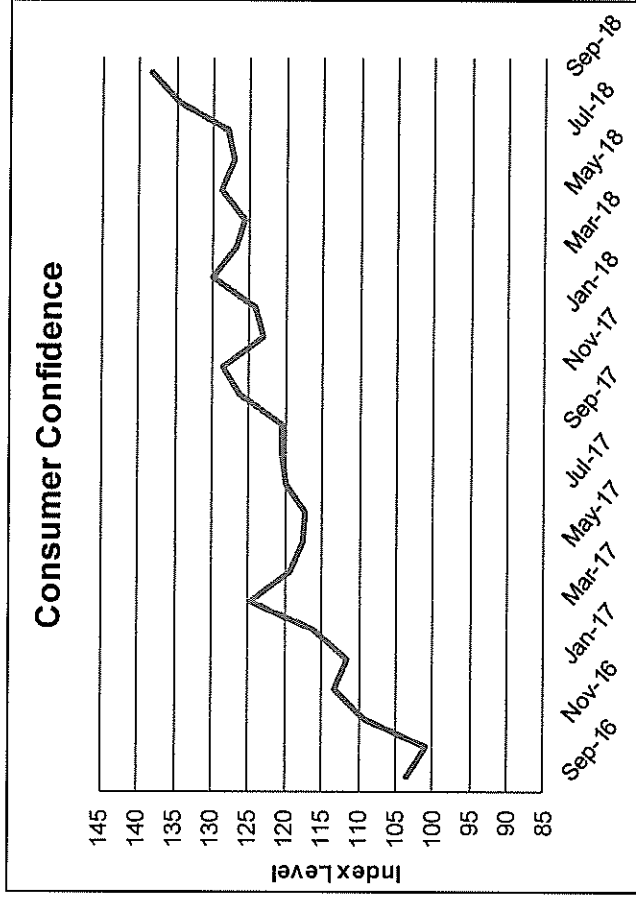
Source: US Department of Commerce

The Consumer Price Index (CPI) was up 2.3% year-over-year in September, versus up 2.7% year-over-year in August. Core CPI (CPI less food and energy) was up 2.2% year-over-year in September, unchanged from 2.2% year-over-year in August. The Personal Consumption Expenditures (PCE) index was up 2.2% year-over-year in August, down slightly from 2.3% year-over-year in July. Core PCE (excluding food and energy) was up 2.0% on a year-over-year basis in August, unchanged from 2.0% in July. Core PCE inflation, which is the Fed's primary inflation gauge, remains in line with the Fed's 2.0% target.





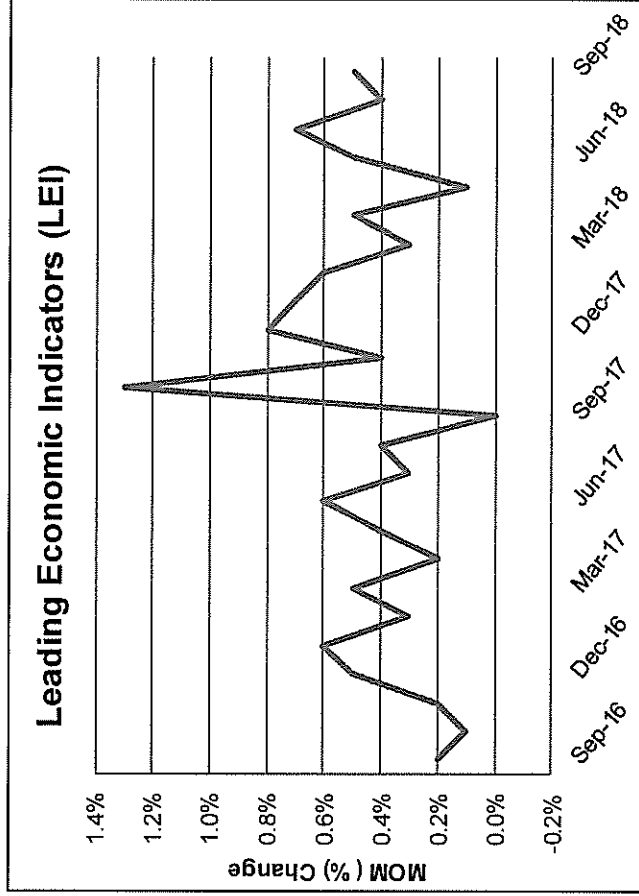
Source: US Department of Commerce



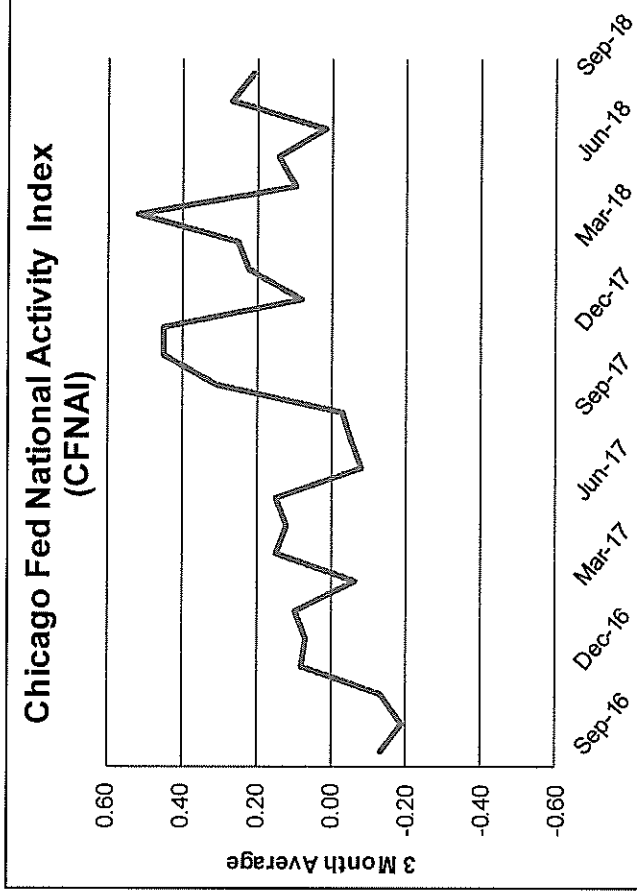
Source: The Conference Board

On a year-over-year basis, retail sales were up 4.7% in September, versus up 6.5% year-over-year in August. On a month-over-month basis, retail sales increased just 0.1% in September, well below expectations for a 0.6% increase. E-commerce and furniture sales were strong in September while department store sales declined. The Consumer Confidence Index remains very strong at 138.4 in September, up from 134.7 in August. Ongoing strength in the labor market continues to support consumer confidence and spending trends.

# CAI | Economic Activity

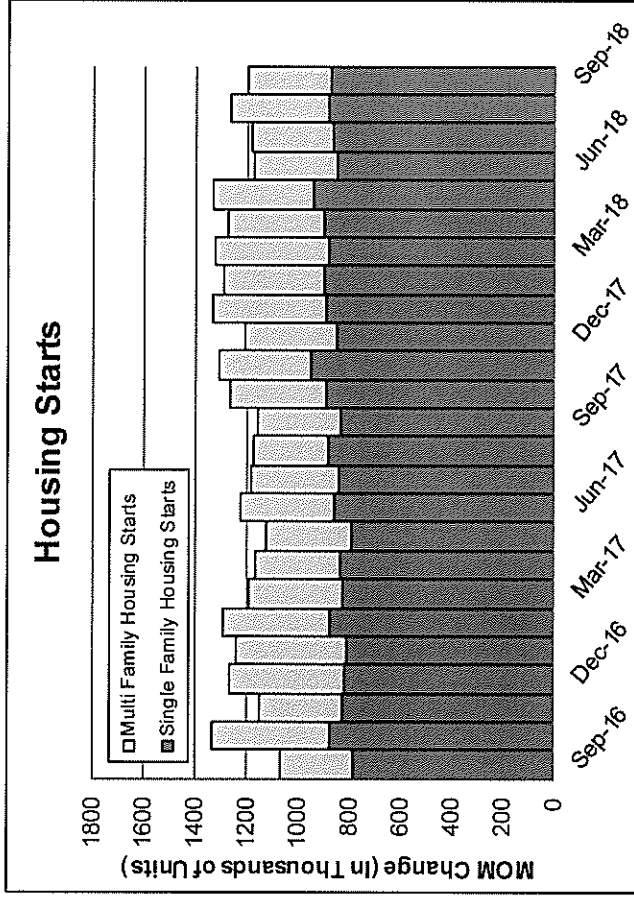


Source: The Conference Board

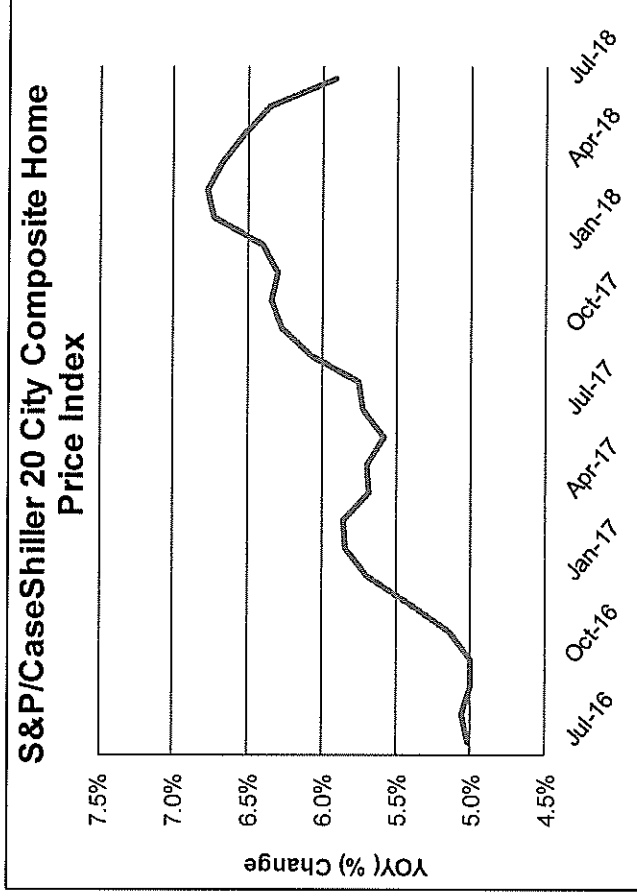


Source: Federal Reserve Bank of Chicago

The Index of Leading Economic Indicators (LEI) rose 0.5% month-over-month in September, following a 0.4% increase in August. According to the Conference Board, the index points to strong US economic growth heading into 2019. However, the Conference Board also warns that growth of index has slowed recently, suggesting that the economy may be facing capacity constraints. The Chicago Fed National Activity Index (CFNAI) declined to 0.17 in September from 0.27 in August. On a 3-month moving average basis, the index decreased to 0.21 in September from 0.27 in August. Although the index declined, it still points to above trend economic growth.

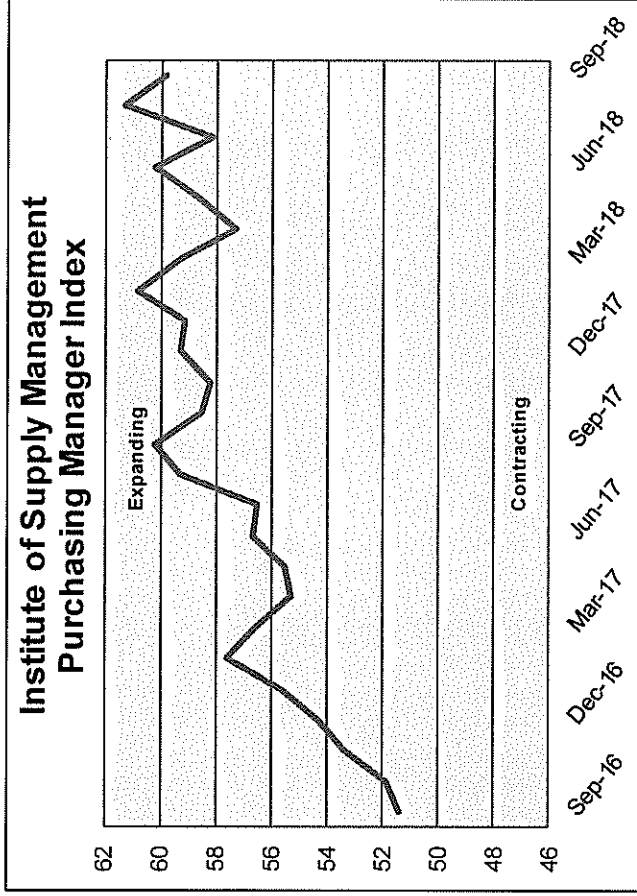


Source: US Department of Commerce

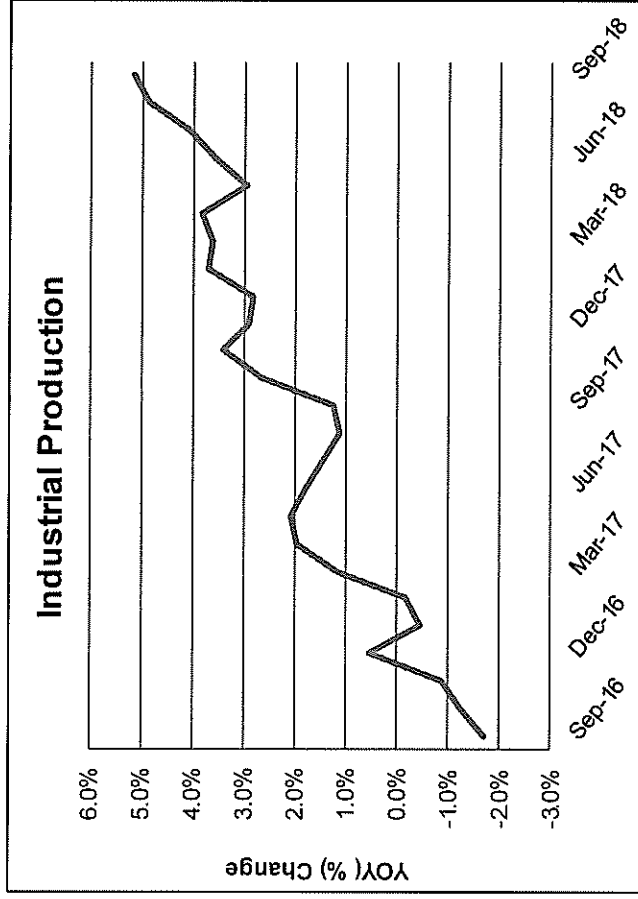


Source: S&P

Total housing starts decreased 5.3% in September. Single-family starts declined 0.9% in September and multi-family starts dropped 15.2%. Meanwhile, permits fell 0.6% in September. According to the Case-Shiller 20-City home price index, home prices were up 5.9% year-over-year in July, versus 6.4% in June. Housing data tends to be volatile on a month-over-month basis. Broadly speaking, the housing sector is facing a few different headwinds including supply constraints, rising mortgage interest rates, and a shortage of skilled labor, and housing trends have softened.



Source: Institute for Supply Management



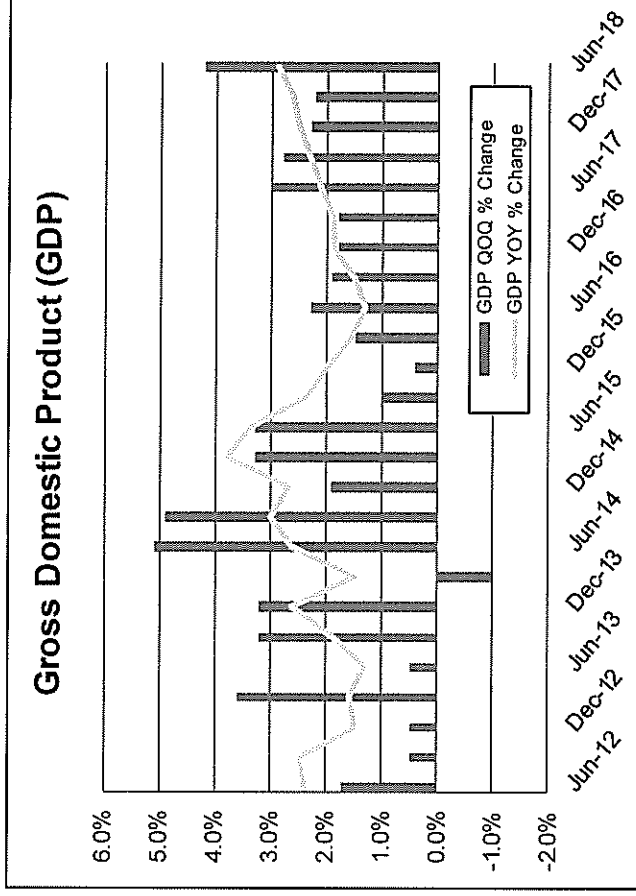
Source: Federal Reserve

The Institute for Supply Management (ISM) manufacturing index edged down to 59.8 in September from 61.3 in August (the highest level since May 2004). A reading above 50.0 suggests the manufacturing sector is expanding. The Industrial Production index was up 5.1% year-over-year in September versus up 4.9% year-over-year in August. On a month-over-month basis, the manufacturing component of the index edged up just 0.2% in September, following a 0.3% increase in August, pointing to modest growth in the sector. Capacity Utilization was unchanged at 78.1% in September, and remains below the long-run average of 79.8% indicating there is still excess capacity for growth.

# CAL | Gross Domestic Product (GDP)

Components of GDP	9/17	12/17	3/18	6/18
Personal Consumption Expenditures	1.5%	2.6%	0.4%	2.6%
Gross Private Domestic Investment	1.5%	0.1%	1.6%	-0.1%
Net Exports and Imports	0.0%	-0.9%	0.0%	1.2%
Federal Government Expenditures	-0.1%	0.3%	0.2%	0.2%
State and Local (Consumption and Gross Investment)	-0.1%	0.2%	0.1%	0.2%
<b>Total</b>	<b>2.8%</b>	<b>2.3%</b>	<b>2.2%</b>	<b>4.2%</b>

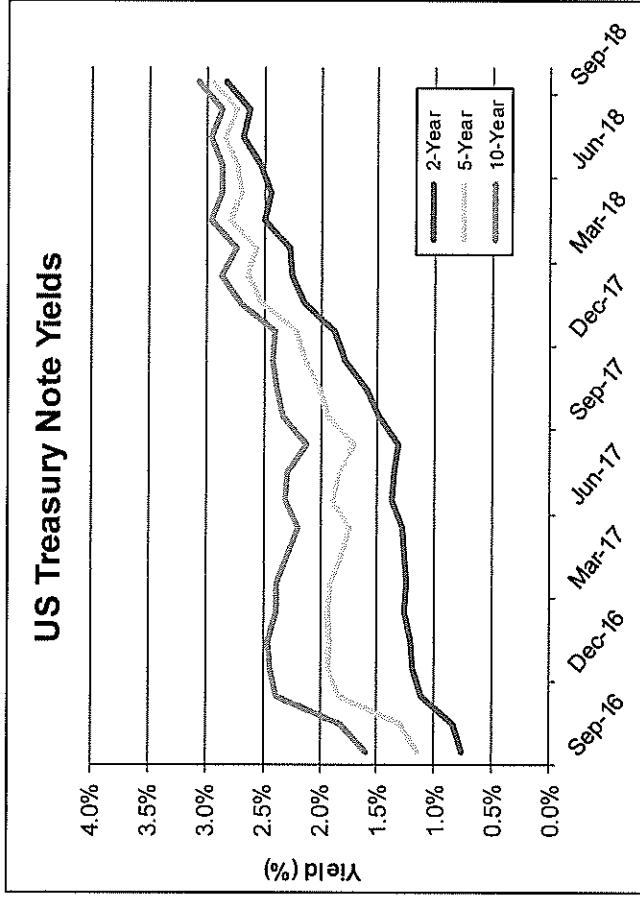
Source: US Department of Commerce



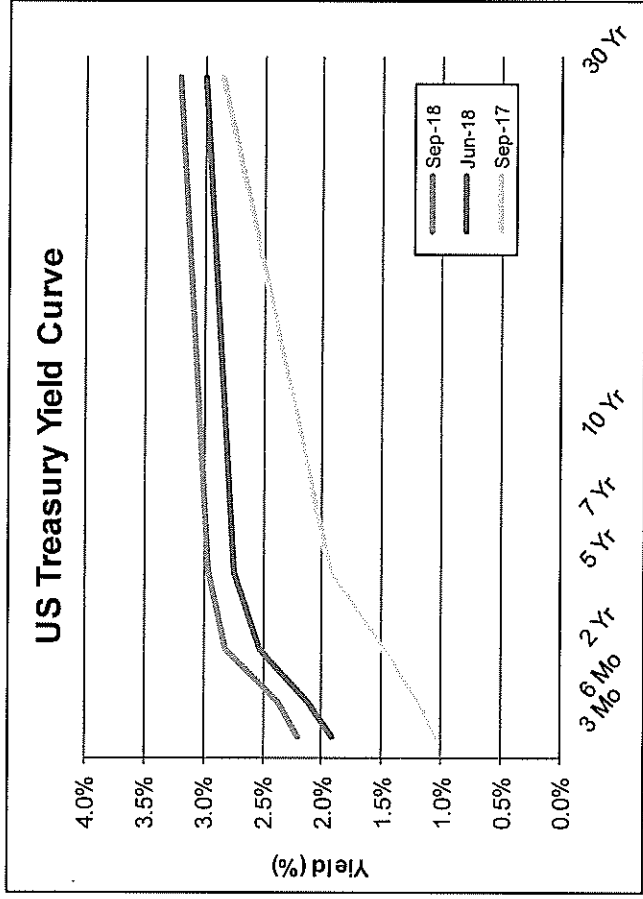
Source: US Department of Commerce

Annualized second quarter GDP grew at an annualized pace of 4.2%, according to the third estimate, following growth of 2.2% in the first quarter. Consumer spending and exports were particularly strong in the second quarter. Market participants estimate the economy grew 3.2% in the third quarter. GDP growth is expected to ease back toward the 2.5%-3.0% range in the fourth quarter.

# CAM | Bond Yields

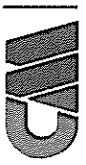


Source: Bloomberg



Source: Bloomberg

On a year-over-year basis, Treasury yields have increased and the Treasury yield curve has flattened. The spread between 2-Year and 10-year Treasury yields has narrowed from 85 basis points to 24 basis points, year-over-year as of September month-end. Rate hikes by the Federal Reserve have put upward pressure on rates, while supply and demand imbalances, technical factors, and subdued inflation expectations have contributed to the curve flattening.



## SECTION 2

### Account Profile

## **Investment Objectives**

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

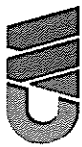
## **Chandler Asset Management Performance Objective**

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

## **Strategy**

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





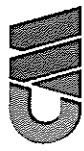
# Compliance

City of Solana Beach  
September 30, 2018

## COMPLIANCE WITH INVESTMENT POLICY

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

Category	Standard	Comment
Treasury Issues	No limitations	Complies
Federal Agencies	25% per agency issuer	Complies
Municipal Securities	"A" or higher by a NRSRO; 30% maximum; 5% max per issuer	Complies
Supranationals	"AA" rated or higher by a NRSRO; 30% max; 10% max per issuer; U.S. dollar denominated; Issued by: IBRD, IFC, IADB	Complies
Corporate Medium Term Notes	"A" or higher by a NRSRO; 30% maximum; 5% max per issuer; Issuer is a corporation organized and operating within the U.S. or by depository institutions licensed by the U.S. or any state and operating within the U.S.	Complies
FDIC insured Time Deposits/ Certificates of Deposit	Amount per institution limited to the max covered under FDIC; 20% maximum (combination of FDIC insured and collateralized TDs/ CDs); 5% max per issuer	Complies
Collateralized Time Deposits/ Certificates of Deposit	20% maximum (combination of FDIC insured and collateralized TDs/ CDs); 5% max per issuer	Complies
Negotiable Certificates of Deposit	No rating required if amount of the NCD is covered by FDIC insured limit; if above FDIC insured limit, requires "A-1" rated or higher by a NRSRO or "A" rated long term issuer by a NRSRO; 30% maximum (inclusive of CDARS); 5% max per issuer;	Complies
Banker's Acceptances	"A-1" or higher short-term rating by a NRSRO; or "A" or higher long-term by a NRSRO; 40% maximum; 5% max per issuer; 180 days max maturity	Complies
Commercial Paper	"A-1" or higher short term rating by a NRSRO; "A" rated long term issuer by a NRSRO; 25% maximum; 5% max per issuer; 270 days max maturity. Issuer is a corporation organized and operating in U.S. with assets in excess of \$500 million; 10% max of the issuer's outstanding commercial paper	Complies
Asset-Backed Securities/ Mortgage-Backed Securities	"AA" or higher by a NRSRO; "A" rated issuer rating or higher by a NRSRO; 20% maximum; 5% max per Asset-backed or Commercial Mortgage security issuer; There is no issuer limitation on any Mortgage security where the issuer is the U.S. Treasury or a Federal City/GSE.	Complies
Mutual Funds and Money Market Mutual Funds	Highest rating or "AAA" rated by two NRSROs; or SEC registered adviser with AUM >\$500 million and experience greater than 5 years; 20% maximum combined in Money Market Mutual Funds and Mutual Funds; 10% max per Mutual Fund; 20% max per Money Market Mutual Fund	Complies
Prohibited Securities	Futures and Options; Inverse floaters; Ranges notes, Interest-only strips from mortgaged backed securities; Zero interest accrual securities; Margin; Reverse Repurchase Agreements; Securities lending; Foreign currency denominated; Purchases of securities issued by fossil fuel companies that directly source the majority of their revenue from oil, gas, and or coal production.	Complies
Repurchase Agreements	1 year max maturity; collateralized 102% of market value; Not used by investment adviser	Complies
Local Agency Investment Fund (LAIF)	Maximum amount permitted by LAIF; Not used by investment adviser	Complies
Investment Trust of California (CALTRUST)	Pursuant to CGC; Not used by investment adviser	Complies
Callable Securities	20% maximum (does not include "make whole call" securities)	Complies
Max per Issuer	No more than 5% in any single issuer, except US Gov, Agencies, Supranationals, Money Market Mutual Funds, LAIF, LGIP, or where otherwise specified in the investment policy	Complies
Maximum Maturity	5 years	Complies



# Portfolio Characteristics

## City of Solana Beach

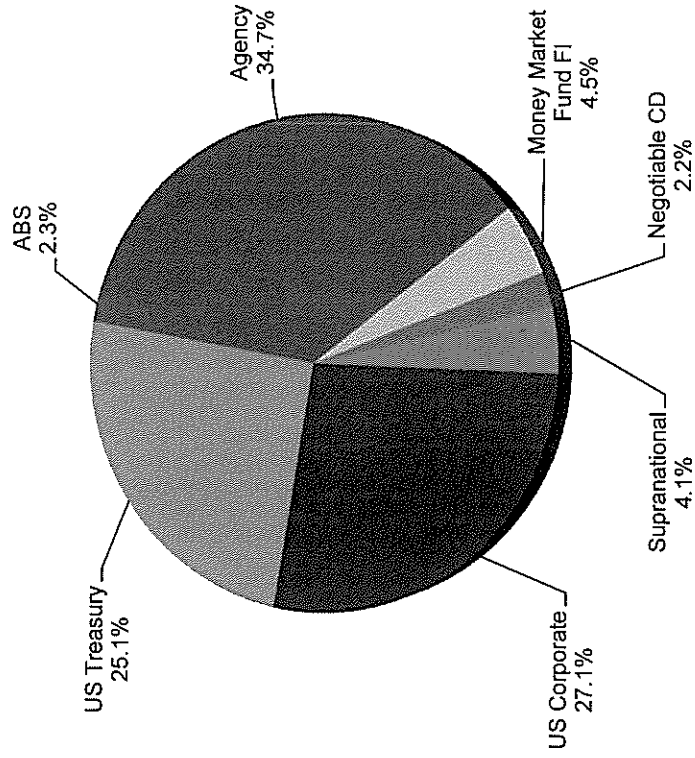
	9/30/2018	6/30/2018
	<b>Benchmark*</b>	<b>Portfolio</b>
Average Maturity (yrs)	1.86	1.83
Modified Duration	1.80	1.71
Average Purchase Yield	n/a	1.71%
Average Market Yield	2.80%	2.55%
Average Quality**	AAA	AA/Aa1
Total Market Value	31,948,474	35,066,089

\*ICE BAML 1-3 Yr US Treasury/Agency Index

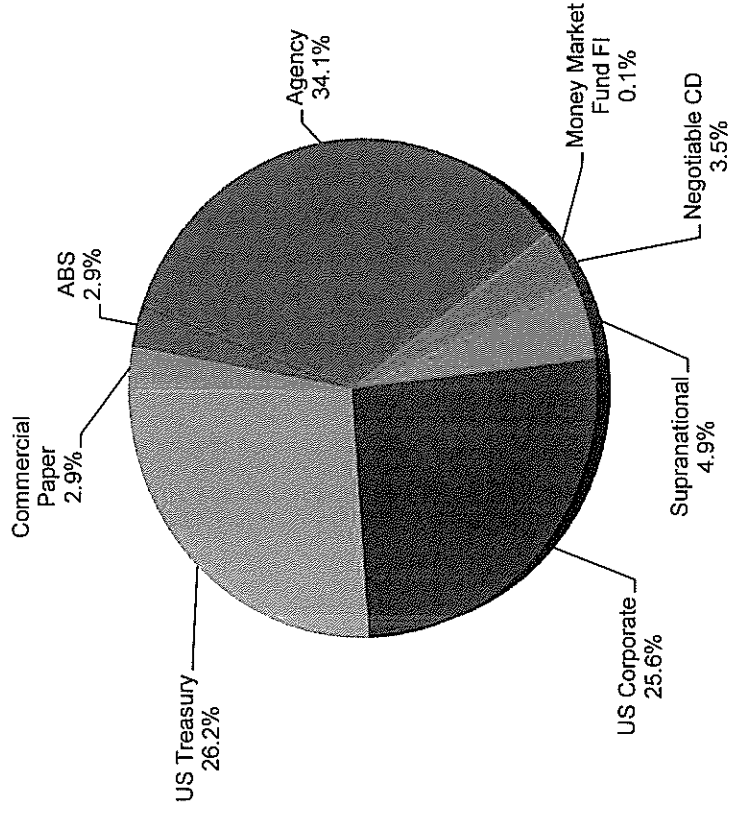
\*\*Benchmark is a blended rating of S&P, Moody's, and Fitch. Portfolio is S&P and Moody's respectively.

## City of Solana Beach

September 30, 2018



June 30, 2018



**City of Solana Beach – Account #10471**

**As of 9/30/2018**

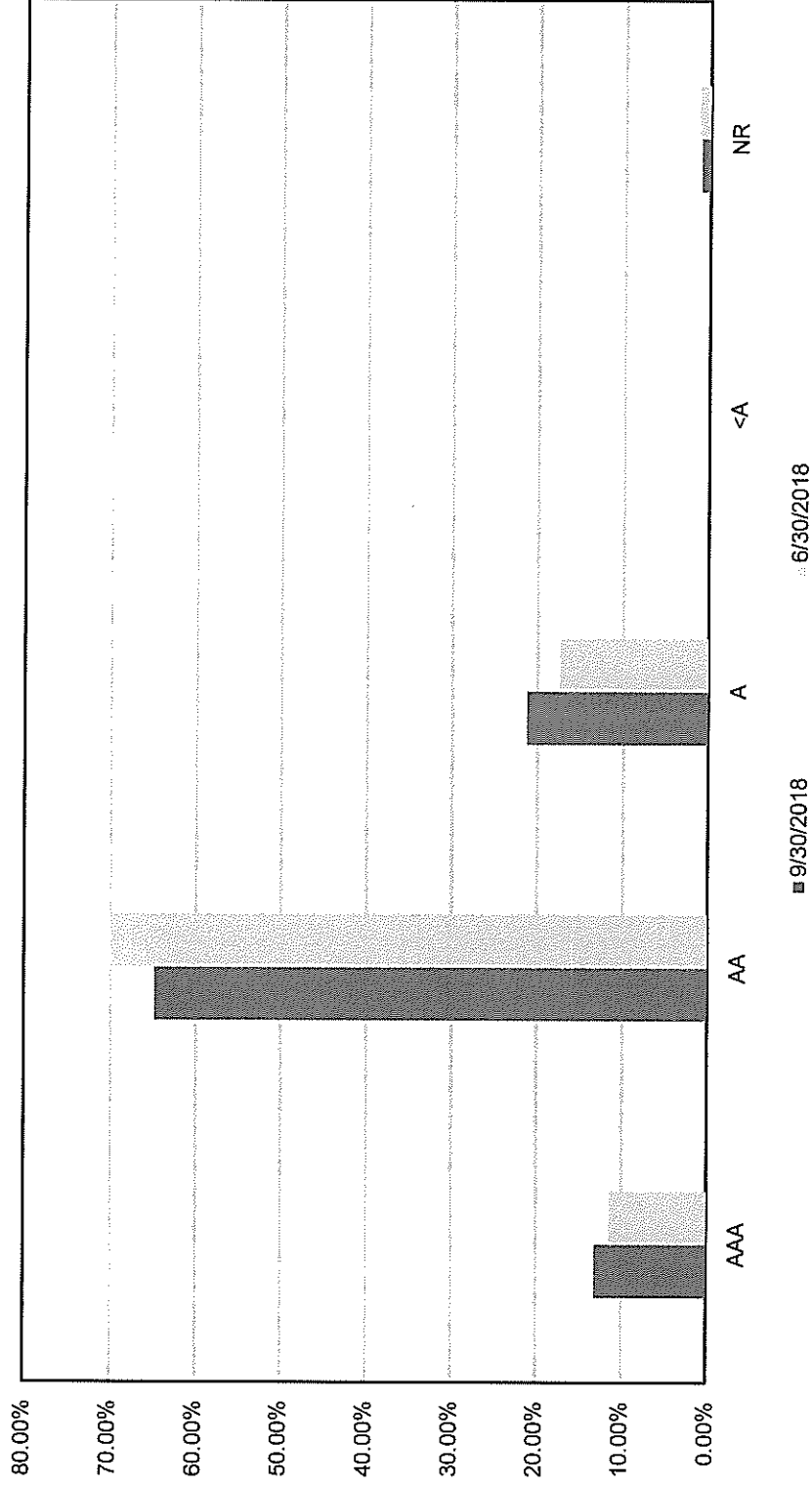
Issue Name	Investment Type	% Portfolio
Government of United States	US Treasury	25.08%
Federal Farm Credit Bank	Agency	11.97%
Federal National Mortgage Association	Agency	11.18%
Federal Home Loan Mortgage Corp	Agency	7.48%
First American Govt Oblig Fund	Money Market Fund FI	4.50%
Federal Home Loan Bank	Agency	4.02%
Westpac Banking Corp NY	Negotiable CD	2.22%
Intl Bank Recon and Development	Supranational	1.99%
Toyota Motor Corp	US Corporate	1.87%
IBM Corp	US Corporate	1.83%
Paccar Financial	US Corporate	1.57%
Bank of New York	US Corporate	1.56%
Costco Wholesale Corporation	US Corporate	1.54%
Inter-American Dev Bank	Supranational	1.48%
US Bancorp	US Corporate	1.42%
PNC Financial Services Group	US Corporate	1.40%
Honda Motor Corporation	US Corporate	1.32%
Home Depot	US Corporate	1.32%
Deere & Company	US Corporate	1.30%
State Street Bank	US Corporate	1.25%
Praxair	US Corporate	1.23%
United Parcel Service	US Corporate	1.22%
Oracle Corp	US Corporate	1.22%
General Electric Co	US Corporate	1.09%
JP Morgan Chase & Co	US Corporate	1.09%
Exxon Mobil Corp	US Corporate	0.97%
Apple Inc	US Corporate	0.94%
Microsoft	US Corporate	0.94%
Wells Fargo Corp	US Corporate	0.94%
Toyota ABS	ABS	0.89%

City of Solana Beach -- Account #10471

As of 9/30/2018

Issue Name	Investment Type	% Portfolio
Nissan ABS	ABS	0.78%
International Finance Corp	Supranational	0.63%
HSBC Holdings PLC	US Corporate	0.62%
Honda ABS	ABS	0.58%
Charles Schwab Corp/The	US Corporate	0.51%
John Deere ABS	ABS	0.06%
<b>Total</b>		<b>100.00%</b>

## City of Solana Beach September 30, 2018 vs. June 30, 2018

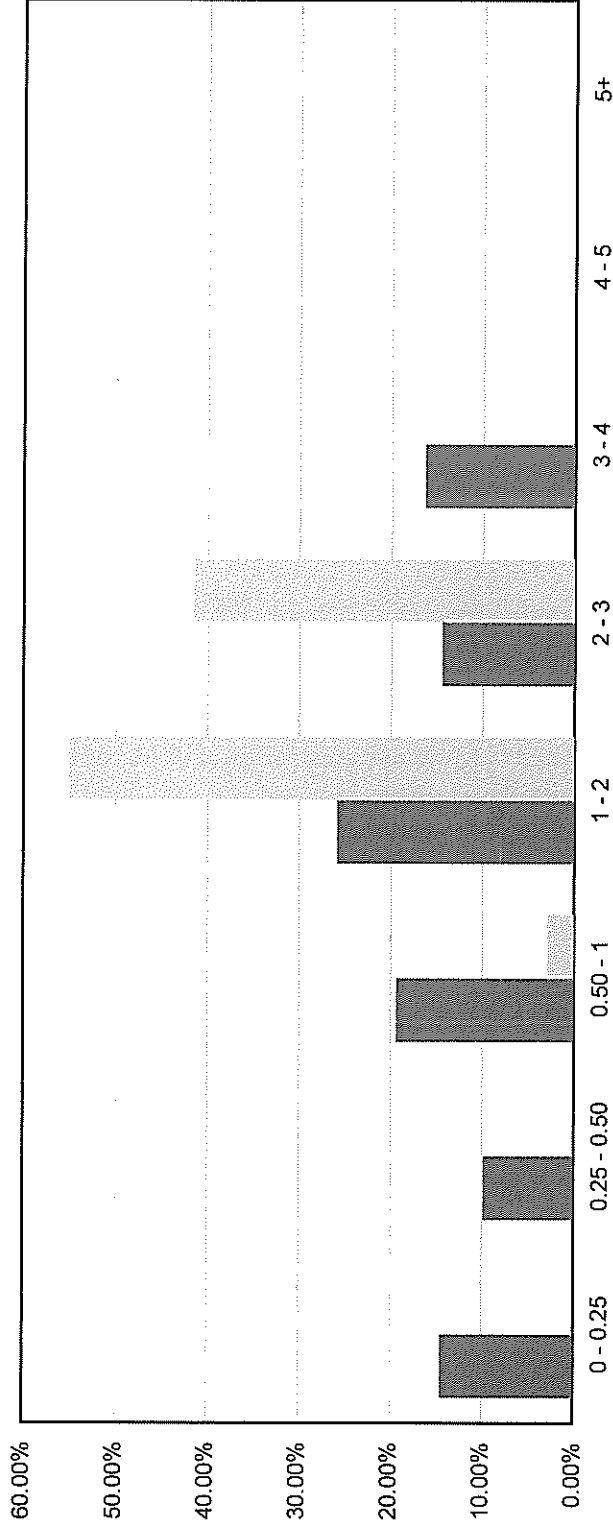


	AAA	AA	A	<A	NR
09/30/18	13.1%	64.7%	21.2%	0.0%	1.0%
06/30/18	11.5%	69.8%	17.4%	0.0%	1.3%

Source: S&P Ratings

# CAM | Duration Distribution

**City of Solana Beach**  
**Portfolio Compared to the Benchmark as of September 30, 2018**



	0 - 0.25	0.25 - 0.50	0.50 - 1	1 - 2	2 - 3	3 - 4	4 - 5	5+
Portfolio	14.5%	9.8%	19.3%	25.8%	14.4%	16.3%	0.0%	0.0%
Benchmark*	0.0%	0.0%	3.0%	55.3%	41.7%	0.0%	0.0%	0.0%

\*ICE BAML 1-3 Yr US Treasury/Agency Index



# Investment Performance

## City of Solana Beach

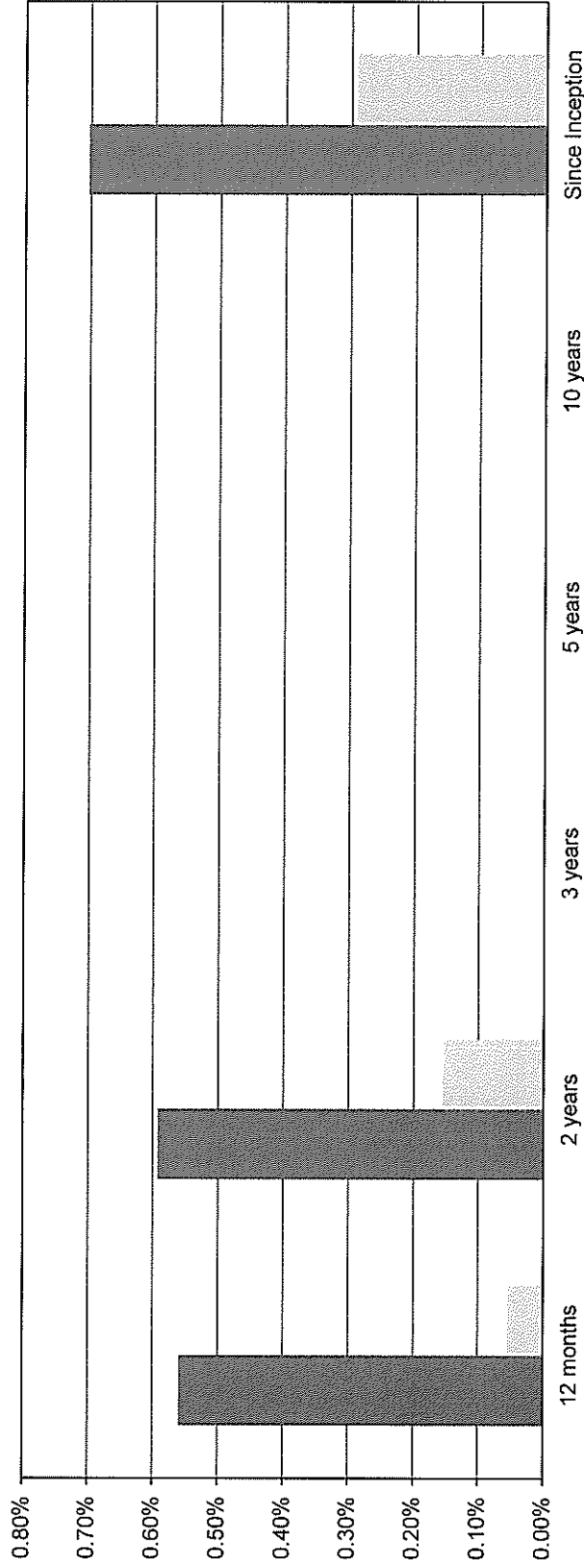
Period Ending

September 30, 2018

Total Rate of Return

Annualized Since Inception

March 31, 2016



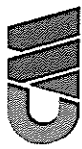
■ City of Solana Beach    □ ICE BAML 1-3 Yr US Treasury/Agency Index

### Annualized

	3 months	12 months	2 years	3 years	5 years	10 years	Since Inception
City of Solana Beach	0.40%	0.56%	0.59%	N/A	N/A	N/A	0.70%
ICE BAML 1-3 Yr US Treasury/Agency Index	0.20%	0.06%	0.16%	N/A	N/A	N/A	0.29%

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

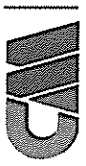




# Investment Comparison

	LAIF EARNINGS ESTIMATE	GROSS INCOME EARNED CHANDLER-MANAGED PORTFOLIO	INCOME EARNED CHANDLER-MANAGED PORTFOLIO*
April 2016	\$5,669	\$3,990	\$2,906
May 2016	\$8,549	\$12,345	\$10,895
June 2016	\$12,371	\$19,460	\$17,572
July 2016	\$13,173	\$21,078	\$19,095
August 2016	\$13,701	\$21,256	\$19,274
September 2016	\$13,722	\$26,073	\$24,091
October 2016	\$14,661	\$26,275	\$24,293
November 2016	\$14,661	\$26,442	\$24,463
December 2016	\$17,263	\$28,930	\$26,866
January 2017	\$18,802	\$30,733	\$28,579
February 2017	\$19,121	\$31,619	\$29,370
March 2017	\$22,719	\$35,228	\$32,884
April 2017	\$24,563	\$35,491	\$33,101
May 2017	\$27,468	\$38,329	\$35,849
June 2017	\$28,649	\$40,113	\$37,588
July 2017	\$31,807	\$40,662	\$38,135
August 2017	\$30,226	\$36,575	\$34,160
September 2017	\$28,903	\$37,017	\$34,718
October 2017	\$31,001	\$37,472	\$35,175
November 2017	\$30,748	\$37,607	\$35,311
December 2017	\$33,556	\$38,316	\$36,021
January 2018	\$37,870	\$39,237	\$36,842
February 2018	\$38,500	\$44,122	\$41,628
March 2018	\$45,967	\$45,823	\$43,328
April 2018	\$48,397	\$46,392	\$43,897
May 2018	\$53,044	\$47,385	\$44,888
June 2018	\$54,085	\$48,351	\$45,852
July 2018	\$58,567	\$50,419	\$47,645
August 2018	\$60,258	\$48,396	\$45,621
September 2018	\$56,579	\$46,284	\$43,504
<b>Total:</b>	<b>\$894,600</b>	<b>\$1,041,420</b>	<b>\$973,551</b>

\* Income earned net of Chandler fees.



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## SECTION 3

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### Portfolio Holdings

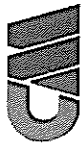


# Holdings Report

City of Solana Beach - Account #10471

For the Month Ending 9/30/2018

GUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
<b>ABS</b>									
47787XAB3	John Deere Owner Trust 2017-A A2 1.500% Due 10/15/2019	17,782.06	02/22/2017 1.50%	17,781.99	99.93 2.65%	17,769.45	0.06% (12.54)	Aaa / NR AAA	1.04 0.06
89231UAD9	Toyota Auto Receivables 2016-B 1.300% Due 04/15/2020	52,897.41	05/02/2016 1.31%	52,894.71	99.56 2.67%	52,666.30	0.16% (228.41)	Aaa / AAA NR	1.54 0.32
43814QAC2	Honda Auto Receivables 2016-2 A3 1.390% Due 04/15/2020	49,348.11	05/24/2016 1.40%	49,347.15	99.61 2.61%	49,155.44	0.15% (191.71)	Aaa / NR AAA	1.54 0.32
65478GAB6	Nissan Auto Receivables Owner 2017-B A2A 1.560% Due 05/15/2020	248,427.61	08/16/2017 1.57%	248,417.85	99.69 2.60%	247,646.78	0.78% (771.07)	Aaa / NR AAA	1.62 0.30
89237RAB4	Toyota Auto Receivable 2017-C A2A 1.580% Due 07/15/2020	232,823.72	07/25/2017 1.59%	232,821.51	99.60 2.61%	231,883.79	0.73% (937.72)	Aaa / AAA NR	1.79 0.39
43814UAG4	Honda Auto Receivables 2018-2 A3 3.010% Due 05/18/2022	135,000.00	05/22/2018 3.03%	134,997.06	99.89 3.08%	134,850.29	0.42% (146.77)	NR / AAA AAA	3.63 2.02
<b>Total ABS</b>		<b>736,278.91</b>	<b>1.81%</b>	<b>736,260.27</b>	<b>2.70%</b>	<b>733,972.05</b>	<b>2.30%</b> <b>(2,288.22)</b>	<b>Aaa / AAA</b> <b>Aaa</b>	<b>2.02</b> <b>0.64</b>
<b>Agency</b>									
3133EFX69	FFCB Note 0.960% Due 10/05/2018	500,000.00	Various 0.97%	499,846.40	99.99 1.87%	499,936.50	1.57% 90.10	Aaa / AA+ AAA	0.01 0.01
3135FFPJ0	FFCB Note 1.290% Due 11/19/2018	300,000.00	06/31/2016 1.04%	301,842.00	99.88 2.15%	299,643.90	0.94% (2,198.10)	Aaa / AA+ AAA	0.14 0.14
3133EGM69	FFCB Note 1.100% Due 12/05/2018	600,000.00	12/13/2016 1.26%	598,140.00	99.78 2.33%	598,660.80	1.88% 520.80	Aaa / AA+ AAA	0.18 0.18
3135G0G72	FNMA Note 1.125% Due 12/14/2018	260,000.00	04/21/2016 1.02%	260,730.60	99.77 2.22%	259,412.92	0.81% (1,317.68)	Aaa / AA+ AAA	0.21 0.20
3133EFSJ7	FFCB Note 1.300% Due 12/14/2018	375,000.00	05/18/2016 1.09%	376,995.00	99.81 2.24%	374,274.00	1.18% (2,721.00)	Aaa / AA+ AAA	0.21 0.20
3133EFZNO	FFCB Note 1.030% Due 02/12/2019	500,000.00	Various 1.02%	500,110.00	99.51 2.39%	497,525.00	1.56% (2,585.00)	Aaa / AA+ AAA	0.37 0.36
3135G0J53	FNMA Note 1.000% Due 02/26/2019	260,000.00	04/12/2016 0.94%	260,421.20	99.47 2.31%	258,630.06	0.81% (1,791.14)	Aaa / AA+ AAA	0.41 0.40
3133782M2	FHLB Note 1.500% Due 03/08/2019	500,000.00	Various 0.98%	507,289.40	99.63 2.35%	498,156.50	1.56% (9,132.90)	Aaa / AA+ AAA	0.44 0.43
3133EDVK5	FFCB Note 1.750% Due 03/18/2019	180,000.00	04/22/2016 1.09%	183,398.40	99.68 2.45%	179,421.12	0.56% (3,977.28)	Aaa / AA+ AAA	0.46 0.46
3137EADZ9	FHLMC Note 1.125% Due 04/15/2019	500,000.00	Various 0.98%	502,101.80	99.29 2.45%	496,465.00	1.56% (5,636.80)	Aaa / AA+ AAA	0.54 0.53
3137EADG1	FHLMC Note 1.750% Due 05/30/2019	260,000.00	04/26/2016 1.14%	264,820.40	99.50 2.51%	258,701.30	0.81% (6,119.10)	Aaa / AA+ AAA	0.66 0.65
3135G0ZE6	FNMA Note 1.750% Due 06/20/2019	500,000.00	05/18/2016 1.09%	509,910.00	99.45 2.52%	497,260.50	1.56% (12,649.50)	Aaa / AA+ AAA	0.72 0.71

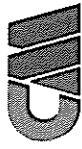


# Holdings Report

City of Solana Beach - Account #10471

For the Month Ending 9/30/2018

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
3133EFW52	FCCB Note 1.150% Due 07/01/2019	500,000.00	Various 1.13%	500,282.80 500,282.80	98.93 2.60%	494,627.00 1,437.50	1.55% (5,655.80)	Aaa / Aaa+	0.75 0.74
3137EADK2	FHLMC Note 1.250% Due 08/01/2019	500,000.00	06/23/2016 1.01%	503,620.00 503,620.00	98.91 2.58%	494,537.00 1,041.67	1.55% (9,083.00)	Aaa / Aaa+	0.84 0.82
3133EDVE9	FCCB Note 1.900% Due 09/18/2019	229,000.00	05/10/2016 1.04%	235,460.09 235,460.09	99.31 2.63%	227,414.86 157.12	0.71% (8,045.23)	Aaa / Aaa+	0.97 0.95
3137EADM8	FHLMC Note 1.250% Due 10/02/2019	500,000.00	05/17/2016 1.13%	501,970.00 501,970.00	98.62 2.65%	493,110.50 3,107.64	1.55% (8,859.50)	Aaa / Aaa+	1.01 0.98
3135G0R39	FNMA Note 1.000% Due 10/24/2019	300,000.00	11/10/2016 1.22%	298,131.00 298,131.00	98.25 2.68%	294,747.30 1,308.33	0.93% (3,383.70)	Aaa / Aaa+	1.07 1.05
3136FTB73	FNMA Callable Note 1X 2/7/2014 2.000% Due 02/07/2020	650,000.00	05/22/2017 1.51%	658,365.50 658,365.50	98.97 2.78%	643,336.20 1,950.00	2.02% (15,029.30)	Aaa / Aaa+	1.36 1.32
3135G0UU5	FNMA Callable Note 1X 3/6/2014 1.750% Due 03/06/2020	280,000.00	05/18/2016 1.33%	284,376.40 284,376.40	98.61 2.75%	276,100.16 340.28	0.87% (8,276.24)	Aaa / Aaa+	1.43 1.40
3133714H6	FHLB Note 3.000% Due 03/18/2020	100,000.00	04/25/2016 1.35%	106,253.00 106,253.00	100.30 2.79%	100,301.10 108.33	0.31% (5,951.90)	Aaa / Aaa+	1.47 1.42
3133EHFL2	FCCB Note 1.550% Due 04/13/2020	650,000.00	04/13/2017 1.51%	650,708.50 650,708.50	98.14 2.80%	637,911.30 4,701.67	2.01% (12,797.20)	Aaa / Aaa+	1.54 1.49
3137EAEF2	FHLMC Note 1.375% Due 04/20/2020	650,000.00	04/19/2017 1.48%	647,926.50 647,926.50	97.87 2.79%	636,135.50 3,997.05	2.00% (11,791.00)	Aaa / Aaa+	1.56 1.51
3135G0U35	FNMA Note 2.750% Due 06/22/2021	700,000.00	06/28/2018 2.68%	701,295.00 701,295.00	99.52 2.93%	696,619.70 5,133.33	2.20% (4,675.30)	Aaa / Aaa+	2.73 2.59
3135G0S38	FNMA Note 2.000% Due 01/05/2022	650,000.00	Various 2.04%	649,156.00 649,156.00	97.11 2.93%	631,235.80 3,105.55	1.99% (17,920.20)	Aaa / Aaa+	3.27 3.11
313379Q69	FHLB Note 2.125% Due 06/10/2022	700,000.00	06/06/2018 2.81%	681,828.70 681,828.70	97.08 2.96%	679,576.80 4,586.46	2.14% (2,251.90)	Aaa / Aaa+	3.70 3.50
<b>Total Agency</b>		<b>11,144,000.00</b>	<b>1.42%</b>	<b>11,184,978.69</b>	<b>2.58%</b>	<b>11,023,740.82</b> <b>47,310.21</b>	<b>34.65%</b> <b>(161,237.87)</b>	<b>Aaa / Aaa+</b> <b>Aaa</b>	<b>1.21</b> <b>1.17</b>
<b>Money Market Fund FI</b>									
31846V203	First American Govt Obligation Fund	1,437,899.76	Various 1.67%	1,437,899.76 1,437,899.76	1.00 1.67%	1,437,899.76 0.00	4.50% 0.00	Aaa / Aaa Aaa	0.00 0.00
<b>Total Money Market Fund FI</b>		<b>1,437,899.76</b>	<b>1.67%</b>	<b>1,437,899.76</b>	<b>1.67%</b>	<b>1,437,899.76</b> <b>0.00</b>	<b>4.50%</b> <b>0.00</b>	<b>Aaa / Aaa</b> <b>Aaa</b>	<b>0.00</b> <b>0.00</b>
<b>Negotiable CD</b>									
96121T6G8	Westpac Banking Corp Yankee CD 2.060% Due 11/01/2018	700,000.00	01/30/2018 2.06%	700,000.00 700,000.00	100.00 2.06%	700,000.00 9,733.50	2.22% 0.00	P-1 / A-1+ F-1+	0.09 0.09
<b>Total Negotiable CD</b>		<b>700,000.00</b>	<b>2.06%</b>	<b>700,000.00</b>	<b>2.06%</b>	<b>700,000.00</b> <b>9,733.50</b>	<b>2.22%</b> <b>0.00</b>	<b>Aaa / Aaa</b> <b>Aaa</b>	<b>0.09</b> <b>0.09</b>



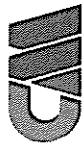
# Holdings Report

City of Solana Beach - Account #10471

For the Month Ending 9/30/2018

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
<b>Supranational</b>									
459058FA6	Intl. Bank Recon & Development Note 1.375% Due 03/30/2020	650,000.00	02/27/2017 1.63%	645,060.00 645,060.00	97.87 2.84%	636,132.90 24.83	1.99% (8,927.10)	Aaa / AAA AAA	1.50 1.47
4581X0CX4	Inter-American Dev Bank Note 1.625% Due 05/12/2020	480,000.00	04/05/2017 1.70%	478,862.40 478,862.40	98.04 2.87%	470,607.84 3,011.67	1.48% (8,254.56)	Aaa / AAA AAA	1.62 1.57
45950KCM0	International Finance Corp Note 2.250% Due 01/25/2021	205,000.00	01/18/2018 2.35%	204,397.30 204,397.30	98.42 2.96%	201,750.96 845.63	0.63% (2,646.34)	Aaa / AAA NR	2.32 2.23
	<b>Total Supranational</b>	<b>1,335,000.00</b>	<b>1.77%</b>	<b>1,328,319.70</b>	<b>2.87%</b>	<b>1,308,491.70</b> <b>3,882.13</b>	<b>4.11%</b> <b>(19,828.00)</b>	<b>Aaa / AAA</b>	<b>1.67</b> <b>1.62</b>
<b>US Corporate</b>									
89236TAY1	Toyota Motor Credit Corp Note 2.000% Due 10/24/2018	150,000.00	03/29/2016 1.35%	152,460.00 152,460.00	99.97 2.38%	149,960.10 1,308.33	0.47% (2,499.90)	Aa3 / AA- A+	0.07 0.07
94974BFQ8	Wells Fargo Corp Note 2.150% Due 01/15/2019	300,000.00	Various 1.59%	304,455.80 304,455.80	99.89 2.53%	299,662.50 1,361.66	0.94% (4,793.30)	A2 / A- A+	0.29 0.29
30231GAP7	Exxon Mobil Corp Note 1.708% Due 03/01/2019	150,000.00	06/07/2016 1.32%	151,548.00 151,548.00	99.68 2.47%	149,525.70 213.50	0.47% (2,022.30)	Aaa / AA+ NR	0.42 0.42
30231GAD4	Exxon Mobil Corp Callable Note Cont 2/15/2019 1.819% Due 03/15/2019	160,000.00	04/19/2016 1.26%	162,516.80 162,516.80	99.66 2.58%	159,449.44 129.35	0.50% (3,067.36)	Aaa / AA+ NR	0.45 0.45
91159HHH6	US Bancorp Callable Note Cont 3/25/2019 2.200% Due 04/25/2019	450,000.00	Various 1.71%	454,552.50 454,552.50	99.75 2.64%	448,880.40 4,290.00	1.42% (5,672.10)	A1 / A+ AA-	0.57 0.56
037833AQ3	Apple Inc Note 2.100% Due 05/06/2019	300,000.00	Various 1.33%	306,734.80 306,734.80	99.75 2.53%	299,237.70 2,537.50	0.94% (7,497.10)	Aa1 / AA+ NR	0.60 0.59
89236TDE2	Toyota Motor Credit Corp Note 1.400% Due 05/20/2019	150,000.00	05/17/2016 1.45%	149,790.00 149,790.00	99.23 2.63%	148,840.05 764.17	0.47% (949.95)	Aa3 / AA- A+	0.64 0.63
02665WBE0	American Honda Finance Note 1.200% Due 07/12/2019	225,000.00	10/07/2016 1.46%	223,434.00 223,434.00	98.80 2.75%	222,308.55 592.50	0.70% (1,125.45)	A2 / A+ NR	0.78 0.77
594918BN3	Microsoft Note 1.100% Due 08/08/2019	305,000.00	08/01/2016 1.14%	304,685.85 304,685.85	98.72 2.62%	301,089.60 493.93	0.94% (3,596.25)	Aaa / AAA AA+	0.85 0.84
06406HCW7	Bank of New York Callable Note Cont 8/11/2019 2.300% Due 09/11/2019	500,000.00	Various 1.74%	508,003.60 508,003.60	99.52 2.82%	497,580.00 638.89	1.56% (10,423.60)	A1 / A AA-	0.95 0.93
24422ETJ8	John Deere Capital Corp Note 1.250% Due 10/09/2019	419,000.00	Various 1.51%	416,207.35 416,207.35	98.39 2.85%	412,253.69 2,502.36	1.30% (3,953.66)	A2 / A A	1.02 1.00
36962G7M0	General Electric Capital Corp Callable Note 1X 12/9/2019	350,000.00	12/13/2016 2.06%	351,459.50 351,459.50	98.94 3.05%	346,294.20 1,753.89	1.09% (5,165.30)	A2 / A A	1.28 1.24
46625HKA7	JF Morgan Chase Callable Note Cont 12/23/2019 2.250% Due 01/23/2020	350,000.00	07/27/2018 3.06%	345,957.50 345,957.50	98.98 3.05%	346,418.45 1,487.50	1.09% 460.95	A3 / A- AA-	1.32 1.28
89236TDU6	Toyota Motor Credit Corp Note 1.950% Due 04/17/2020	150,000.00	04/24/2017 1.91%	150,154.50 150,154.50	98.49 2.96%	147,734.70 1,332.50	0.47% (2,419.80)	Aa3 / AA- A+	1.55 1.50
69353REP9	PNC Bank Callable Note 5/2/2020 2.300% Due 06/01/2020	450,000.00	06/07/2017 2.03%	453,442.50 453,442.50	98.63 3.15%	443,849.40 3,450.00	1.40% (9,593.10)	A2 / A A+	1.67 1.61



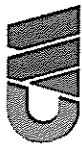


# Holdings Report

## City of Solana Beach - Account #10471

## For the Month Ending 9/30/2018

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
437076BQ4	Home Depot Note 1.800% Due 06/05/2020	425,000.00	05/24/2017 1.82%	424,753.50 424,753.50	98.40 2.78%	418,206.38 2,465.00	1.32% (6,547.12)	A2 / A A	1.68 1.63
40428HPV8	HSBC USA Inc Note 2.750% Due 08/07/2020	200,000.00	05/18/2017 2.16%	203,620.00 203,620.00	99.17 3.21%	198,342.60 825.00	0.62% (5,277.40)	A2 / A AA-	1.85 1.78
857477AS2	State Street Bank Note 2.500% Due 08/18/2020	400,000.00	Various 2.52%	401,010.00 401,010.00	99.23 2.97%	396,917.60 1,218.34	1.25% (4,092.40)	A1 / A AA-	1.88 1.82
02665WAZ4	American Honda Finance Note 2.450% Due 09/24/2020	200,000.00	02/07/2017 2.16%	201,980.00 201,980.00	98.84 3.06%	197,678.00 95.28	0.62% (4,302.00)	A2 / A+ NR	1.99 1.92
74005PBP8	Praxair Note 2.250% Due 09/24/2020	400,000.00	04/25/2017 1.98%	403,524.00 403,524.00	98.32 3.13%	393,282.80 175.00	1.23% (10,241.20)	A2 / A NR	1.99 1.92
44932HAB9	IBM Credit Corp Note 1.800% Due 01/20/2021	600,000.00	12/14/2017 2.26%	591,738.00 591,738.00	97.03 3.15%	582,166.80 2,130.00	1.83% (9,571.20)	A1 / A+ A+	2.31 2.23
22160KAJ4	Costco Wholesale Corp Note 2.150% Due 05/18/2021	500,000.00	Various 2.05%	501,777.00 501,777.00	97.82 3.02%	489,120.00 3,971.53	1.54% (12,657.00)	A1 / A+ A+	2.63 2.52
808513AW5	Charles Schwab Corp Callable Note Cont 4/21/2021	160,000.00	05/17/2018 3.25%	159,995.20 159,995.20	100.01 3.24%	160,019.84 1,863.33	0.51% 24.64	A2 / A A	2.64 2.48
69371RP42	Paccar Financial Corp Note 3.150% Due 08/09/2021	500,000.00	08/06/2018 3.16%	499,845.00 499,845.00	99.59 3.30%	497,958.00 2,275.00	1.57% (1,887.00)	A1 / A+ NR	2.86 2.70
68389XBK0	Oracle Corp Callable Note Cont 8/01/21	250,000.00	10/12/2017 2.11%	248,072.50 248,072.50	96.55 3.13%	241,381.25 211.11	0.76% (6,691.25)	A1 / AA- A+	2.96 2.84
89236TDP7	Toyota Motor Credit Corp Note 2.600% Due 01/11/2022	150,000.00	04/18/2018 3.10%	147,382.50 147,382.50	97.85 3.30%	146,769.45 866.67	0.46% (613.05)	Aa3 / AA- A+	3.28 3.10
68389XBB0	Oracle Corp Callable Note Cont 3/15/2022	150,000.00	06/13/2018 3.21%	146,086.50 146,086.50	97.33 3.29%	145,996.45 1,416.67	0.46% (91.05)	A1 / AA- A+	3.62 3.40
911312BC9	UPS Callable Note Cont 4/16/2022	400,000.00	04/10/2018 2.99%	390,204.00 390,204.00	96.63 3.34%	386,509.20 3,525.00	1.22% (3,694.80)	A1 / A+ NR	3.63 3.41
<b>Total US Corporate</b>		<b>8,744,000.00</b>	<b>2.08%</b>	<b>8,755,390.90</b>	<b>2.95%</b>	<b>8,627,431.85</b> <b>43,894.01</b>	<b>27.14%</b> <b>(127,959.05)</b>	<b>A1 / A+</b> <b>A+</b>	<b>1.69</b> <b>1.62</b>
<b>US Treasury</b>									
912828A34	US Treasury Note 1.250% Due 11/30/2018	260,000.00	04/29/2016 0.88%	262,418.06 262,418.06	99.85 2.14%	259,609.74 1,092.21	0.82% (2,808.32)	Aaa / AA+ AAA	0.17 0.17
912828N63	US Treasury Note 1.125% Due 01/15/2019	500,000.00	05/18/2016 0.97%	502,091.52 502,091.52	99.67 2.25%	498,368.00 1,192.26	1.56% (3,723.52)	Aaa / AA+ AAA	0.29 0.29
912828TC4	US Treasury Note 1.000% Due 06/30/2019	260,000.00	04/21/2016 1.02%	259,828.22 259,828.22	98.88 2.52%	257,085.14 657.07	0.81% (2,743.08)	Aaa / AA+ AAA	0.75 0.74
912828S43	US Treasury Note 0.750% Due 07/15/2019	500,000.00	10/03/2016 0.90%	497,970.43 497,970.43	98.60 2.55%	492,988.50 794.84	1.55% (4,981.93)	Aaa / AA+ AAA	0.79 0.78
912828TN0	US Treasury Note 1.000% Due 08/31/2019	260,000.00	04/14/2016 0.98%	260,183.68 260,183.68	98.52 2.64%	256,150.70 222.65	0.80% (4,032.98)	Aaa / AA+ AAA	0.92 0.90
912828TR1	US Treasury Note 1.000% Due 09/30/2019	260,000.00	04/14/2016 0.99%	260,051.65 260,051.65	98.38 2.66%	255,775.00 7.14	0.80% (4,276.65)	Aaa / AA+ AAA	1.00 0.98



# Holdings Report

City of Solana Beach - Account #10471

For the Month Ending 9/30/2018

GUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
912828UB4	US Treasury Note 1.000% Due 11/30/2019	525,000.00	Various 1.01%	524,848.25 524,848.25	98.06 2.70%	514,807.65 1,764.34	1.62% (10,040.60)	Aaa / AA+ AAA	1.17 1.14
912828UF5	US Treasury Note 1.125% Due 12/31/2019	260,000.00	04/26/2016 1.20%	259,320.40 259,320.40	98.06 2.71%	254,952.36 739.20	0.80% (4,368.04)	Aaa / AA+ AAA	1.25 1.22
912828H52	US Treasury Note 1.250% Due 01/31/2020	450,000.00	05/18/2016 1.21%	450,581.58 450,581.58	98.06 2.74%	441,281.25 947.69	1.38% (9,300.33)	Aaa / AA+ AAA	1.34 1.31
912828M88	US Treasury Note 1.625% Due 11/30/2020	450,000.00	03/08/2017 1.90%	445,606.98 445,606.98	97.45 2.85%	438,521.40 2,457.48	1.38% (7,085.58)	Aaa / AA+ AAA	2.17 2.10
912828S27	US Treasury Note 1.125% Due 06/30/2021	200,000.00	06/28/2017 1.68%	195,688.17 195,688.17	95.40 2.88%	190,796.80 568.61	0.60% (4,891.37)	Aaa / AA+ AAA	2.75 2.67
912828T34	US Treasury Note 1.125% Due 09/30/2021	600,000.00	08/14/2017 1.67%	586,923.89 586,923.89	94.97 2.89%	569,812.80 18.54	1.78% (17,111.09)	Aaa / AA+ AAA	3.00 2.91
912828T67	US Treasury Note 1.250% Due 10/31/2021	400,000.00	08/30/2017 1.64%	393,673.22 393,673.22	95.18 2.89%	380,734.40 2,092.39	1.20% (12,938.82)	Aaa / AA+ AAA	3.09 2.97
912828U81	US Treasury Note 2.000% Due 12/31/2021	700,000.00	01/30/2018 2.41%	689,226.56 689,226.56	97.21 2.90%	680,503.60 3,538.04	2.14% (8,722.96)	Aaa / AA+ AAA	3.25 3.10
912828H86	US Treasury Note 1.500% Due 01/31/2022	550,000.00	08/15/2017 1.77%	543,578.01 543,578.01	95.56 2.91%	525,572.30 1,389.95	1.65% (18,005.71)	Aaa / AA+ AAA	3.34 3.21
912828W55	US Treasury Note 1.875% Due 02/28/2022	700,000.00	Various 2.03%	695,585.94 695,585.94	96.66 2.91%	676,621.40 1,123.97	2.12% (18,964.54)	Aaa / AA+ AAA	3.42 3.27
912828J76	US Treasury Note 1.750% Due 03/31/2022	600,000.00	09/15/2017 1.77%	599,509.82 599,509.82	96.16 2.91%	576,937.20 28.85	1.81% (22,572.62)	Aaa / AA+ AAA	3.50 3.36
912828XW5	US Treasury Note 1.750% Due 06/30/2022	750,000.00	Various 2.56%	725,751.95 725,751.95	95.88 2.92%	719,091.75 3,316.91	2.26% (6,660.20)	Aaa / AA+ AAA	3.75 3.58
<b>Total US Treasury</b>		<b>8,225,000.00</b>	<b>1.61%</b>	<b>8,152,838.33</b>	<b>2.76%</b>	<b>7,989,609.99</b> <b>21,952.14</b>	<b>25.08%</b> <b>(163,228.34)</b>	<b>Aaa / AA+</b> <b>Aaa</b>	<b>2.27</b> <b>2.19</b>
<b>TOTAL PORTFOLIO</b>		<b>32,322,178.67</b>	<b>1.70%</b>	<b>32,295,687.65</b>	<b>2.69%</b>	<b>31,821,146.17</b> <b>127,327.36</b>	<b>100.00%</b> <b>(474,541.48)</b>	<b>Aa1 / AA</b> <b>Aaa</b>	<b>1.56</b> <b>1.48</b>
<b>TOTAL MARKET VALUE PLUS ACCRUALS</b>						<b>31,948,473.53</b>			

## SECTION 4

# Transactions



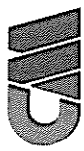


# Transaction Ledger

City of Solana Beach - Account #10471

June 30, 2018 through September 30, 2018

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
<b>ACQUISITIONS</b>										
Purchase	07/31/2018	46825HKA7	350,000.00	JP Morgan Chase Callable Note Cont 12/23/2019 2.25% Due: 01/23/2020	98.845	3.06%	345,957.50	175.00	346,132.50	0.00
Purchase	08/09/2018	69371RP42	500,000.00	Paccar Financial Corp Note 3.15% Due: 08/09/2021	99.969	3.16%	499,845.00	0.00	499,845.00	0.00
	<b>Subtotal</b>		<b>850,000.00</b>				<b>845,802.50</b>	<b>175.00</b>	<b>845,977.50</b>	<b>0.00</b>
<b>TOTAL ACQUISITIONS</b>										
			<b>850,000.00</b>				<b>845,802.50</b>	<b>175.00</b>	<b>845,977.50</b>	<b>0.00</b>
<b>DISPOSITIONS</b>										
Sale	08/22/2018	912828XR6	725,000.00	US Treasury Note 1.75% Due: 05/31/2022	96.637	2.69%	700,616.21	2,877.22	703,493.43	490.24
Sale	08/23/2018	09247XAJ0	500,000.00	Blackrock Inc Note 3.375% Due: 06/01/2022	101.125	3.06%	505,625.00	3,843.75	509,468.75	2405.00
Sale	08/23/2018	17275RBD3	500,000.00	Cisco Systems Note 2.2% Due: 02/28/2021	98.341	2.89%	491,705.00	5,347.22	497,052.22	440.00
Sale	08/23/2018	4581XOCN6	400,000.00	Inter-American Dev Bank Note 1.75% Due: 04/14/2022	96.192	2.86%	384,768.00	2,508.33	387,276.33	2152.00
	<b>Subtotal</b>		<b>2,125,000.00</b>				<b>2,082,714.21</b>	<b>14,576.52</b>	<b>2,097,290.73</b>	<b>5,487.24</b>
Maturity	07/30/2018	36164KGW5	250,000.00	GE Capital Treasury LLC Discount CP 1.91% Due: 07/30/2018	99.045		250,000.00	0.00	250,000.00	0.00
Maturity	07/31/2018	89233HGX6	250,000.00	Toyota Motor Credit Discount CP 1.85% Due: 07/31/2018	99.060		250,000.00	0.00	250,000.00	0.00
Maturity	08/06/2018	21687BH61	500,000.00	Rabobank Nederland NV NY Discount CP 1.9% Due: 08/06/2018	99.045		500,000.00	0.00	500,000.00	0.00
Maturity	08/06/2018	3133EE6G0	150,000.00	FFCB Note 1.15% Due: 08/06/2018	100.000		150,000.00	0.00	150,000.00	-562.50
Maturity	08/15/2018	097014AM6	160,000.00	Boeing Capital Corp Callable Note Cont 7/15/18 2.9% Due: 08/15/2018	100.000		160,000.00	0.00	160,000.00	-6408.00
Maturity	08/15/2018	912828K82	450,000.00	US Treasury Note 1% Due: 08/15/2018	100.000		450,000.00	0.00	450,000.00	-230.02



# Transaction Ledger

City of Solana Beach - Account #10471

June 30, 2018 through September 30, 2018

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Maturity	09/14/2018	3133EGFQ3	500,000.00	FFCB Note 0.875% Due: 09/14/2018	100.000		500,000.00	0.00	500,000.00	-245.00
Maturity	09/21/2018	06417GYU6	500,000.00	Bank of Nova Scotia Yankee CD 1.66% Due: 09/21/2018	100.000		500,000.00	8,392.22	508,392.22	1129.28
Maturity	09/27/2018	3136G0E31	250,000.00	FNMA Callable Note 1X 9/27/2013 1.25% Due: 09/27/2018	100.000		250,000.00	0.00	250,000.00	-1902.50
	Subtotal		3,010,000.00				3,010,000.00	8,392.22	3,018,392.22	-8,218.74
<b>TOTAL DISPOSITIONS</b>			<b>5,413,494.83</b>				<b>5,371,209.04</b>	<b>26,949.79</b>	<b>5,398,158.83</b>	<b>-2,724.02</b>



## Disclosure

2018 Chandler Asset Management, Inc, An Independent Registered Investment Adviser.

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

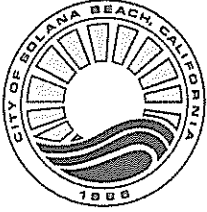
Performance results are presented gross-of-fees and represent the client's Total Return. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, no current or prospective client should assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

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

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



# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 12, 2018  
**ORIGINATING DEPT:** City Clerk  
**SUBJECT:** **Consideration of Resolution 2018-156 – Approving an Increase to Temporary Staff Funding**

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### **BACKGROUND:**

The City Clerk's Department has had a vacancy in the front desk administrative assistant position since February 2017. Temporary staffing has been utilized to backfill the position. Temporary services were obtained by Office Team for Fiscal Year (FY) 2018/19. The total funds spent with Office Team, with a few payments pending, has totaled just under \$25,000. The forecasted additional costs are estimated to be \$15,000.

This item is before Council to consider adoption of Resolution 2018-156 (Attachment 1) to provide necessary temporary staff funding for coverage of the vacant Administrative Assistant in the City Clerk's Office.

### **DISCUSSION:**

#### *Temporary Staffing Costs - Administrative Assistant vacancy*

Temporary staffing services have continued to be used to provide coverage for the vacant Administrative Assistant position in the City Clerk's Department. Throughout FY 2018/19, Office Team has been utilized for these services. Council approval for continued use of these services is required as the total cost for Office Team will soon exceed the City Manager's approval authority.

To date, total funds spent with Office Team, with a few payments pending, has totaled just under \$25,000. Forecasted costs, until a permanent hire has been made, are estimated to be an additional \$15,000 with Office Team. The hiring process for a full

COUNCIL ACTION:

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time permanent employee began in November 2018 and is expected to be completed by the end of January or beginning of February.

Staff is requesting that Council approve the additional \$15,000 expenditure, for a total of \$40,000, with Office Team.

**CEQA COMPLIANCE STATEMENT:** N/A

**FISCAL IMPACT:**

This position is budgeted for a base salary and benefits of \$75,900 and \$24,999 has been spent, to date. There are sufficient savings in salaries and benefits due to this vacancy to cover the cost of temporary help. Currently, staffing coverage is provided by Office Team, however, until the position is filled, it could be provided by another agency, if necessary.

**WORK PLAN:** N/A

**OPTIONS**

- Approve Staff recommendation.
- Approve Staff recommendation with alternative amendments / modifications.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution 2018-156 ratifying total expenditures for temporary staffing coverage in the amount of \$40,000 with Office Team.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution 2018-156

**RESOLUTION 2018-156**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN INCREASE IN FUNDING FOR TEMPORARY STAFFING**

**WHEREAS**, the City Clerk's Department Administrative Assistant position has been vacant since February 2017; and

**WHEREAS**, the vacancy within the City Clerk's Department has required the assistance of temporary help from temporary staffing agencies to cover the position; and

**WHEREAS**, temporary staffing coverage for the department position for Fiscal Year 2018/19, until an estimated hire date in February 2019, is an estimated cost of \$40,000; and

**WHEREAS**, the total cost exceeds the City Manager's purchasing authority.

**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 City Council ratifies the total expenditure of \$40,000 with Office Team for temporary staffing or, if necessary, another staffing agency.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of December, 2018, 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

# 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, September 11, 2018 \* 5:00 p.m.

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

Teleconference Location: 726 Solana Circle, Solana Beach CA 92075 added 9-10-18 3pm

### CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Peter Zahn, Councilmember

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

### CALL TO ORDER AND ROLL CALL:

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

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Lesa Heebner, Peter Zahn  
Absent: None  
Also Present: Greg Wade, City Manager  
Johanna Canlas, City Attorney

### PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY):

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

### CLOSED SESSION:

#### 1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9(d)(2)  
Two (2) Potential cases.

#### 2. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION

Pursuant to Government Code Section 54956.9(d)(4)  
One (1) Potential case(s).

#### 3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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

- San Diego County Office of Education, et al. v. The County of San Diego, et al. (Case No. 37-2017-00019775-CU-WM-CTL)

**Action:** No reportable action.

### ADJOURN:

Mayor Zito adjourned the meeting at 6:00 p.m.

**AGENDA ITEM A.5.**

# CITY OF SOLANA BEACH

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



## MINUTES

Joint SPECIAL Meeting

Tuesday, September 11, 2018 \* 6:00 P. M.

City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California AND  
Teleconference Location: 726 Solana Circle, Solana Beach CA 92075

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

- 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

Lesla Heebner, Councilmember

Peter Zahn, Councilmember

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

### CALL TO ORDER AND ROLL CALL:

Deputy Mayor Zito called the meeting to order at 6:08 p.m.

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

Absent: None

Also Present: Greg Wade, City Manager  
Johanna Canlas, City Attorney  
Angela Ivey, City Clerk,  
Dan King, Assistant City Manager  
Mo Sammak, City Engineer/Public Works Dir.  
Marie Berkuti, Finance Manager  
Katie Benson, Associate Planner

### CLOSED SESSION REPORT:

Johanna Canlas, City Attorney, stated that there was no reportable action.

### FLAG SALUTE:

### APPROVAL OF AGENDA:

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

### PROCLAMATIONS/CERTIFICATES: *Ceremonial*

Bocce Ball Tournament

Mayor Zito presented a proclamation for the event.



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

San Diego County Sheriff's Captain

Greg Wade, City Manager, introduced Captain Herb Taft of the North Coastal Encinitas Sheriff's Station.

Captain Taft spoke about his two approaches which are community involvement and being as safe as possible, urging residents to involve him to answer questions and that he was accessible, his 12 years of military service, and 19 years with the Sheriff's Department.

**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.

Harley Gordon spoke about the safety issue of roundabouts and did not support them.

Ed Benschop spoke about the intersection of Highland and Lomas Santa Fe needing some attention, was well designed but tricky to maneuver it safely, that a roundabout at that intersection with several incoming lanes approaching it merging into one lane would not be efficient.

Marjory Williams spoke about having taken a local poll among the east side of I-5 and those residents' interests for neighborhood safety, people most affected by them did not want any roundabouts, and selecting the four lane stripping options with no roundabouts.

John Towart spoke about his conducting an email poll of which 75 of the 87 homes in the area of the Isla Verde neighborhood responded resulting in 15 in favor of roundabouts and 130 against roundabouts, the poll discussed security, drawbacks of roundabouts, safety, cost, and unintended consequences. He spoke about long queues of vehicles entering and exiting roundabouts and the difficulty for new entries, lack of safety for handicap, sight impaired, and height challenged, their use required education and experience, and the consultants did not address the four roundabouts that were removed from Poinsettia in Carlsbad because they were not successful.

Edith Dracar spoke about her membership in American Society of Landscape Architect and her knowledge of planning, emergency vehicles being impacted by roundabouts, roundabouts not being necessary on Lomas Santa Fe, supporting clearly marked striping, safe paths for bikes and pedestrians, and landscaping, and use of funding to fix potholes and crosswalks.

Sandy Punch spoke about the east side of I-5 during rush hour, the Poinsettia roundabouts were removed due to problems, some roundabouts were being modified with adding stop signs due to issues, the Solana Beach Fire Department had stated that emergency response time would be compromised, that lawsuits would be filed when the extra response time compromised an emergency response, the Leucadia roundabout experienced more accidents and delayed response times for emergency vehicle, certified traffic engineers reporting that roundabouts caused unbalanced traffic flow, and the Santa Fe roundabout was not a good comparison to the proposed Solana Beach roundabouts since it was not heavily used by east bound traffic.

John Frank spoke about the simulated video shown at a prior meeting for proposed roundabouts that did not appear to exhibit real traffic flow, his experience with roundabouts in Colorado that were used for intersection traffic problems and not used for traffic calming, roundabouts hurried drivers to make bad decisions and dangerous maneuvers, that available funds should be focused on potholes on San Mario, the need for better communications about proposals and how they were funded, and most people supporting the beautification on Lomas Santa Fe.

Scott Warren spoke about roundabouts directing traffic through Sun Valley and San Mario as shortcuts, bike lanes on Santa Helena widened and they were rarely used, improve the entrances to the City on the freeway areas with overgrown weeds, and that majority of citizens did not want roundabouts.

Johanna Canlas, City Attorney, clarified that the reference to petitions was either communication with Council or a citizen initiative dictated by the California Elections Code.

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

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

Mayor Zito asked the room to take a moment in silence to reflect on the nation's September 11<sup>th</sup> event as those who lost their lives.

Council reported general community announcements and events.

#### **Commentary**

Councilmember Heebner said that some of the community was confused about Council's direction regarding roundabouts at a prior Council Meeting, that some residents did not feel heard, that Council had received input from several residents requesting roundabouts, that the Council had given direction to eliminate consideration of three roundabouts and to study only one potential roundabout on Highland including pedestrian safety, emergency issues, and peak traffic times, simulation at real peak times, to have a study presented for review, without any commitment to build it, and that Council memorialized this intention in the motion. She said that other improvements being considered were narrowing the lanes, adding landscaped medians, buffered bike lanes, and adding a landscaped multi-use path on the north side of the street, adding purple pipe on the north side so residents could water hillsides to keep them green, that roundabouts worked well in other areas but four roundabouts on this small stretch of road were too impactful to the community. She asked

for consensus among Council to return it to Council at the time the contract is approved for the scope for the next phase for further review and discussion, and Council agreed. She stated that the City uses a pavement management software program that assesses all of the City's streets and prioritizes the order of those needing the most repair, that the City had spent \$750,000 a year the last two years, and that more funds were spent on the east side than the west side of I-5. She said that the weeds on the sidewalk are addressed as needed and can fit into the schedule, the east side asphalt path improvements will be planned, that the weeds around the freeway are not in the City's jurisdiction but CalTrans and they have not accepted the City's offers to assist in cleaning up their areas and the City does ask often for the areas to be addressed, and that residents should continue to stay engaged.

Mayor Zito stated that many contacts with CalTrans may prioritize their attention to these freeway areas.

Councilmember Zahn spoke about the strong sentiment over two Council meetings, that the comments were important in considering the project, that he supported only studying the Highland roundabout to clarify direction, and that there were many positive comments regarding the overall concepts of the rest of the improvement plan.

Councilmember Edson said that she concurred with Council comments.

Councilmember Hegenauer said that she agreed with Council comments, that she had been contacted by many people and that her assessment was that the position was 50/50 for both support and opposition of the roundabouts, that she believed in grassroots efforts and the opposition had been heard, and was interested in what was best for the community.

Mayor Zito stated that this item was not agendized so no action could be taken, that the clarification review was necessary as some were confused on the prior direction, and that all studies provided had been contrary to the comments received regarding roundabouts being unsafe.

Councilmember Heebner stated that the public should watch for posted agendas for when this item may return to Council.

#### **A. CONSENT CALENDAR:** (Action Items) (A.1. - A.3.)

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

#### **A.1. Minutes of the City Council.**

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meetings held February 14, 2018, February 28, 2018, March 14, 2018, March 21, 2018, March 28, 2018 and August 22, 2018.

Item A.1. Report (click here)

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for August 4 - August 17, 2018.

Item A.2. Report (click here)

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

**Motion:** Moved by Councilmember Heebner and second by 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 Councilmember Heebner 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 designees 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: 1058 Solana Dr., Applicant: Maria and Andre Bonilla, Case 17-16-44** (File 0600-40)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing; Report Council Disclosures; Receive Public Testimony; Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and

3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2018-122** conditionally approving a DRP (Development Review Permit) to construct an infinity edge pool and perform associated grading and site improvements at 1058 Solana 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.*

Greg Wade, City Manager, introduced the item.

Regina Ochoa, Assistant Planner, presented a PowerPoint (on file).

Council disclosures.

Greg Wade, City Manager, confirmed that no public comments had been submitted for this project.

Andre Bonilla, Applicant, spoke about the project he started 5 years ago, worked with an architect to beatify it, broke ground four years ago and started construction on the pool, that there was confusion about the front and back of the property, that his garage and back door faced west and his front door faced east so the front of the house was east, that the inspector reviewed the project and they redesigned, that the inspector signed off after measuring and the pool was constructed because the City approved it, the submittal of the landscaping plan to the City brought up new issues with the pool encroaching on the setbacks after everything else was approved. He spoke about the importance of his reputation and honesty, about trusting someone to grade that did it incorrectly, but then the adjustments were made, and the City's third party inspector hired by the City approved the pool location.

Maria Bonilla spoke about the trough and the options so they chose the water feature, that they had not done any work in three years, that they reached out to Premier Pools to see if they could change it to a water feature, and that they did not have any other intentions other than finding out what they could do to remedy the issue.

Council and Staff discussed whether there was final sign-off on the permit.

Greg Wade, City Manager, spoke about the timeline, the issuance of full permit did not approve the location of where the pool was being built, the applicant revised their plans, the pool was to be built per the plans which indicated that it would be inside of the frontward setback, that an inspector may have signed off on the permit, however, when the survey was submitted for the grading application it was noticed that the setback line was beyond the edge of the pool and the trough.

Council and Staff discussed how the setback was measured and where the pool would be located in relation to the setback.

Aaron Temme, Premier Pools, spoke about the measurement for pools in Solana Beach was from the property line to water line of the pool, not to the outside structure or trough, that general setback is to the line of the actual water barrier line, following revision of what was the front and back yard the City requested representation of where the property line was, a

surveyor conducted the string lines, the City's inspector came out and did the field measurements from the surveyors lines, signed off on the permit confirming that portion of the pool was correct, then they proceeded after they had the signoff and approval in 2015, the trough was a water feature and not the pool, that most pools in Solana Beach were not surveyed for the property line measurement, the purpose of the trough was to catch water that spills over the vanishing edge, they put the trough within the setbacks according to the surveyors that were onsite and the City's inspector, the pool was modified to fit in the setback with a jagged edge to stay in the parameters, the 18 inch trough was enough to catch the cascading pool water to recirculate.

Council and Staff discussed that the survey was requested because of the grading, the City relies on design plans to be submitted according to the City's code, in a ministerial permit for a deck or pool the City relies on the design plans to be compliant since a survey is a costly item and is not required, the comment about how Solana Beach measures the setback to the pool edge was not in the City's zoning code, there was an option outlined in the Staff Report to consider the trough part of the pool, if the trough was lowered to 18 inches in depth that it may be considered a water feature rather than part of the swimming pool which was communicated to the applicant, and there may be an element of the pool itself that still would encroach into the setback.

Andre Bonilla, applicant rebuttal time, spoke about written law and the spirit of the law, that things had changed over time, and to consider that only a fraction of the pool wall was outside and still met within the spirit of the law.

Council, Applicant and Applicant Representatives discussed that to change the setback measurement would require a demo of the pool and re-pouring of concrete, the the trough itself was outside of the buildable area, that it was built with the thought that the survey, plot plans, and the City's inspector permit all approved of this measurement and it was correct, now it is clear that it was not, that the water feature was deeper than 18 inches because of the engineering on the slope topography, that Staff suggested to consider it a water feature to comply with the City's Municipal Code.

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

Council and Staff discussed that the building inspector approved it with the information they had at the time, the applicant failed to get a permit for the grading because they trusted a contractor to do it, that getting the permit required a survey, the initial stop work citation fee was nominal, and that the penalty for lack of permits was double the fees to compensate for Staff time.

Council discussed that the project was not cut and dry, there was less than adequate documentation and communication, lack of clarity of the pool contractor's knowledge, and that the pool contractor intended to build it within the setbacks.

**Motion:** Moved by Councilmember Heebner and second by Councilmember Zahn to approve with modifying the trough to less than 18 inches in depth. **Approved 5/0.** Motion carried unanimously.

**C. STAFF REPORTS:** (C.1. - C.2.)

*Submit speaker slips to the City Clerk.*

**C.1. Proposed Fire Mitigation and Park Development Impact Fees Calculation Nexus Report Consideration and Discussion.** (File 0390-23)

Recommendation: That the City Council

1. Review the Nexus Report prepared by RCS and provide direction to Staff as to the next steps.

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

**C.1. Updated Report 1**

*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.

Scott Thorpe, Sr. Vice President of Revenue and Cost Specialists, presented a PowerPoint (on file) reviewing development impact fees. He spoke about a one-time charge to accommodate the same new development that would cause additional demand, fire suppression/rescues facilities, vehicle and equipment, public meeting facilities, and park land and improvements.

Council, Staff, and Consultant discussed that the fees were only for new development and additions to existing developments, they would not apply to hotels and motels because it was too difficult to calculate since it was not clear that they were using the park, that a brand new hotel would only be liable for room cost for fire suppression and rescue, how to estimate revenues based on the plan needed to build out, to define a bedroom was typically when it had a closet, it could be redefined, different fees for small additions or a larger additions, that sprinkler systems don't necessarily prevent fire just the magnitude of fires, no data was concrete but a finding would need to be used, that a lower fee could be adopted to encourage the installation of fire suppressions. Discussion continued regarding the letter from the Budget and Finance Commission referring to the last fee study as well as the new proposed study, to look at a total fee for an application in relation to neighboring jurisdictions, and that the remodel fee be capped but that many people building a master bedroom get the same fees as a brand new home

**C.2. Quarterly Investment Report for June 30, 2018 and Amended Quarterly Investment Reports for Previous Quarters** (File 0350-44)

Recommendation: That the City Council

1. Accepts and files the attached Cash and Investment Report for the quarter ended June 30, 2018 and Amended Cash and Investment Reports for the quarters ended September 30, 2017, December 31, 2017, and March 31, 2018.

[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.*

Genny Lynkiewicz, Chandler Asset Management, presented the PowerPoint (on file).

**COMPENSATION & REIMBURSEMENT DISCLOSURE: None**

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

**COUNCIL COMMITTEE REPORTS:**

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

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

**ADJOURN:**

Mayor Zito adjourned the meeting at 8:32 p.m. in memory of all those lost on September 11<sup>th</sup>.



# CITY OF SOLANA BEACH

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



## MINUTES

Joint Meeting - Closed Session

Tuesday, November 13, 2018 \* 5:00 p.m.

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

### CITY COUNCILMEMBERS

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Peter Zahn, Councilmember

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

### CALL TO ORDER AND ROLL CALL:

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

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Lesa Heebner, Peter Zahn  
Absent: None  
Also Present: Greg Wade, City Manager  
Johanna Canlas, City Attorney

### PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY):

#### CLOSED SESSION:

#### 1. 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. 37-2013-00046561-CU-WM-NC)

#### 2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

Two (2) Potential case(s).

#### 3. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION

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

One (1) Potential case(s).

#### 4. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION - Added 11-7-18

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

One (1) Potential case(s)

**Action:** No reportable action.

### ADJOURN:

Deputy Mayor Zito adjourned the meeting at 6:05 p.m.

# CITY OF SOLANA BEACH

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



## MINUTES

Joint SPECIAL Meeting

Tuesday, November 13, 2018 \* 6:00 p.m.

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

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

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

### CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Peter Zahn, Councilmember

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 6:13 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Lesa Heebner, Peter Zahn  
Absent: None  
Also Present: Greg Wade, City Manager  
Johanna Canlas, City Attorney  
Angela Ivey, City Clerk,  
Dan King, Assistant City Manager  
Mo Sammak, City Engineer/Public Works Dir.  
Marie Berkuti, Finance Manager  
Joseph Lim, Community Development Dir.

### CLOSED SESSION REPORT: (when applicable)

Johanna Canlas, City Attorney, stated that there was no reportable action.

### FLAG SALUTE:

### APPROVAL OF AGENDA:

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

**PRESENTATIONS:** Ceremonial items that do not contain in-depth discussion and no action/direction. Champions for Health reviewed the recent 5k event and wellness expo, and future fundraisers and presented a donation of \$1,000 that would be used for projects like the La Colonia Skate Park.

**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.4.)**

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

**A.1. Minutes of the City Council.**

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meetings held May 9, 2018 and May 23, 2018.

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

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for October 6 – October 19, 2018.

**Item A.2. Report (click here)**

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

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

**A.4. Reclassifications and Salary Schedule Updates.** (File 0510-00, 0520-10)

Recommendation: That the City Council

1. Adopt **Resolution 2018-145:**
  - a. Reclassifying the Senior Engineering Technician position to an Assistant Civil Engineer.
  - b. Reclassifying the Temporary Fire Prevention Technician to a Fire Prevention Specialist and update the Miscellaneous Employee Salary Schedule 3.
  - c. Approving the adjustment of the salary band for the current Fire Battalion Chief (56 hours) classification, adopting pay grade M-6A and salary band for the newly created 40-hour Administrative Fire Battalion Chief classification, and incorporating these changes into the Management Employees' Salary and Classification Plan - Schedule 1.
  - d. Approving the updated Fire Battalion Chief job description to include the additional Administrative Fire Battalion Chief duties.

Item A.4. Report (click here)

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

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

**B. PUBLIC HEARINGS:** (B.1. – B.4.)

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: Public Recreation Impact Fee Study and related Local Coastal Program (LCP) Land Use Plan (LUP) Amendment.** (File 0610-12)

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. Provide direction on the following Options:
  - a. Adopt all CCC "Suggested Modifications" on the City's Fee Study and LUPA as modified by the CCC on May 11, 2017 and adopt **Resolution 2018-140**.
  - b. Reject CCC "Suggested Modifications" on the City's Fee Study and LUPA and move forward with implementing the recommendations contained in the City's Fee Study and adopt Resolution 2018-140.
  - c. Take no action on the CCC approval and let it lapse. Continue to implement the City's current \$1,000/LF interim fee deposit for public recreation fees. No Council resolution is needed to implement this Option.
  - d. Provide alternative direction to the City Manager which may include modifying or combining elements of one or more of the Options listed above as desired by the City Council.

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

[Item B.1. Supplemental Docs \(Updated 11-13 at 12:00pm\)](#)

*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.

Leslea Meyerhoff, Staff Consultant, presented a PowerPoint (on file).

Johanna Canlas, City Attorney, stated that Option 2 was not viable, the City's Certified LUP contemplated that until an approved calculation methodology was approved by CCC that the current calculation would stand, the study submitted to Coastal was rejected so it would not be appropriate to resubmit the same study, and that there was no option to deviate from the current calculation or deposit of \$1,000 per linear ft.

Mayor Zito opened the public hearing.

Council disclosures.

Chandra Slaven, John Corn Law Firm, representing COOSSA (Condominium Organization of S. Sierra Association), spoke about having worked with the California Coastal Commission over the years on several LCPs, their forcing of the City to adopt a public recreational fee that is excessive, arbitrary and capricious, causing the City to disregard its own decades-long study and ignore its own team of consultants, experts and residents and data, the major financial burden on homeowners for added fee which would discourage and prohibit coastal property owners from building sea walls to protect their property, rejecting the Coastal Commission's fee, standing up to them stating the fee was not appropriate or acceptable for local conditions and unfair to local property owners, and adopting Option 3.

Arie Spangler, Attorney for John Corn Law Firm, spoke about Option 3 keeping the locally-

driven public recreation impact fee passed on to the property owners who construct bluff retention devices, the fee being derived from the value of a day at the beach, the City charging property owners who built sea walls a public recreation impact fee, a sand replenishment fee and sometimes a state lands lease fee, which was in addition to the cost of constructing the sea wall, which averages about \$10,000 per lineal foot. He spoke about Option 3 respecting the extensive decades-long joint effort between local stakeholders and City's consultants to formulate an appropriate recreation impact fee that most closely reflected the value of a day at the beach in Solana Beach, the City's proposed fee being based on a 33% of the average beach goer's daily wage rate, the Coastal Commission proposing to increase the rate to 67% which would discourage people from building sea walls, and that not all bluff owners could afford an extra inflated fee on top of the other fees they already were required to pay. He spoke about bluff retention devices enhancing public safety on the beach, private property owners bearing the full expense of protecting the public from death or injury, under the proposed fee structure property owners would not receive any credit for providing this public service, bluff retention devices would not prevent sand from accumulating on the beach because very little sand came from the bluffs, a bulk of sand comes from upstream sediment flow that continues to be eliminated by inland development projects.

John Steel, Chair of COOSSA, spoke about supporting Option 2 but it was eliminated, the impact to the 9 condominiums of which 7 had seawalls that totaled a length of 1,293 ft., the Coastal Commission version would cost the 619 homeowners a total of \$1.7 million in renewal fees for the sea walls already in place over next 20 years, Option 2 would have cost the owners \$883,000, the delta between the 2 Options of approximately \$860,000, property owners should pay some fair mitigation fees, Option 3 being the best option that served the citizens of Solana Beach, and recommending approval.

Ronald Lubesnick, member of COOSSA, spoke about the additional mitigation proposal which would cost the HOA \$60,000 extra, many of the bluff homeowners being on a fixed income and the extra fee being a financial hardship, most homeowners were not against a fee that was fair, bluff retention devices providing a safety benefit to people on the beach and the infrastructure, and Council adopting Option 3.

Tom Ryan spoke about living at Seascape Shores, a past bluff collapse of the sea cave killing two people, their past issue with a cave on the bluff and the expert opinion in 1975-76 was that it was due to a collapse, the recommendation to then build a seawall to protect the property and the public, and to consider that the bluff property owners provided a public service of safety to the people on the beach with bluff retention devices.

Rod Peck, Seascape Shores, spoke about being retired and living on a fixed income, the 1970's when there were no LUPs or California Coastal Commission, imposing rules and regulations on them over time, non-bluff owners did not care about the fee, no one having lost a recreational opportunity to beaches of San Diego County other than the increase in population and crowding, and residents paying enough taxes.

Jim Jaffee, Kristin Brinner, Ryan Vaughn (Group)

Jim Jaffee presented a PowerPoint (on file) and spoke of his 20-year residency, being co-

chair of Surfrider Foundation, the City's right to impose the fees under the Coastal Act, the environmental review of the City's bluff retention devices found that it could not approve sea walls without adopting some type of mitigation fee, the 2007 resolution stating a nexus between the impact of seawalls, City owning certain bluffs and renting out the property where the seawalls are placed, the use of public property for a private purpose, property north of Ocean Street not allowing sea walls, Del Mar not allowing sea walls on public property, sea walls were easements south of Fletcher Cove, sea walls caused impacts and loss of beach recreation, the City collecting an interim fee since 2007 for an existing impact, sea walls causing loss of beach area since the sand behind the sea wall was trapped and would have fallen to form the beach if the sea wall was not holding back the bluff, and the interim fees going to fix the stairs at the Del Mar Beach Club. He spoke about support for Option 1 that showed multiple years of LiDAR data from Scripps Oceanography, the public safety issue having been vetted and ruled out, that adopting a different wage rate of 33% that put the City in the 13<sup>th</sup> place of the daily value at a beach, and supporting Option 1.

Kristin Brinner continued and spoke about lost opportunities in the future because of rising sea levels, occupation of public lands for private benefit, and played a video (on file) of part of a California Coastal Commission meeting.

Ryan Vaughn continued and spoke about some omissions in the study, moving the figure up to 67% was more conservative and did not account for people traveling to Solana Beach and staying overnight, and this was the City's beach and it had the right to charge for it.

Jim Jaffee continued and spoke urging Council to adopt Option 1 and submittal of a petition with signatures of residents who agreed that the fee should be assessed.

Chris Hamilton (time donated by Denise Rahmani) spoke about representing the BBC (Beach and Bluff Conservancy), the fee study being consistent with the Coastal Act and other directives laid out by the Coastal Commission, the BBC having chosen not to oppose the past submission to the CCC, if Council were to vote for higher fees they would not be Coastal Commission law but Solana Beach law for which the City would have to legally and economically defend, and the fiduciary responsibility of the Council of Solana Beach to the citizens and taxpayers.

David Winkler spoke about the difficulty in making this decision, the two points of view being considered over the past 10 years, Surfrider wanting to double a fee that the City's study developed, the BBC and other homeowners view that there should be no fee because sea walls were extremely expensive and they protect people at the beach, bluff top owners pay a sand mitigation fee to make up for the lost sand on the beach, a lease fee to State Lands Commission, some fees were redundant, that it was time to bring it to a close, the CCC rejected Option 2 which was the middle ground between BBC and Surfrider, choosing Option 3 could postpone it but to tell the CCC that this was a Local Coastal Program and the City conducted a study and analysis, Del Mar rejected planned retreat based on the impact it would have on the bluff front property owners who pay a lot of property tax, that he would not have purchased his home if the Coastal Act did not say he had the right to protect it, that mitigation was appropriate because these homes had an impact but they also had benefits, and support for Option 3, because Option 2 was not available.

Council and Staff discussed that upper bluff failures had occurred in Solana Beach, the City's lifeguards repeatedly give warnings to visitors to move away from the bluff, the City was still in the lower half of the valuations, Option 2 would mean going back to the CCC with the exact proposal submitted before and that they would probably not agendaize it since they already rejected it, the option of letting the application expire and sticking with the \$1,000 per linear ft. fee, the statewide effort had not made any progress for a statewide study, that the City had prevailed in the prior lawsuit, support for property owners to protect their property, need to take fiduciary responsible actions, option of adopting a hybrid model adopting an option and submit a new amendment.

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

**Motion:** Moved by Councilmember Zahn and second by Mayor Zito to approve all of CCC "Suggested Modifications" on the City Fee Study and LUPA as modified by the CCC on May 11, 2017, adopting Resolution 2018-140, and subsequently submit a LUPA amendment with updated beach area calculation utilizing LiDAR. **Approved 4/1** (Noes: Edson). Motion carried unanimously.

**B.2. Public Hearing: 550 Via de la Valle, Applicant: Winner's Circle Resort, Case 17-17-48.** (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 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 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2018-141** conditionally approving a DRP and an SDP to construct a new elevator, maintenance room addition, remodel the existing clubhouse and gym, and perform associated site improvements 550 Via de la Valle, Solana Beach.

[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.*

Greg Wade, City Manager, introduced the item.

Joe Lim, Community Development Dir., presented a PowerPoint (on file).

Council disclosures.

Mayor Zito opened the public hearing.



The Applicant stated he had no presentation and was available for questions.

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

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

**B.3. Public Hearing: Introduce (1<sup>st</sup> Reading) Ordinance 491 adding Subsection 17.72.110(E) to the Solana Beach Municipal Code to Exempt City and City-Sponsored Projects.** (File 0600-95)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing; Report Council Disclosures; Receive Public Testimony; Close the Public Hearing.
2. Introduce **Ordinance 491** adding subsection 17.72.110(E) to make the expiration and extension requirements of section 17.72.110 inapplicable to City and City-sponsored projects.

[Item B.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.*

Johanna Canlas, City Attorney, introduced the item.

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

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

Mayor Zito stated that he would like to have an item come back to add to the Work Plan a list of projects that were approved but not constructed.

**B.4. Public Hearing: Regional Transportation Improvement Program (RTIP) Amendment.** (File 0840-30)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing; Report Council Disclosures; Receive Public Testimony; Close the Public Hearing.
2. Adopt **Resolution 2018-143** approving an amendment to the SANDAG 2018 Regional Transportation Improvement Program (RTIP) list of projects for Fiscal Years 2019 through 2023, to add the Glencrest Drive Street Improvement Project.

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

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

Greg Wade, City Manager, introduced the item.

Mayor Zito opened the public hearing.

Council disclosures.

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

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

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

*Submit speaker slips to the City Clerk.*

#### **C.1. Regulating Single Use and Non-Recyclable Plastics Options.** (File 0230-55)

Recommendation: That the City Council

1. Receive and discuss the report.
2. Provide further direction on possible plastic use regulations

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

[Item C.1. Supplemental Docs \(Updated 11-13 at 1:30pm\)](#)

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

Greg Wade, City Manager, introduced the item.

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

Councilmember Zahn presented a PowerPoint (on file).

Mary Yang (time donated by Kristi Becker, Kristin Brinner) presented a PowerPoint (on file).

Taylor Leigh Cannizzaro showed a one page PowerPoint (on file), handed out metal straws, and spoke about her experience working on cancer research, her interest in protecting the ocean, partnerships to further the cause to ban items that are not ocean friendly.

James Wang, City of Encinitas, spoke about this action being compliant with the City's Climate Action Plan, that Solana Beach's actions would influence other cities, the Encinitas Climate Action Commission had straws and utensil in their que for reducing retail sales of Styrofoam.

Steve Ostrow presented a video "Plastic Pollution in the World's Oceans" (on file),

Discussion. Direction provided to proceed.

**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)**

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

**ADJOURN:**

Mayor Zito adjourned the meeting at 9:10 p.m.



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 12, 2018  
**ORIGINATING DEPT:** Engineering Department  
**SUBJECT:** **Council Consideration of Resolution No. 2018-142 Approving an Amendment to Professional Services Agreement with Van Dyke Landscape Architects and Providing an Update on Construction of the La Colonia Skate Park**

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## **BACKGROUND:**

At the March 22, 2017 City Council meeting, the Council approved a Professional Services Agreement (PSA) with Van Dyke Landscape Architects (VDLA) and Site Design Group for final design services for a Skate Park at La Colonia Park. At the September 27, 2017 City Council meeting, the design team presented the concept plans for the proposed Skate Park, the basketball court and the associated site improvements. At the December 13, 2017 City Council meeting, Council found the project exempt from CEQA and authorized the City Engineer to advertise for construction bids. A construction contract was awarded to California Skate Parks on April 25, 2018.

This item is before the City Council to provide an update on the progress of the La Colonia Skate Park and to obtain input and direction on the possible elimination of the concrete seating area between the Skate Park and basketball court to allow for a walking path to the recently purchased lot at 700 Stevens Avenue. Council is also being asked to consider adoption of Resolution 2018-142 (Attachment 1) amending the Professional Services Agreement with Van Dyke Landscape Architects to provide continuing construction support through the end of the project.

## **DISCUSSION:**

### Construction Update

Construction of the La Colonia Skate Park is currently underway and is expected to be open for use before Memorial Day 2019 (May 24). Unless otherwise directed by the City

COUNCIL ACTION:

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Council, a ribbon cutting ceremony will be scheduled by Staff when the Skate Park is completed.

To date, the majority of the site has been graded, electrical conduit has been laid, the concrete for the basketball court has been poured, the majority of the site walls have been built, and rough grading for some of the skate features has been done. The concrete for a number of the skate features may be poured by the time of the Council meeting.

As part of the Skate Park construction, Staff was asked to research the possibility of installing a bottle refilling station near the Skate Park and basketball court. Although there is not a potable water source in the immediate vicinity of the new construction, both the existing park and the newly acquired property adjacent to the site have potable water meters that could be used as a water source. This item is still being researched. An update will be provided as more information becomes available.

#### Possible Design Change to Concrete Seating between Skate Park and Basketball Court

As part of the original design of the Skate Park, the plans called for a concrete seating/spectator area separating the Skate Park from the basketball court. The seating area is proposed to be approximately 3.5 feet high and 4.5 feet wide. The top of the seating area would be level with the raised platform on the east end of the skate area but would be separated by a metal guardrail to prevent skaters and skateboards from interacting with the basketball court and spectators on the proposed seating area.

If the concrete seating area is eliminated, there could be a walkway approximately 6 feet wide, which would provide the most suitable connection between the existing park and the recently acquired property to the north. This walkway would be located near the lowest part of the two properties, so that the transition between the two properties would be easy and convenient. This design change would leave enough room for landscaping and a portable bench or two between the walkway and the back wall of the skate area, as an interim and temporary measure until such time when a permanent plan for the vacant parcel is determined. The elimination of the seating area would not affect the functionality of the Skate Park since the Skate Park is already separated from the area to the east by a metal guardrail.

#### Amendment to PSA with VDLA for Construction Support

As part of the design PSA with VDLA, there was a small amount allocated for construction support. This includes items such as reviewing submittals and responding to requests for information by VDLA and their sub-consultants that includes Site Design Group. The PSA was amended and supplemented when the construction contract was awarded.

Since that time, there have been some unanticipated supplemental design and construction support services that were beyond the scope of the amended agreement. These services include modifications to the storm water detention basins that were based

on percolation tests performed after the project award, as well as a preliminary analysis to determine how the newly purchased property on the north end of La Colonia Park could be integrated into the existing park and Skate Park. As part of the attached resolution, Staff is requesting an amendment to the PSA with VDLA to increase the scope of work/compensation by \$15,000.

### Regulatory Sign

In general, Staff installs regulatory signs in new public parks and facilities. It is recommended that a sign be installed for the Skate Park clearly describing the pertinent regulations for users of the facility. Staff is in the process of developing potential sign options for the Skate Park which will be presented to the City Council for consideration and feedback.

### CEQA COMPLIANCE STATEMENT:

As part of Resolution 2017-159, the City Council found the project exempt from CEQA pursuant to Section 15332 (In-fill Development Projects) of the State CEQA Guidelines. None of the actions requested constitute a project subject to CEQA review.

### FISCAL IMPACT:

When the construction project was awarded in April 2018, the entire construction of the La Colonia Skate Park was funded in the amount of \$1,098,184, which included environmental review, alternative bid items, construction contingency and construction support services. The design was not included in this amount since the design had been previously funded.

As part of this Staff Report, Staff is requesting an amendment to the PSA with VDLA to increase the scope of work/compensation by \$15,000. Funding for these additional construction support services can be appropriated from the City CIP fund undesignated reserves into the La Colonia Skate Park project.

### WORK PLAN:

These elements of the Skate Park at La Colonia Park are consistent with Item B.2 (La Colonia Park Improvements) of the Community Character Priorities section of the FY 2018/19 Work Plan.

### OPTIONS:

- Approve Staff recommendations.
- Approve Staff recommendation with alternative amendments/modifications.

- Provide direction.

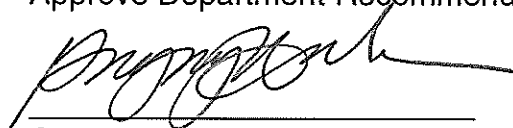
**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:

1. Receives this update on the La Colonia Skate Park;
2. Provides feedback on the regulatory sign and the possible elimination of the concrete seating area between the Skate Park and basketball court to allow for a walking path to the recently purchased lot on the north end of the existing park; and
3. Considers adoption of Resolution 2018-142:
  - a. Authorizing the City Manager to execute Amendment No. 2 to the Professional Services Agreement with Van Dyke Landscape Architects in the amount of \$15,000 for design and construction support services associated with the La Colonia Skate Park.
  - b. Authorizing an appropriation of \$15,000 from City CIP fund undesignated reserves into the La Colonia Skate Park project.
  - c. 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 2018-142

## RESOLUTION 2018-142

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH VAN DYKE LANDSCAPE ARCHITECTS

**WHEREAS**, at the March 22, 2017 City Council meeting, the City Council approved a Professional Services Agreement (PSA) with Van Dyke Landscape Architects (VDLA) and Site Design Group for final design services for a skate park at La Colonia Park; and

**WHEREAS**, at the December 13, 2017 City Council meeting, Council found the project exempt from CEQA and authorized the City Engineer to advertise for construction bids; and

**WHEREAS**, on April 25, 2018, a construction contract was awarded to California Skateparks in the amount of \$964,064; and

**WHEREAS**, the bid schedule also included alternate bid items for which the bid price from California Skateparks was \$24,088.

**WHEREAS**, since the time the construction project was awarded, there have been some unanticipated supplemental design and construction support services that were beyond the scope of the amended agreement; and

**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 Manager to execute Amendment No. 2 to the Professional Services Agreement with Van Dyke Landscape Architects in the amount of \$15,000 for design and construction support services associated with the La Colonia Skate Park.
3. That the City Council authorizes an appropriation of \$15,000 from City CIP fund undesignated reserves into the La Colonia Skate Park project.



4. That the City Council authorizes the City Treasurer to amend the Fiscal Year 2018/19 Adopted Budget accordingly.

**PASSED AND ADOPTED** this 12th day of December, 2018, 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:** December 12, 2018  
**ORIGINATING DEPT:** City Manager's Department  
**SUBJECT:** **Adopt (2<sup>nd</sup> Reading) Ordinance No. 495 – Shared Mobility Program**

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## **BACKGROUND:**

The City of Solana Beach (City) is increasingly aware of the need to reduce local greenhouse gas (GHG) emissions to limit the effects of climate change while offering viable transportation alternatives to driving. The City Council (Council) approved the City's first ever Climate Action Plan (CAP) on July 12, 2017. The CAP establishes a number of strategies to achieve GHG emissions reduction goals and targets, including facilitating safe, convenient and affordable alternative transportation options. In addition, the City Council Work Plan has included an Unprioritized Environmental Sustainability item to explore a bikeshare/car share program for the past several years.

On March 14, 2018, the Council approved Resolution 2018-030 approving a Memorandum of Understanding (MOU) to establish a pilot North County Coastal Regional Bikeshare Program. The City, along with the cities of Del Mar, Encinitas, Carlsbad and Oceanside, as well as Camp Pendleton, the San Diego Association of Governments (SANDAG) and the North County Transit District (collectively known as the "Parties") desire to establish a formal working relationship to develop a pilot bikeshare program.

On November 28, 2018, the Council introduced Ordinance 495 establishing guidelines for a Shared Mobility Pilot Program. This item is before the Council to consider adoption of Ordinance 495.

## **DISCUSSION:**

During the initial contract discussions with the preferred vendor, the City Attorney has recommended that an ordinance be adopted to establish the guidelines for the shared

COUNCIL ACTION:

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mobility program to ensure that the original intent of the program be solidified. For Solana Beach, this would specifically ensure that there would be only one selected vendor and that only bicycles and potentially a Neighborhood Electric Vehicle (NEV) ride share component be included in the program at this time. While the intent of the arrangements between the Parties is that each jurisdiction would have the ability to negotiate various terms for their specific jurisdiction (i.e. number of bikes; docked, dockless or a hybrid approach; locations for parking, geofences, etc.), the core program guidelines would be included. These include:

- Implementation of a pilot shared mobility program with only one vendor
- City control over the amount of shared mobility devices and the structure of the program (docked, dockless or hybrid)
- Implementation of a robust education and outreach program prior to the start of the program
- Limitations on City liability
- City access to ridership data including fleet status and trip patterns

If the City Council approves the adoption of Ordinance 495, City Staff will begin negotiations with the preferred vendor on the license agreement. If both parties come to an agreement on the terms, the license agreement will be brought back to City Council for formal review and adoption. The intent is to have the Shared Mobility Pilot Program implemented prior to the start of next summer with enough time factored in prior to launch to conduct a robust community outreach program.

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

The action being considered by the City Council is exempt from the California Environmental Quality Act (CEQA) because it is not a “project” under Section 15378(b)(5) of CEQA Guidelines.

#### **FISCAL IMPACT:**

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

#### **WORK PLAN:**

Exploring the potential for a bikeshare/car share program has been an item in the Unprioritized Environmental Sustainability Issues section of the Work Plan for the past several years.

#### **OPTIONS:**

- Adopt Ordinance 495 establishing the guidelines for the Shared Mobility Pilot Program
- Do not adopt Ordinance 495

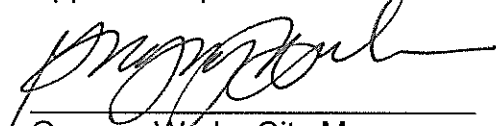
- Provide direction

**DEPARTMENT RECOMMENDATION:**

Staff recommends the City Council adopt Ordinance 495 establishing the guidelines for the Shared Mobility Pilot Program.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachments:

1. Ordinance 495

## ORDINANCE 495

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA ADDING CHAPTER 10.46 TO THE SOLANA BEACH MUNICIPAL CODE REGARDING SHARED MOBILITY PROGRAM

**WHEREAS**, the City of Solana Beach (City) is increasingly aware of the need to reduce local greenhouse gas (GHG) emissions to limit the effects of climate change while offering viable transportation alternatives to driving;

**WHEREAS**, the City Council (Council) approved the final Climate Action Plan (CAP) on July 12, 2017. The CAP establishes a number of strategies to achieve GHG emissions reduction goals and targets, including facilitating safe, convenient and affordable alternative transportation options;

**WHEREAS**, the City Council Work Plan has included an Unprioritized Environmental Sustainability item to explore a bikeshare/car share program for the past several years;

**WHEREAS**, on March 14, 2018, the City Council approved Resolution 2018-030 approving a Memorandum of Understanding (MOU) to establish a pilot North County Coastal Regional Bikeshare Program. The City, along with the cities of Del Mar, Encinitas, Carlsbad and Oceanside, as well as Camp Pendleton, the San Diego Association of Governments (SANDAG) and the North County Transit District desire to establish a formal working relationship to develop a pilot bikeshare program;

**WHEREAS**, there has been an aggressive and excessive promulgation of modes of alternative transportation ranging from less desirable modes to potentially more desirable modes of alternative modes of transportation and there is a need to regulate the safe and efficient use and management of the public right-of-way;

**WHEREAS**, expanding the exploration of a City bikeshare program to a “shared mobility” program will help achieve City goals with respect to the CAP and public right-of-way management; and

**WHEREAS**, establishing guidelines for a shared mobility pilot program is necessary to provide safety and clarity for users of the public right-of-way and permit applicants.

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

Section 1. All of the above statements are true.

Section 2. The City Council finds that this action is not a project under the California Environmental Quality Act (“CEQA”) because there is no development or physical change that would result from the adoption of this ordinance.

Section 3. Chapter 10.46 is added to the Solana Beach Municipal Code and shall read as follows:

## **Chapter 10.46 Shared Mobility Device Pilot Program**

### **10.46.010 Purpose.**

Consistent with the City’s goals of enhancing mobility and access, easing traffic congestion, promoting sustainability and achieving its Climate Action Plan this Chapter creates a limited term pilot program to facilitate the use of shared mobility devices while ensuring the protection of public health and safety, including the safety of the public traveling by foot, bicycle or any vehicle on public sidewalks, streets and other public rights-of-way.

### **10.46.020 Definitions.**

- (a) “Abandon” shall mean leaving any item unattended for any length of time.
- (b) “City Manager” shall mean the City Manager or his or her designee.
- (c) “Operator” shall mean any person or business entity selected by the City to participate in the Shared Mobility Device Pilot Program pursuant to this Chapter.
- (d) “Public area” shall mean any outdoor area that is open to the public for public use, whether owned or operated by the City or a private party.
- (e) “Public right-of-way” shall mean any public alley, parkway, public transportation path, roadway, sidewalk or street that is owned, granted by easement, operated or controlled by the City.
- (f) “Shared mobility device” shall mean any device by which a person can be transported, propelled, moved or drawn, that is rented, used, located, displayed, offered or placed for rent in any public area or public right-of-way, except that a “shared mobility device” does not include a rental car, taxicab or any other device excluded pursuant to administrative regulations.

### **10.46.025 Administrative regulations.**

- (a) The City Manager may adopt administrative regulations to implement the provisions of this Chapter, including, but not limited to, permit application procedures and permit standards, which may include regulations relating to lawful conduct, public safety, data sharing, data privacy and/or the timely removal of hazards.

(b) No person shall fail to comply with the City's administrative regulations. Any violation of any administrative regulation issued pursuant to this Section shall constitute a violation of this Code and shall subject the violator to the penalties set forth in this Chapter.

#### **10.46.030 Prohibited conduct.**

Notwithstanding any other provision of this Code, no person may:

(a) Display, offer or make available for rent any shared mobility device within the City, unless the person has first obtained: (1) a valid shared mobility operator permit; (2) a license agreement approved by City Council; and (3) a business certificate issued in accordance with Chapter 4.02 of this Code;

(b) Abandon a shared mobility device not authorized by this Chapter in the public right-of-way or a public area;

(c) Abandon a shared mobility device in the public right-of-way or a public area in a manner that: (1) obstructs travel upon or blocks access to a public right-of-way; (2) poses an immediate public safety hazard; or (3) is otherwise prohibited by applicable laws or administrative regulations; or

(d) Use or aid and abet the use of any shared mobility device in a manner that would violate any applicable law or administrative regulation.

#### **10.46.040 Maximum number of shared mobility operator permits and shared mobility devices permitted.**

(a) The City Manager may issue one shared mobility operator permit authorizing the deployment of shared mobility devices within the City.

(b) The number and mode(s) of shared mobility devices authorized under each shared mobility operator permit shall be established pursuant to a license agreement approved by City Council.

(c) At any time, in the City Council's discretion, the City Council may reassess the number of shared mobility operator permits authorized for issuance.

#### **10.46.050 Shared mobility operator permit application procedure, fees and requirements.**

(a) Any person seeking to obtain a shared mobility operator permit shall have timely responded to a request for information advertised for a shared mobility program within the City.

(b) The City Council may establish permit fees and charges by resolution, which shall:

(1) Defray the City's costs in administering and enforcing the provisions of this Chapter; and

(2) Reflect charges associated with use of public property pursuant to this Chapter.

(c) The City Manager may specify the information that must be provided in connection with an application and the form in which the information is to be provided. The application shall contain, at a minimum, the following information:

(1) The name and business address of each person or entity that: (i) has more than a ten percent equity, participation, or revenue interest in the applicant; or (ii) is a trustee, director, partner, or officer of that entity or of another entity that owns or controls the applicant, excepting persons serving in those capacities as volunteers, without compensation, for organizations exempt from income taxes under Section 501(c)(3), (4), or (6) of the Internal Revenue Code;

(2) The name and business address of any parent or subsidiary of the applicant, namely, any other business entity owning or controlling the applicant in whole or in part, or owned or controlled in whole or in part by the applicant, and a statement describing the nature of any such parent or subsidiary business entity;

(3) Information sufficient to show that the applicant is financially, technically, and legally qualified to operate and maintain a shared mobility device system;

(4) A description of the proposed plan of operation, including, at a minimum, a detailed description of:

(i) The applicant's current operations in the City and other jurisdictions, including copies of the applicant's operating permits for all such jurisdictions,

(ii) The applicant's proposed operations in the City including the maximum number of shared mobility devices anticipated during the duration of the pilot program, the plan for balancing shared mobility devices for Citywide coverage, the plan for shared mobility device maintenance, levels of staff for operations and administration, and the plan for customer service,

(iii) The applicant's regulatory compliance program,

(iv) The applicant's and the applicant's customers' history of, intent to, and ability to comply with, State and local law,

(v) The applicant's plans to implement safety programs, including, for example, a program by which the applicant will receive information about, notify users of and stop inappropriate use,



(vi) The applicant's plans to educate users of shared mobility devices about applicable California Vehicle Code provisions and other applicable laws, regulations, and guidelines,

(vii) The applicant's plans to comply with applicable Federal, State, and local data privacy laws and otherwise to protect the privacy of personal information provided by users, and

(viii) Any other requirements set forth by administrative regulation.

#### **10.46.060 Shared mobility operator selection.**

(a) The Shared Mobility Operator shall be selected pursuant to a request for information process.

(b) The City Manager shall review all applications and make a ranking of each qualified applicant in accordance with objective criteria set forth by this Chapter and administrative regulations.

(c) Each qualified applicant shall be evaluated based upon objective criteria including: experience; proposed operations plan; financial wherewithal and stability; adequacy of insurance; ability to begin operations in a timely manner; public education strategies; relevant record of the applicant's, officers', owners', principals' or customers' violations of Federal, State or local law, or rules and regulations; and any other objective criteria established by administrative regulation.

(d) Each qualified applicant shall be provided an opportunity to submit written comments or objections to the City Manager's rankings of qualified applicants.

(e) The City Manager shall set forth, in writing, the reasons supporting his or her final determination. The City Manager may request additional information from City staff, any applicant, or any other source that would assist in determining the final qualifications and rankings.

(f) The City Manager shall grant a shared mobility operator permit to the highest ranked applicant after such applicant enters into a license agreement approved by City Council. Should two applicants receive the same score, a lottery shall be used to establish the final rankings for any applicants that achieved the same score.

(g) The City Manager's determinations under this Section shall constitute the final decision of the City and shall not be subject to further administrative review.

(h) The City Manager may impose, as part of any shared mobility operator permit issued, any and all conditions that are necessary to effectuate the purposes of this Chapter, mitigate traffic impacts, ensure accessibility of the public right-of-way and availability of public space for shared use by all, or protect the health, welfare, and safety of the public. No person shall fail to comply with such permit conditions.

#### **10.46.070 Limitations on City liability.**

To the fullest extent permitted by law, the City shall not assume any liability whatsoever with respect to having issued a shared mobility operator permit or otherwise approving the operation of any shared mobility device. As a condition to the issuance of any shared mobility operator permit, the applicant shall be required to meet all of the following conditions:

(a) The applicant must execute an agreement, in a form approved by the City Attorney, agreeing to indemnify, defend (at applicant's sole cost and expense), and hold harmless the City, and its officers, officials, employees, representatives, and agents from any and all claims, losses, damages, injuries, liabilities or losses which arise out of, or which are in any way related to, the City's issuance of or decision to approve a shared mobility operator permit, the process used by the City in making its decision, or the alleged violation of any Federal, State or local laws by the applicant or any of its officers, managers, employees or agents.

(b) Maintain insurance at coverage limits, and with conditions thereon determined necessary and appropriate from time to time, as determined by the Risk Manager and name the City of Solana as additional insured. The applicant's insurance policy shall be endorsed to state that coverage shall not be cancelled except after thirty days' prior written notice has been given to the City. If any insurance policy issued to a permittee is cancelled for any reason, the permit issued under this Chapter is automatically suspended. In order to reinstate the permit, the permittee shall provide a new certificate and policy of insurance to the City.

(c) Reimburse the City for all costs and expenses, including, but not limited to, attorney fees and costs, which it may be required to pay as a result of any legal challenge related to the City's approval of or activities conducted pursuant to the applicant's shared mobility operator permit. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve any of the obligations imposed hereunder.

(d) The applicant must execute a license agreement in a form approved by City Council.

#### **10.46.080 Grounds for revocation, suspension or denial.**

A shared mobility operator permit may be revoked, suspended, or denied by the City Manager based upon any of the following grounds:

(a) An applicant or operator, including its employees, managers, officers, principals, directors, owners, contractors, representatives, or agents:

(1) Making one or more false or misleading statements, or material omissions on the permit application, during the application process, or during the pilot program;

- (2) Failing to provide information requested or required by the City;
- (3) Operating, proposing to operate or aiding or abetting operating in a manner that endangers public health or safety; or
- (4) Failing to comply or aiding or abetting a failure to comply with any requirement imposed by the provisions of this Code (or successor provision or provisions) including any rule, regulation, condition or standard adopted pursuant to this Chapter, or any term or condition imposed on the shared mobility operator permit, or any provision of State law.

(b) Conviction of the operator, to include any of its officers, owners or principals, of a criminal offense that is substantially related to the qualifications, functions or duties of the shared mobility business or profession, including, but not limited to, any criminal conviction involving a violent or serious felony, fraud, deceit, or embezzlement.

(c) Repeated failures by operator's customers to comply with any requirement imposed by the provisions of this Code (or successor provision or provisions) including any rule, regulation, condition or standard adopted pursuant to this Chapter, or any term or condition imposed on the shared mobility operator permit, or any provision of State law.

#### **10.46.090 Pilot program term.**

Any permit issued pursuant to this Chapter shall terminate and be of no further force or effect beyond December 30, 2020, unless otherwise extended or terminated earlier by the City.

#### **10.46.100 Impoundment of devices.**

(a) A shared mobility device that is rented, used, displayed, offered, or made available for rent, or abandoned, in the public right-of-way or a public area in violation of Section 10.46.030 shall be subject to immediate impoundment by the City.

(b) The City Council may adopt impound fees by resolution, which shall reflect the City's enforcement, investigation, administration, storage and impound costs.

(c) No person shall retrieve any impounded shared mobility device except upon demonstrating proper proof of ownership of the device and payment of applicable impound fees.

(d) Any shared mobility device not retrieved from impound for more than 30 days shall be deemed abandoned and may, in the City Manager's discretion, be destroyed or auctioned in accordance with applicable state law.

#### **10.46.110 Enforcement.**

(a) Any person who violates any provision of this Chapter, including any permit condition, shall be guilty of an infraction or a misdemeanor, which shall be punishable pursuant to Chapter 1.16 of this Code.

(b) Any person who violates any provision of this Chapter, including any permit condition, shall be subject to administrative fines and administrative penalties pursuant to Chapter 1.18 of this Code.

(c) Any person convicted of violating this Chapter in a criminal case, or found to be in violation of this Chapter in a civil or administrative case brought by a law enforcement agency, shall be ordered to reimburse the City and other participating law enforcement agencies their full investigative costs.

Section 4. Severability. In the event that any court of competent jurisdiction holds any section, subsection, paragraph, sentence, clause or phrase in this Ordinance to be unconstitutional, preempted or otherwise invalid, the invalid portion shall be severed from this Ordinance and shall not affect the validity of the remaining portions of this Ordinance. The City hereby declares that it would have adopted each section, subsection, paragraph, sentence, clause or phrase in this Ordinance irrespective of whether any one or more sections, subsections, paragraphs, sentences, clauses or phrases in this Ordinance might be declared unconstitutional, preempted or otherwise invalid.

Section 5. Conflicts with Prior Ordinances. In the event that any City ordinance or regulation, in whole or in part, adopted prior to the effective date of this Ordinance, conflicts with any provisions in this Ordinance, the provisions in this Ordinance will control.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the 28th day of November, 2018; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the 12<sup>th</sup> day of December, 2018, 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:** December 12, 2018  
**ORIGINATING DEPT:** Community Development  
**SUBJECT:** **Adopt (2<sup>nd</sup> Reading) Ordinance 497 Adding Subsection 4.52 "Sidewalk Vending" to the Solana Beach Municipal Code**

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### **BACKGROUND:**

On September 17, 2018, Governor Brown signed Senate Bill No. 946 (SB 946), decriminalizing sidewalk vending and limiting local regulations to those expressly provided for in the bill or that are otherwise "directly related to objective health, safety, or welfare concerns." The bill will go into effect on January 1, 2019. Local jurisdictions that wish to regulate sidewalk vending are required to first adopt a program with rules and regulations consistent with SB 946.

On November 28, 2018, the City Council (Council) introduced Ordinance 497 adding Chapter 4.52 "Sidewalk Vending" to the Solana Beach Municipal Code that would establish a program to permit and regulate sidewalk vendors in compliance with SB 946.

This item is before the Council to consider adoption of Ordinance 497.

### **DISCUSSION:**

SB 946 only applies to sidewalk vending in public rights-of-way, as private rights-of-way and property are still subject to private and local control. The City of Solana Beach has unique characteristics that require certain restrictions on sidewalk vending. The draft ordinance establishes Solana Beach Municipal Code (SBMC) Chapter 4.52 as the Sidewalk Vending Program. The proposed program is consistent with SB 946 in that it facilitates the entrepreneurial spirit of small business activities by removing total prohibition on selling goods from portable stands. While encouraging more sidewalk

COUNCIL ACTION:

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vending, the City recognizes the importance of regulation and enforcement of sidewalk vendor activities to promote the health, safety, and welfare of the public.

The proposed sidewalk vending program includes regulations that are necessary to:

1. Ensure no interference with:
  - a. The performance of police, firefighter, lifeguard and emergency medical personnel services;
  - b. The flow of pedestrian or vehicular traffic including ingress into, or egress from, any residence, public building, or place of business, or from the street to the sidewalk, by persons exiting or entering parked or standing vehicles;
2. Provide reasonable access for the use and maintenance of sidewalks, pathways, poles, posts, traffic signs, or signals, hydrants, restrooms, trash receptacles, firefighting apparatus, mailboxes, as well as access to locations used for public transportation services;
3. Maximize public access to and along the coast;
4. Reduce exposure to the City for personal injury or property damage claims and litigation; and
5. Ensure sidewalk vending activities only occur in locations where such vending activities would not restrict sidewalk and pathway access and enjoyment to individuals with disabilities.

This item was introduced by City Council on November 28, 2018. The proposed ordinance includes provisions that provide clear, objective standards for permitting, operating conditions, prohibited activities, hours of operation, as well as location restrictions and prohibitions with a basis for why these restrictions and prohibitions are necessary.

**CEQA COMPLIANCE STATEMENT:**

There is no possibility the adoption of a sidewalk vending ordinance will have a significant effect on the environment. Accordingly, under the provisions of §15061(b)(3) and §15378(b)(5) of Division 6 of Title 14 of the California Code of Regulations, the CEQA Guidelines, the adoption of the ordinance is not subject to the requirement of the California Environmental Quality Act.

**FISCAL IMPACT:**

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

**WORK PLAN:**

N/A

**OPTIONS:**

- Approve Staff recommendation and adopt Ordinance No. 497.
- Approve Staff recommendation with alternative amendments/modifications.
- Deny Staff recommendation.

**DEPARTMENT RECOMMENDATION:**

Staff recommends the City Council adopt Ordinance 497 (2<sup>nd</sup> Reading) adding Chapter 4.52 "Sidewalk Vending" to the Solana Beach Municipal Code.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

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

Attachments:

1. Ordinance No. 497



## ORDINANCE 497

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA ADDING CHAPTER 4.52 "SIDEWALK VENDING"

**WHEREAS**, on September 17, 2018, Governor Brown signed Senate Bill No. 946 ("SB 946"), adding sections 51036-51039 to the Government Code; and

**WHEREAS**, SB 946 decriminalizes sidewalk vending and limits local regulations to those expressly provided for in the bill or are otherwise "directly related to objective health, safety, or welfare concerns"; and

**WHEREAS**, SB 946 only applies to sidewalk vending in public rights-of-way, and private rights-of-way and property are still subject to private and local control; and

**WHEREAS**, the City desires to adopt a sidewalk vending ordinance to ensure compliance with state law; and

**WHEREAS**, the City has unique characteristics that require certain restrictions on sidewalk vending;

**WHEREAS**, adopting an ordinance will provide clarity regarding time, place and manner to ensure public access and safety within the community.

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

Section 1. All of the above statements are true.

Section 2. The City Council finds and determines that there is no possibility the adoption of a sidewalk vending ordinance will have a significant effect on the environment. Accordingly, under the provisions of §15061(b)(3) and §15378(b)(5) of Division 6 of Title 14 of the California Code of Regulations, the CEQA Guidelines, the adoption of the ordinance is not subject to the requirement of the California Environmental Quality Act ("CEQA").

Section 3. The City Council hereby finds that, to promote the health, safety and welfare, restriction on street vending are necessary to:

1. Ensure no interference with:
  - a. The performance of police, firefighter, lifeguard and emergency medical personnel services;

- b. The flow of pedestrian or vehicular traffic including ingress into, or egress from, any residence public building, or place of business, or from the street to the sidewalk, by persons existing or entering parked or standing vehicles;
2. Provide reasonable access for the use and maintenance of sidewalks, pathways, poles, posts, traffic signs, or signals, hydrants, restroom, trash receptacles, firefighting apparatus, mailboxes, as well as access to locations used for public transportation services;
3. The regulations in this ordinance, including, but not limited to those regulations governing minimum sidewalk widths, sidewalk vending receptacles sizes, distance requirements, and food and merchandise storage are necessary to ensure compliance with the Federal Americans with Disabilities Act of 1990 and other disability access standards;
4. Maximize public access to and along the coast; and
5. Reduce exposure to the City for personal injury or property damage claims and litigation.

Section 4. The City Council hereby finds that the unique characteristics of the City require certain restriction on sidewalk vending as follows:

1. Many of the City sidewalks are extremely narrow and have a high volume of pedestrians traveling in each direction;
2. Restrictions on sidewalk vending are necessary to protect the public from injury given the City's popularity as a tourist destination;
3. The Marine Safety Center and the Solana Beach Fire Station are critical locations related to emergency operations and response, therefore restrictions on sidewalk vending are necessary to ensure that lifeguard and fire equipment is easily accessible and critical infrastructure is maintained and accessible at all times;
4. Fletcher Cove and La Colonia park provide passive and active recreational opportunities and restrictions on sidewalk vending are necessary to protect the health, safety and welfare of those persons engaged in, and the spectators of, active sports activities, the recreational opportunities, as well as protect the scenic and natural character of these parks;
5. Many of the sidewalks and pathways in the City are under eight (8) feet wide and sidewalk vending in these areas would unreasonably interfere

with the flow of pedestrians and disrupt access for persons with disabilities.

Section 5. Chapter 4.52 shall be added to the Solana Beach Municipal Code and shall read as follows:

**CHAPTER 4.52  
SIDEWALK VENDING**

Sections:

<b>4.52.010</b>	<b>Purpose.</b>
<b>4.52.020</b>	<b>Definitions.</b>
<b>4.52.030</b>	<b>Permit Required</b>
<b>4.52.040</b>	<b>Issuance of Permit</b>
<b>4.52.050</b>	<b>Operating Conditions</b>
<b>4.52.060</b>	<b>Prohibited Activities and Locations</b>
<b>4.52.070</b>	<b>Violation – Penalty</b>

**4.52.010 Purpose.**

The purpose and intent of this chapter is to establish a sidewalk vendor permitting and regulatory program that complies with Senate Bill 946 (Chapter 459, Statutes 2018). The provision of this chapter will allow the City to encourage small business activities by removing total prohibitions on portable food stands while permitting regulation and enforcement of unpermitted sidewalk vending activities to protect the public's health, safety and welfare.

**4.52.020 Definitions.**

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

- A. "Alcohol" means an alcoholic beverage.
- B. "Beach" means any public or private ocean front.
- C. "Beach access way" means any sidewalk, stairway, driveway, road or path that provides access to the "Beach."
- D. "Park" means La Colonia Park, Fletcher Cove or any additional park space identified within the City's General Plan.
- E. "Pathway" means any paved or unpaved path or walkway owned by the City or other public entity that is specifically designed for pedestrian travel, other than a sidewalk.

- F. "Person" means and includes all domestic and foreign corporations, associations, syndicates, joint stock corporations, partnerships of every kind, clubs, business or common law trusts, societies, and individuals transacting and carrying on any business in the City.
- G. "Residential" means any area zoned exclusively as residential in Title 17 of the Solana Beach Municipal Code.
- H. "Roaming sidewalk vendor" means a sidewalk vendor who moves from place to place and stops only to complete a transaction.
- I. "Sidewalk" means that portion of a highway, other than the roadway, set apart by curbs, barriers, marking or other delineation specifically designed for pedestrian travel and that is owned by the City or other public entity.
- J. "Sidewalk vendor" means a person who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path.
- K. "Special event" means any special event described in Chapter 11.40, or any successor section.
- L. "Stationary sidewalk vendor" means a sidewalk vendor who vends from a fixed location.

**4.52.030 Permit Required.**

- A. No person, either for themselves or any other person, shall engage in any sidewalk vendor activities within the City without first applying for and receiving a permit from the Finance Director, or the Finance Director's designee, under this chapter.
- B. A written application for a sidewalk vendor permit shall be filed with the Finance Director, or Finance Director's designee, on a form provided by the City and shall contain the following information:
  - 1. The name, address, and telephone number of the person applying to become a sidewalk vendor;
  - 2. The name, address, and telephone number of the person who will be in charge of any roaming sidewalk vendors, sidewalk vending activity and/or be responsible for the person(s) working at the sidewalk vending receptacle;

3. The name, address, and telephone number of all persons that will be employed as roaming sidewalk vendors or at a sidewalk vending receptacle;
4. The number of sidewalk vending receptacles the sidewalk vendor will operate within the City under the permit;
5. To ensure the safety of residents and the merchantability of products sold by vendors without a fixed place of business, the City requires all sidewalk vending applicants to undergo a fingerprinting background check and to submit the results to the city as an attachment to their application.
6. The location(s) in the City where the sidewalk vendor intends to operate;
7. The day(s) and hours of operation the sidewalk vendor intends to operate at such location(s);
8. Whether the vendor intends to operate as a stationary sidewalk vendor or a roaming sidewalk vendor and, if roaming, the intended path of travel;
9. The dimensions of the sidewalk vendor's sidewalk vending receptacle(s), including a picture of each sidewalk vending receptacle operating under the permit and any signs that will be affixed thereto;
10. Whether the sidewalk vendor will be selling food, merchandise, or both;
11. If the sidewalk vendor is selling food, a description of the type of food to be sold, whether such foods are prepared on site, whether such food will require a heating element inside or on the sidewalk vending receptacle for food preparation, and the type of heating element, if any;
12. If the vendor is selling merchandise, a description of the merchandise to be sold;
13. A copy of the health permit required for any sidewalk vendors selling food;
14. Proof the person possesses a valid California Department of Tax and Fee Administration seller's permit which notes the City as a location of sub-location, which shall be maintained for the duration of the sidewalk vendor's permit;

15. Public liability insurance and property damage insurance, including products liability coverage written by an insurance company acceptable by the city. All insurance companies affording coverage shall be required to add the city as "additional insured" under their insurance policy. A copy of the policy endorsement shall be provided to the city. A certificate of insurance, providing evidence of coverages in compliance with this chapter shall be supplied to the city prior to issuance of the permit.
16. An acknowledgment that the sidewalk vendor will comply with all other generally applicable local, state, and federal laws;
17. A certification that, to their knowledge and belief, the information contained within the application is true;
18. An agreement by the sidewalk vendor to defend, indemnify, release and hold harmless the City, its City Council, boards, commissions, officers and employees from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to the permit or the vendor's sidewalk vending activities. This indemnification shall include, but not be limited to, damages awarded against the City, any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action or proceeding whether incurred by the permittee, City, and/or the parties initiating or bringing such proceeding;
19. An acknowledgement that use of public property is at the sidewalk vendor's own risk, the City does not take any steps to ensure public property is safe or conducive to the sidewalk vending activities, and the sidewalk vendor uses public property at their own risk;
20. An acknowledgement that the sidewalk vendor will obtain and maintain throughout the duration of any permit issued under this chapter any insurance required by the City's Risk Manager;
21. If the sidewalk vendor has operated in the City in the past, proof of prior sales tax allocation to the City; and
22. Any other relevant information required by the Finance Director, or the Finance Director's designee.

- C. Each application for a sidewalk vendor permit shall be accompanied by a non-refundable application fee as established by resolution of the City Council. The application and permit is only applicable to the individual(s) named on the application. If said permit is approved, it shall not be necessary for the permittee to obtain a City business license to carry on the activities authorized by said permit, unless such permittee maintains a permanent place of business within the City.

#### **4.52.040 Issuance of Permit.**

- A. Within thirty (30) calendar days of receiving a complete application, the Finance Director, or the Finance Director's designee, may issue a sidewalk vendor permit, with appropriate conditions, as provided for herein, if he or she finds based on all of the relevant information that:
1. The conduct of the sidewalk vendor will not unduly interfere with traffic or pedestrian movement, or tend to interfere with or endanger the public peace or rights of nearby residents to the quiet and peaceable enjoyment of their property, or otherwise be detrimental to the public peace, health, safety or general welfare;
  2. The conduct of the sidewalk vendor will not unduly interfere with normal governmental or City operations, threaten to result in damage or detriment to public property, or result in the City incurring costs or expenditures in either money or personnel not reimbursed in advance by the vendor;
  3. The conduct of such sidewalk vending activity will not constitute a fire hazard, and all proper safety precautions will be taken;
  4. The conduct of such sidewalk vending activity will not require the diversion of police officers to properly police the area of such activity as to interfere with normal police protection for other areas of the City;
  5. The sidewalk vendor vendor's application contains all required information;
  6. The sidewalk vendor has not made a materially false, misleading or fraudulent statement of fact to the City in the application process;
  7. The sidewalk vendor has satisfied all the requirement of this chapter;
  8. The sidewalk vendor has paid all applicable fees as set by City Council resolution;

9. The sidewalk vendor's sidewalk vending receptacle and proposed activities conform to the requirements of this chapter;
  10. The sidewalk vendor has adequate insurance to protect the City from liability associated with the sidewalk vendor's activities, as determined by the City Manager, or the City Manager's designee, and, if required by the City, the City has been named as an additional insured; and
  11. The sidewalk vendor has satisfactorily provided all information requested by the Finance Director, or the Finance Director's designee, to consider the vendor's application.
- B. A sidewalk vendor permit is non-transferable. Any change in ownership or operation of a sidewalk vendor or sidewalk vending receptacle requires a new permit under this chapter.
- C. All permits issued under this chapter shall expire December 31<sup>st</sup> of the calendar year.

#### **4.52.050 Operating Conditions.**

All sidewalk vendors are subject to the following operating conditions when conducting sidewalk vending activities:

- A. All food and merchandise shall be stored either inside or affixed to the sidewalk vendor receptacle or carried by the sidewalk vendor. Food and merchandise shall not be stored, placed, or kept on any public property. If affixed to the sidewalk vendor receptacle, the overall space taken up by the sidewalk vendor receptacle shall not exceed the size requirement provided in this section;
- B. Sidewalk vending receptacles and any attachments thereto shall not exceed a total height of four (4) feet, a total width of four (4) feet, and a total length of four (4) feet;
- C. To maintain accessibility standards for the City's disabled residents, every sidewalk vendor operating on any sidewalk or public right-of-way must ensure that no obstruction is placed in the sidewalk or public right-of-way that would reduce the width of the sidewalk to less than forty-eight (48) inches, exclusive of the top of the curb. No obstruction shall be located in a sidewalk or public right-of-way less than six (6) feet in width when the sidewalk is adjacent to the curb.
- D. To prevent food-borne illness and protect the health and safety of the City's residents, every sidewalk vendor selling any food or beverage is required to wear a hairnet and food service gloves.



- E. To prevent dangerous distractions and promote the general welfare of the City's residents, sidewalk vendors emitting any loud, unnecessary and unusual noises must comply with Chapter 17.34 of the SBMC.
- F. A sidewalk vending permit does not provide an exclusive right to operate within any specific portion of the public right-of-way.
- G. No equipment or objects used for sidewalk vending purposes may be left or maintained in public spaces or in any portion of the public right-of-way from 10:00 p.m. to 7:00 a.m. Any equipment or objects left overnight in public spaces or in any portion of the public right-of-way will be considered discarded and may be seized or disposed of by the City.
- H. To facilitate the enforcement of this chapter, every sidewalk vendor must display their city-issued sidewalk vending permit on the street side portion of their pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance when operating in the public right-of-way.
- I. To prevent unintended rolling or slipping, a sidewalk vendor is prohibited from operating a pushcart, pedal-driven cart, wagon, or other non-motorized conveyance on a public-right-of-way with a slope greater than five percent.
- J. Sidewalk vendors shall not leave their sidewalk vending receptacle unattended to solicit business for their sidewalk vending activities;
- K. Sidewalk vending receptacles shall not be stored on public property and shall be removed when not in active use by a sidewalk vendor;
- L. All signage and advertising related in any way to the sidewalk vendor shall be attached to the sidewalk vending receptacle, if any, or the sidewalk vendor's person;
- M. Sidewalk vendors shall not use any electrical, flashing wind powered, or animated sign;
- N. No sidewalk vending receptacle shall contain or use propane, natural gas, batteries, or other explosive or hazardous materials;
- O. If a sidewalk vending receptacle requires more than one (1) person to conduct the sidewalk vending activity, all sidewalk vendors associated with the sidewalk vending receptacle shall be within five (5) feet of the sidewalk vending receptacle when conducting sidewalk vending activities;

- P. Sidewalk vendors that sell food shall have in their possession at all times they are conducting sidewalk vending activities, a health permit.
- Q. Sidewalk vendors that sell food shall maintain a trash container in or on their sidewalk vending receptacle and shall not empty their trash into public trashcans. The size of the vendor's trash container shall be taken into account when assessing the total size limit of a sidewalk vending receptacle. Sidewalk vendors shall not leave any location without first picking up, removing, and disposing of all trash or refuse from their operation;
- R. Sidewalk vendors shall immediately clean up any food, grease, or other fluid or item related to sidewalk vending activities that falls on public property;
- S. Sidewalk vendors shall maintain a minimum four (4) foot clear accessible path free from obstruction, including sidewalk vending receptacles and customer queuing area;
- T. Sidewalk vendors shall not interfere in any way with anyone engaged in a sporting activity and shall not approach spectators who are watching a sporting activity to sell food or merchandise; and
- U. All sidewalk vendors shall allow a police officer, firefighter, life safety services officer, code enforcement officer, health inspector, or other government official charged with enforcing laws related to the street vendor's activities, at any time, to inspect their sidewalk vending receptacle for compliance with the size requirements of this chapter and to ensure the safe operation of any heating elements used to prepare food.

#### **4.52.060 Prohibited Activities and Locations.**

- A. Sidewalk vending receptacles shall not touch, lean against or be affixed at any time to any building or structure including, but not limited to lampposts, parking meters, mailboxes, traffic signals, fire hydrants, benches, bus shelters, newsstands, trashcans or traffic barriers.
- B. Sidewalk vendors shall not engage in any of the following activities:
  - 1. Renting merchandise to customers;
  - 2. Displaying merchandise or food that is not available for immediate sale;
  - 3. Selling of alcohol, marijuana, adult oriented material, tobacco products, products that contain nicotine or any product used to smoke/vape nicotine or marijuana;

4. Using an open flame on or within any sidewalk vending receptacle;
  5. Using an electrical outlet or power source that is owned by the City or another person other than the sidewalk vendor;
  6. Conducting sidewalk vending activities:
    - a. Anywhere in the City between the hours of 10:00 p.m. and 7:00 a.m. daily;
    - b. On sidewalks or pathways directly adjacent to or within residential areas, between the hours of 9:00 p.m. and 8:00 a.m. daily;
  7. Continuing to offer food or merchandise for sale, following, or accompanying any person who has been offered food or merchandise after the person has asked the sidewalk vendor to leave or after the person has declined the offer to purchase food or merchandise;
  8. Knowingly making false statement or misrepresentations during the course of offering food or merchandise for sale;
  9. Blocking or impeding the path of the person(s) being offered food or merchandise to purchase;
  10. Making any statements, gesture, or other communication which a reasonable person in the situation of the person(s) being offered food or merchandise to purchase would perceive to be a threat and which has a reasonable likelihood to produce in the person(s) a fear that the threat will be carried out;
  11. Touching the person(s) being offered food or merchandise without that person(s)' consent;
  12. Advertising any product or service that is not related to the food or merchandise being offered for immediate sale; or
  13. Placing their sidewalk vending receptacles outside of any pathway or sidewalk when engaging in sidewalk vending activities.
- C. Sidewalk vendors shall not engage in sidewalk vending activities at the following locations:
1. The Beach or Beach Access Way;

2. Any public property that does not meet the definition of a sidewalk or pathway including, but not limited to, any alley, beach, plaza, street, street end, or parking lot;
3. Within two-hundred (200) feet of:
  - a. A Fire Station;
  - b. A Marine Safety Center;
  - c. A permitted certified farmers' market or swap meet during the limited operating hours of that certified farmers' market or swap meet;
  - d. An area designated for a special event permit issued by the City, during the limited duration of the special event, if the City and/or promoter provides the sidewalk vendor any notice, business interruption mitigation, or other rights the City and/or promoter provided to any affected businesses or property owners under the City's special event permit;
4. Within one-hundred (100) feet of:
  - a. Another sidewalk vendor;
  - b. A public or private school, a place of worship, or a large or general child day-care facility;
  - c. The intersection of a street and a sidewalk;
  - d. Any public picnic area, playground area or playground equipment;
  - e. The portion of any City facility that is renting merchandise or selling food to the public or where the rental merchandise is stored; or
  - f. Any police officer, firefighter, lifeguard or emergency medical personnel who are actively performing their duties or providing services to the public.
5. Within twenty-five (25) feet of a:
  - a. Fire hydrant;

- b. Curb which has been designated as white, yellow, green, blue, or red zone, or a bus zone;
  - c. Automated teller machine;
  - d. Driveway, alley, or entrance to a parking lot or parking garage;
  - e. Entrance or exist to a building, structure or facility; or
  - f. Trash receptacle, bike rack, bench, bus stop, restroom, or similar public use items.
- D. Stationary sidewalk vendors shall not sell food or merchandise or engage in any sidewalk vending activities:
- 1. On any sidewalk or pathway that is not a minimum width of eight (8) feet;
  - 2. At any park where the City has signed an agreement for concessions that exclusively permits the sale of food or merchandise by a concessionaire; or
  - 3. On sidewalks or pathways directly adjacent to or within residential areas.

**4.52.070 Violation – Penalty.**

Violations of this chapter shall not be prosecuted as infractions or misdemeanors and shall only be punished by the following administrative citation and revocation structure:

- A. Except as otherwise provided in this chapter, any violation of this chapter shall be assessed administrative fines in the following amounts:
- 1. An administrative fine not exceeding one hundred dollars (\$100) for a first violation;
  - 2. An administrative fine not exceeding two hundred dollars (\$200) for a second violation within one (1) year of the first violation;
  - 3. An administrative fine not exceeding five hundred dollars (\$500) for each additional violation within one (1) year of the first violation.
- B. If a sidewalk vendor violates any portion of this chapter and cannot present the citing officer with a proof of a valid permit, the sidewalk vendor shall be assessed administrative fines in the following amounts:

1. An administrative fine not exceeding two hundred fifty dollars (\$250) for a first violation;
  2. An administrative fine not exceeding five hundred dollars (\$500) for a second violation within one (1) year of the first violation;
  3. An administrative fine not exceeding one thousand dollars (\$1,000) for each additional violation within one (1) year of the first violation.
- C. Upon proof of a valid permit issued by the City, the administrative fines set forth in Subsection 4.52.070(B) shall be reduced to the administrative fines set forth in Subsection 4.52.070(A), or any successor sections; and
- D. The Finance Director, or the Finance Director's designee, may revoke a permit issued to a sidewalk vendor for the term of that permit upon the fourth violation or subsequent violations within one (1) year of the first violation.

Section 6. Severability. In the event that any court of competent jurisdiction holds any section, subsection, paragraph, sentence, clause or phrase in this Ordinance to be unconstitutional, preempted or otherwise invalid, the invalid portion shall be severed from this Ordinance and shall not affect the validity of the remaining portions of this Ordinance. The City hereby declares that it would have adopted each section, subsection, paragraph, sentence, clause or phrase in this Ordinance irrespective of whether any one or more sections, subsections, paragraphs, sentences, clauses or phrases in this Ordinance might be declared unconstitutional, preempted or otherwise invalid.

Section 7. Conflicts with Prior Ordinances. In the event that any City ordinance or regulation, in whole or in part, adopted prior to the effective date of this Ordinance, conflicts with any provisions in this Ordinance, the provisions in this Ordinance will control.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the 28<sup>th</sup> day of November, 2018; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the 12<sup>th</sup> day of December, 2018, 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:** December 12, 2018  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** **Adopt (2<sup>nd</sup> Reading) Ordinance 492 Authorizing Fire Mitigation Impact Fee (FMIF) Program; Adopt (2<sup>nd</sup> Reading) Ordinance 493 Authorizing Park Development Impact Fee (PDIF) Program; and Adopt (2<sup>nd</sup> Reading) Ordinance 496 Authorizing Public Use Facilities Impact Fee (PUFIF) Program**

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**BACKGROUND:**

In the late 1980's, a Fire Mitigation Fee was adopted by the City of Solana Beach (City) to fund the expansion of fire protection facilities and equipment (Ord. 64 § 1, 1988; 1987 Code § 10.08.040). The City's Park Development Fee was originally established by San Diego County and the City carried forward the fee when it incorporated in 1986. Since then, both fees have not been adjusted or updated to respond to changing demographics, infrastructure needs or inflation.

The City retained Revenue and Cost Specialists (RCS) to review and update its Fire Mitigation Fee and Park Development Fee. During the review and update, RCS also recommended that a separate development impact fee be considered for dedicated public use facilities development.

At the September 12, 2018 City Council (Council) meeting, Staff presented to the Council the proposed 2018 Development Impact Fee (DIF) Nexus and Calculation Report (Nexus Report) (Attachment 1).

On November 28, 2018, the City Council introduced Ordinance 492 authorizing a Fire Mitigation Impact Fee (FMIF) Program; Ordinance 493 authorizing a Park Development Impact Fee (PDIF) Program; and Ordinance 496 authorizing a Public Use Facilities Impact Fee (PUFIF) Program but requested specific revisions.

COUNCIL ACTION:

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This item is before the City Council to consider:

1. Adopting (2<sup>nd</sup> Reading) Ordinance No. 492 establishing the Fire Mitigation Impact Fee (FMIF) (Attachment 2).
2. Adopting (2<sup>nd</sup> Reading) Ordinance No. 493 establishing the Park Development Impact Fee (PDIF). (Attachment 3).
3. Adopting (2<sup>nd</sup> Reading) Ordinance No. 496 establishing the Public Use Facilities Impact Fee (PUFIF) (Attachment 4).

**DISCUSSION:**

The Nexus Report has determined that the proposed Fire Mitigation Impact Fee and Park Impact Fee will replace the City's current Fire Mitigation Fee and Park Development Fee.

Based on the Nexus Report, the recommended development impact fees that would be needed to collect \$1.1 million in fire suppression/rescue facilities, vehicles and equipment; \$5.0 million in park land acquisition/park improvements; and \$0.5 million in dedicated public use facilities as shown in Figure 3 below.

*Figure 3. Proposed Development Impact Fees*

Land-use Category	Fire Suppression & Rescue Facilities	Park Land and Park Improvements	Dedicated Public Use Facilities	Development Impact Fee Total Per Unit or Square Feet
	Schedule 2.2	Schedule 4.1	Schedule 5.1	

**Calculated Development Impact Costs:**

Detached Dwellings (units)	\$1,759	\$6,913	\$640	\$9,312	per Unit
Attached Dwellings (units)	\$248	\$5,002	\$463	\$5,713	per Unit
Hotels/Motels (keyed rooms)	\$832	No Fee	No Fee	\$832	per Unit
Commercial/Service (sq.ft)	\$0.130	No Fee	No Fee	\$0.130	per S.F.
Office/Professional (sq.ft)	\$0.140	No Fee	No Fee	\$0.140	per S.F.
Light Industrial (sq.ft)	\$0.010	No Fee	No Fee	\$0.010	per S.F.
Public/Institutional Uses (sq. ft)	\$0.050	No Fee	No Fee	\$0.050	per S.F.
Exist Resi/Remodel (incl. Bedroom)	\$0.67	\$18.54 *	\$1.72 *	\$20.26 */\$0.67	per S.F.
Exist Resi/Remodel (no Bedroom)	\$0.67	No Fee	No Fee	\$0.67	per S.F.

\* Applied to net additional square footage for bedrooms only and capped at the maximum park impact fee amount for detached dwelling units. For ADU's, determination of bedroom would need to be made for studios and/or living room/bedroom where a bedroom is not a separate room

The City Council may review the fire mitigation and park development impact fees from time to time. For any annual period during which the City Council does not review the

DIF, Staff is recommending that fee amounts shall be adjusted once based on the annual percentage increase in the "San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index" as reported by the United States Department of Labor. It is recommended that the fire mitigation and park development impact fees be indexed annually in order to keep up with future increases in the cost of construction.

At their meeting on November 28, 2018, the City Council supported the FMIF, PDIF and PUFIF as shown in Figure 3 with the following changes:

1. The increase in the CPI-U shall not exceed 2.5% annually.
2. The FMIF, PDIF, and PUFIF shall be calculated for a development project at the earliest time a development permit is deemed complete.
3. Single-family residential remodel projects shall not exceed 75% of the maximum FMIF, PDIF and PUFIF.
4. For single-family residential remodel projects which include fire sprinklers being added, the projects would be exempt from the FMIF.
5. A reduction in fees based on a scale for affordable designated units with a fifty-five (55) year recorded deed. Projects with 1-5 units would receive a 50% reduced in fees; projects with 6-9 units would receive a 75% reduction in fees; and projects with 10 or more units would receive a 100% reduction in fees. These, reductions, however, are only applicable to the affordable designated units in a project.

Most of the changes as requested by City Council are shown as compared to the ordinances introduced at the November 28, 2018 City Council meeting in the redlined versions of Ordinance 492 authorizing a Fire Mitigation Impact Fee (FMIF) Program (Attachment 5); Ordinance 493 authorizing a Park Development Impact Fee (PDIF) Program (Attachment 6); and Ordinance 496 authorizing a Public Use Facilities Impact Fee (PUFIF) Program (Attachment 7). After review of the fifth request relating to a reduction in fees based on a scale for affordable designated units with a fifty-five (55) year recorded deed, Staff determined this would be best addressed in the upcoming revision to the affordable housing ordinance.

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

Not a project as defined by CEQA.

#### **FISCAL IMPACT:**

The Nexus Report calculates approximately \$6.5 million in DIFs revenue over 17 years to support future development. This would be an increase of \$6 million over our current fees. Such revenues must be deposited in separate dedicated accounts, and the Act requires specific accounting and reporting procedures. School Districts charge separate DIFs in accordance with California law. While the City collects such fees on behalf of the School Districts, it does not have authority to alter those fee amounts. The Nexus Report presents to the City the maximum impact fee reasonably calculated, and the City Council may adopt fees that are lower, but not higher.

**WORK PLAN:**

Fiscal Sustainability

**OPTIONS:**

- Approve Staff Recommendation.
- Approve Staff Recommendation with modifications.
- Provide direction.

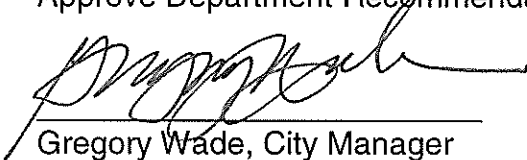
**DEPARTMENT RECOMMENDATION:**

Staff recommends the City Council:

1. Adopt Ordinance No. 492 establishing the Fire Mitigation Impact Fee (FMIF).
2. Adopt Ordinance No. 493 establishing the Park Development Impact Fee (PDIF).
3. Adopt Ordinance No. 496 establishing the Public Use Facilities Impact Fee (PUFIF).

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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

Attachments:

1. 2018 Development Impact Fee (DIFs) Nexus and Calculation Report for the City of Solana Beach dated July 2, 2018
2. Ordinance No. 492
3. Ordinance No. 493
4. Ordinance No. 496
5. Ordinance No. 492 (Redlined)
6. Ordinance No. 493 (Redlined)
7. Ordinance No. 496 (Redlined)



**2018 Development Impact Fee (DIFs)  
Nexus and Calculation Report  
for the City of Solana Beach**



**Revenue  
& Cost  
Specialists, LLC**

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Fullerton, CA 92831

(714) 992-9020

[www.revenuecost.com](http://www.revenuecost.com)



Serving Local Governments Since 1975

July 2, 2018

Honorable Mayor and City Council  
via Greg Wade, City Manger  
City of Solana Beach  
635 South Highway 101  
Solana Beach, CA 92075

**RE: 2018 Development Impact Fee (DIFs) Nexus and Calculation Report**

Honorable Mayor, Council and City Manager Wade:

This 2018 Development Impact Fee (DIFs) Nexus and Calculation Report provides the City of Solana Beach with the analysis and findings necessary to adopt impact fees that are imposed on new development. Revenue & Cost Specialists was contracted to provide the technical expertise in identifying the capital additions necessary to preserve the existing *Levels of Service* currently offered to and enjoyed by the existing community from the diminution of those existing LOS due to the addition of new residential and business development in Solana Beach and calculate the DIFs necessary to fund those required projects.

The proposed DIF will update the City's existing Fire Mitigation Fee and Park Impact Fee, which were adopted in the 1980s. The DIFs contained herein calculate only the costs of infrastructure required to support services provided only by the City of Solana Beach. They do not include development impact fees imposed by the school district(s) or any other government agency.

Chapter 1 discusses the background and introduction of the report. Chapter 2 summarizes the demographics and findings. Solana Beach has 15.5% of total private acres that is potentially developable land. At build-out, when all such land is developed, \$6.5 million in public safety and quality of life capital improvement projects are needed to support the new development. Schedule 2.1 at the end of Chapter 2 proposes development impact fees which will recover such costs. Chapters 3-5 provides comprehensive analysis of the City's three development impact fees.

Internet: [www.revenuecost.com](http://www.revenuecost.com)

Voice 714.992.9020

1519 E. Chapman Avenue • Suite C • Fullerton, CA 92831

The following management worked with RCS to generate the information and data critical in developing the DIF. Without their historical knowledge and willingness to provide the best data available, this Report could not have been completed to the degree of accuracy that it has.

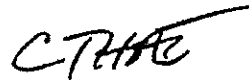
***Marie Berkuti – Finance Manager/Treasurer***  
***Joseph Lim – Community Development Director***  
***Mike Stein – Encinitas Fire Chief***

The *Development Impact Fee Calculation and Nexus Report* is submitted for your review and consideration. RCS is prepared to assist in increasing the Council's and community's understanding of this very significant part of the City's revenue structure.

Sincerely,



SCOTT THORPE  
Senior Vice President



CHU THAI  
Vice President

**CITY OF SOLANA BEACH  
2018-19 DEVELOPMENT IMPACT FEE (DIFS)  
NEXUS AND CALCULATION REPORT**

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Commonly Used Report Acronyms and AKA's

Development Impact Fee .....DIF

Government Code §66000..... Mitigation Fee Act or AB1600

Geographical Information System..... GIS

Level of Service ..... LOS

State Department of Finance ..... DOF

Thousand Square Feet..... KSF

# CHAPTER 1: INTRODUCTION AND BACKGROUND

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## INTRODUCTION

The City of Solana Beach (City) retained Revenue and Cost Specialists (RCS) to review and update its Fire Mitigation Fee and Park Impact Fee. In the late 1980's, a Fire Mitigation Fee was adopted by the City to fund the expansion of fire protection facilities and equipment (Ord. 64 § 1, 1988; 1987 Code § 10.08.040). The City's Park Impact Fee was originally established by San Diego County and the City carried forward the fee when it incorporated in 1986. Since then, both fees have not been adjusted for changing demographics, infrastructure needs or inflation.

RCS worked with City staff on data collection, projection, analysis and discussion for updating the DIFs. Information was gathered from the General Plan; California Fire Incident Reporting System; and Comprehensive Annual Financial Report. Solana Beach's General Plan was last updated in 2015 and provides pertinent information about the City's land use inventory, projections, goals and policies. The General Plan identified the different land use categories, as each one has its own level of impact on the community. Goals and policies within the General Plan were used to determine the City's growth potential and level of service. RCS also look at zoning maps, master plans, master facilities plans and capital improvement plans in calculating the impact fees.

RCS held meetings with department representatives to identify the current and future needs of the City. City staff provided supporting documents to reaffirm land use data, determine current level of services, project future fire service needs and costs, and identify open space needs.

This *Development Impact Fee Calculation and Nexus Report* (Report) has reasonably determined that new development within the City will require an additional \$1,077,236 in fire suppression/rescue facilities, vehicles and equipment, \$4,965,987 in park acquisition and park infrastructure development and \$459,729 in dedicated public use facilities. While this calculation establishes 100% of the cost mitigation from new development, it is City Council policy which adopts and sets the fee amount.

## BACKGROUND ON IMPACT FEES

The premise on which impact fees are based is that development should pay for the cost of adding the facilities necessary to accommodate its own demands from growth. The cost of projects needed to support growth are financed with impact fees based on some measurement of a development's impact on future needs. Impact fees are not intended to be used for operational expenses or to pay for capital improvements to eliminate an existing deficiency or shortfall.



Early water/wastewater fees were called capital recovery or expansion fees, and impact fees have also been referred to as system development charges, service availability charges, facility fees and exaction fees. This Report will prefer to use impact fees from this point forward. Municipal governments throughout the United States have established impact fees for sewer, water, solid waste, storm drains, transportation, parks, recreation, general government facilities, affordable housing, schools, police and fire.

In California, the Mitigation Fee Act (the "Act") and applicable law authorize cities to collect Development Impact Fees (DIFs) to off-set impacts from a development project. The Act allows the city to impose DIFs for the purpose of defraying all or part of the costs of public facilities related to a new development. Without such mitigation, the increased demand for public facilities resulting from new development would cause the quality of a community's public services to decline. DIFs must have a reasonable relationship to the impact of the development project upon public services/facilities. If the City charges more, then such a fee may be regarded as a special tax.

Under the Act, cities may impose DIF upon new development for "public facilities." Such facilities are defined as public improvements, public services, and community amenities. This rather broad language, however, is restricted by Government Code § 65913.8 which states that a DIF "may not include an amount for the maintenance or operation of an improvement." "Facilities" and "improvements" are also defined elsewhere in the Act to include, without limitation, "public buildings" and "[a]ny other capital project identified in the capital facilities plan." It is important to restate that DIF cannot be used for employee salaries, fringe benefits ongoing supplies and services.

The development impact cost calculations within this Report are intended to identify the cost of accommodating continued development in such a fashion as to safeguard the existing Levels of Service (LOS) currently enjoyed by the City's existing residents and businesses. The development impact cost calculations identified in this report could then be formalized into a Development Impact Fee schedule by City Council action.

## **THE IMPORTANCE OF CAPITAL INFRASTRUCTURE**

The Levels of Service (LOS) of any one City infrastructure is based upon (or limited) by the capacity of that infrastructure to support the City's residents or businesses. The design of any municipal project has a finite capacity and thus enjoyment by the citizens and business community. Taken to an extreme, if the City owned but one picnic table or one sports field, each would be incapable of meeting the recreational demands of the City's 13,000 plus population. An adequate and sufficient offering of recreation offerings would be impossible without an adequate and sufficient inventory of recreational-based infrastructure.

Good municipal service takes a balance of staff and infrastructure. However, make no mistake about it, the amount of and complexity of any infrastructure defines (in part or all)

of that infrastructures Level of Service (LOS). This makes the one-time DIF financing of any City's infrastructure that much more important. It takes a balance to accommodate development with the inventory of recreational opportunities within the City's desired standard. The importance of having a properly calculated and documented DIF schedule in order to accommodate development-related demands cannot be over-stated.

## CALCULATION OF DEVELOPMENT IMPACT FEES

In California, State legislation sets certain legal and procedural parameters for the charging of these fees. This legislation was passed as AB1600 by the California Legislature and is now codified as California Government Code Sections 66000 through 66009. This State law went into effect on January 1, 1989.

Government Code §66000 requires documentation of projects to be financed by Development Impact Fees prior to their levy and collection, and that the monies collected actually be committed<sup>1</sup> within five years to a project of direct benefit to the development which paid the fees. Many states have such controlling statutes. Specifically, California Government Code §66000 requires the following process:

- ✓ Delineation of the **PURPOSE** of the fee.
- ✓ Determination of the **USE** of the fee.
- ✓ Determination of the **RELATIONSHIP** between the use of the fee and the type of development paying the fee.
- ✓ Determination of the relationship between the **NEED** for the facility and the type of development project.
- ✓ Determination of the relationship between the **AMOUNT** of the fee and the **COST** of the portion of the facility attributed to the specific development project.

This Report, with some additions, utilizes the basic methodology consistent with the above requirements of Government Code §66000. The following steps were undertaken in the calculation of DIFs for the City:

1. Review the Land use map and determine the existing mix of land uses and amount of undeveloped and developed land. The magnitude of growth and its impacts can thus be determined by considering this land use data when planning needed infrastructure. This inventory can be found in Table 2-1 in Chapter 2.

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<sup>1</sup> *Committed* does not mean *expended*. Council merely need only restate that an amount of impact fee receipts are still committed to a particularly identified infrastructure project.

2. Define the level of service desired within the General Plan area for each project or acquisition identified as necessary. In most cases this would be the de facto or existing standard, or as in the case with Solana Beach, a standard based within the City's General Plan.
3. Identify all additions to the capital facilities or equipment inventory necessary to maintain the various identified levels of service in the area and accommodate new development, through General Plan build-out. Then, determine the cost of those capital additions.
4. Identify a level of responsibility, which is the relative need for the facilities or equipment necessary to accommodate "growth" as defined, and as opposed to current needs.
5. Distribute the costs identified as a result of development growth on a basis of land use. Costs are distributed between each land use based on their relative use, or nexus, of the capital system.

## PROPORTIONAL USE

A helpful component of this Report is the proportional analysis of the infrastructure needs required to accommodate continued development of the City as compared to the existing infrastructure that has been generated through years of taxes and other contributions and currently serves the existing community. This proportional analysis is intended to match the City's desired level of service of new development, with that of the de-facto, or actual level of service provided to the existing community. The inclusion of the proportional analysis will assist the City Council in adopting a DIF structure that is equitable to existing and future development.

To date, RCS has identified 23 categories of facilities that can be financed by impact fees, while there are no doubt municipalities could creatively devise others. Below are what RCS identified, and the preferred units of impact.

- Streets and thoroughfare facilities – traffic generation rates
- Traffic control facilities – traffic generation rates
- Bridges – traffic generation rates
- Utility undergrounding – number of meters/service connections
- Street lighting – traffic generation rates
- Street trees and median landscaping – traffic generation rates
- Parks and recreation facilities – population
- Other Public facilities (city hall, civic center) – acreage
- Law enforcement facilities, equipment, and training – responses
- Fire protection facilities, equipment, and training – incidents

- ☑ Solid-waste collection equipment – waste generation rates
- ☑ Solid-waste disposal facilities – waste generation rates
- ☑ Low- and moderate-income housing – local agency policy
- ☑ Historical preservation and cultural facilities – population
- ☑ Harbors, ports, and airports – modal transportation generated
- ☑ Public art, museums, and cultural resources – population
- ☑ Mass transit facilities and equipment – traffic generation rates
- ☑ Day-care facilities – square footage of commercial/industrial
- ☑ Water treatment and distribution facilities – usage
- ☑ Wastewater collection and treatment facilities – usage
- ☑ Reclaimed water treatment and distribution facilities – usage
- ☑ Storm drainage facilities – runoff coefficient/impervious area
- ☑ Electric generation and distribution facilities – usage

Many agencies have resorted to devising impact fees that have a questionable relationship to the impact of growth on needed facilities. The following fees are not impact fees and should be questioned if they are characterized as such.

- ☑ Ad-Valorem Fees (Based on Value) – Any impact fee that is based on the appraised value or estimated construction cost is probably a tax rather than a fee. However, the fees (or tax) may be valid due to state or local legislation. The taxes may also have been grandfathered or adopted prior to limiting legislation.
- ☑ Front Footage Fees – Impact fees based on the lineal footage of property bordering on a facility such as a street or sewer line may not be valid. Front footage fees may be valid for reimbursement of previous construction but are not appropriate for impact fees.
- ☑ Involving On-going Operational Costs – Impact fees collected and deposited into the general fund or used for operations are questionable. Impact fees that are not tied to a capital improvement plan, capital projects list or master facility plan may not be valid.
- ☑ Flat Rates – Uniform, single-value impact fees for all uses (residential and commercial/industrial) would seldom be valid for impact fees.
- ☑ Illogical Impact Indicator or Factor – Impact fees that are calculated on a factor that does not make sense are probably invalid. Traffic- signal impact fees based on population or water impact fees based on parcel size (regardless of use) may indicate invalid fees.

- ☒ Impact-Fee Calculations that Don't Exist – Some communities simply establish impact fees based on the average or typical fees charged by adjacent communities. Such fees are not based on impact but are solely market-driven decisions that have no relationship to needed facilities.
- ☒ Curing Existing Shortfall or Condition – Impact fees that are used to correct existing infrastructure problems are not valid. That is not to say that a project may not benefit both existing and new residents. In the latter case, impact fees should be used only in direct proportion to the benefits realized by future growth.
- ☒ Monies Not Used for Stated Purposes – Impact fees may be used only for the facility and system for which they were imposed, calculated and collected. Impact fees collected for one purpose (e.g., traffic signals) should not be used for another purpose (e.g., water treatment and distribution). Monies collected for different types of impact fees are to be deposited in separate accounts. When the monies are needed they may be transferred into the appropriate capital fund.

Impact fees must be proportional to the impact of each development on the need to construct additional or expanded facilities. The fees do not have to recover the full cost, but if the fees are reduced by a percentage from the full cost, the percentage reduction should apply evenly to all types of developments. If the City's fire station is inadequate in serving current demand, the use of fire impact fee can only be used for the expansion of the facility to meet future demands. However, the city may adopt policy which commits other funding sources to improve current facilities to a higher standard.

Development Impact fees must be used to serve the general area in which such fees were collected. Within a city where multiple DIF geographic areas are identified, fees collected within one area should serve that area. Solana Beach's limited size generally excludes it from this requirement.

The method of calculating impact fees should be capable of being reconstructed. If the recalculation of the fee cannot reproduce the original fee, the calculation method may be flawed.

Since the total development impact fee collected could take more than ten years, it is fair to recognize current and future standards may be affected. If, at population build out, the City was to collect enough fire impact fees to expand the fire station by 2,000 square feet, it is impractical to expand the facility by 200 square feet when only 10% of the impact fees are collected. At that time, the population has increased by 10%, and this "temporary overcapacity" is considered an inconvenience until enough DIFs have been collected for a practical expansion back up to the original standard.

In addition to the land use assumptions contained in the next Chapter of this Report, other important assumptions of this study include the following:

Land Acquisition Costs. Land acquisition cost estimates have been developed after discussions with City officials over recent acquisitions or current negotiations. Arguments for higher or lower costs can be made; however, the herein contained per acre amounts appear to be the most appropriate current figure for the purposes of this study. Land costs make up a significant portion of the park related fees. Solana Beach city staff provided RCS with information regarding recent 28,978 square foot land acquisition at a cost of \$2.8 million. The result is a substantial \$96.63 per square foot and indicative of the supreme lack of vacant parcels within the City's limits. Land costs included in this Report will be a derivation of this information.

Financing Costs. Such costs may be included in the project costs where debt financing was required due to the immediacy of the need for the facility or infrastructure to show the full costs of such facility or infrastructure and insure that new development also pays its "fair share" of these costs. Financing should only be included for facilities where, based upon staff's estimate, the immediacy of need for the facility requires debt financing. Or in the alternative, should financing be entered into on a facility, the impact fees should be recalculated to reflect those actual costs. In such cases, the debt service payments would be discounted to today's cost to account for the diminishing value of the dollar and would be in keeping with the cost methodology used in this study to show projects in current costs. To consider the face value of bond payments when determining costs, on the other hand, would be inaccurate as it would treat the value of a dollar today the same as the value of a dollar twenty years from now. Such an approach would tend to overvalue the costs of debt service requirements and therefore cause an agency to overcharge on its DIFs.

## ACCOUNTING FOR IMPACT FEES

Once the impact fees have been implemented, there is a need to provide accurate accounting or tracking of the fees collected and the use of those fees. California's AB 1600 requires fees to be expended, or committed, within five years of their collection.

Many impact fees are generally paid before construction begins. The money must be accounted for in special interest-bearing accounts, with a separate fund each type of impact fee (fire, park, etc.). Cities must provide an annual report on each of the impact fee, showing the source and amount of revenues, as well as the improvements financed with the revenue.

For the fifth fiscal year following the first deposit into an impact fee fund, and every five years thereafter, the city is required to report on the remaining balance of in the fund. It also require that the agency identify the original purpose to which the fee is to be put; demonstrate the reasonable relationship between the fee and purpose for which it is charged; identify all sources and amounts of funding anticipated to complete financing in

incomplete improvements; and designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund. In short it is a restatement of the reason and purposes the impact fee was adopting in the first place.

Cities should adopt impact fee ordinances which provide a legal basis for establishing the fee and all required procedures. The ordinance should include legislative findings regarding the fee imposition, types of impact fees necessary in the city, fee calculation methodology, benefit districts, updating frequency, spending limits, offsets and credits, and appeal process.

END OF  
CHAPTER TEXT

## CHAPTER 2: DEMOGRAPHICS AND IMPACT FEE FINDINGS

Chapter 2 represents the beginning and end of the DIF calculation process. It begins with an inventory of fully developed, undeveloped and under-developed units and acreage within the City and concludes with a summary of recommended DIF schedules with detailed infrastructure explanations in the following chapters of this Report.

### LAND USE DATABASE

This Report contains an inventory of fully developed, undeveloped and underdeveloped land within the City limits of Solana Beach and is based upon the City's most recent General Plan update. The *Undeveloped* or under-developed parcels, identified as Potential Development, combine to form the base for the distribution of the estimated costs of the service-expanding capital projects necessary to accommodate that same anticipated development. Without the expansion projects, the City would be unable to accommodate those new development demands for service. Table 2-1, is the resulting inventory of all private land uses contained within the current City and are based on the General Plan's land use inventory.

Table 2-1  
Detailed Land Use Inventory

City of Solana Beach Land-Use Database	Existing Development		Potential Development		Total General Plan Build-out	
	Acres	# Units/Sq Ft	Acres	# Units/Sq Ft	Acres	# Units/Sq Ft
Detached Dwellings (units)	643.89	1,730	207.31	557	851.20	2,287
Attached Dwellings (units)	359.20	4,066	19.70	223	378.90	4,289
Hotels/Motels (keyed rooms)	2.90	200	0.50	34	3.40	234
Commercial/Service (sq.ft)	138.49	2,706,379	2.71	53,008	141.20	2,759,387
Office/Professional (sq.ft)	27.20	829,382	1.00	30,492	28.20	859,874
Light Industrial (sq.ft)	22.59	688,816	0.41	12,500	23.00	701,316
Public/Institutional Uses (sq. ft)	73.46	2,879,777	0.94	37,000	74.40	2,916,777
<b>Total Dwelling Units</b>	<b>1,003.09</b>	<b>5,796</b>	<b>227.01</b>	<b>780</b>	<b>1,230.10</b>	<b>6,576</b>
<b>Total Lodging Keyed Rooms</b>	<b>2.90</b>	<b>200</b>	<b>0.50</b>	<b>34</b>	<b>3.40</b>	<b>234</b>
<b>Total Business Square Feet</b>	<b>261.74</b>	<b>7,104,354</b>	<b>5.06</b>	<b>133,000</b>	<b>266.80</b>	<b>7,237,354</b>



## DIF LAND-USE TYPES DEFINITIONS

For the purpose of this Report and DIF calculations, Solana Beach General Plan Land use designations are categorized into one of the seven broad types of land-use impact fee categories. These DIF Land-Use Types are defined following:

### Residential Land Uses:

- **Detached Dwelling Units** - This DIF Land-Use Type is generally defined as a detached unit and corresponds to an allowable use within the City's land-use designations/zones of Low Density Residential, Low-Medium Density Residential, and Medium Density Residential.
- **Attached Dwelling Units** - This category consists of apartments, townhomes, condominiums or any other living unit that is physically contiguous to (i.e. attached to) any other residential unit within the Medium-High Density Residential and High Density Residential.

### Business/Commerce Land Uses:

- **Hotel/Motel (keyed) Units** - This DIF Land-Use Type corresponds as an allowable use within the Special Commercial zoning designation.
- **Commercial/Service Uses** - As utilized in this Report, Commercial/Service uses include the general type of commercial services and thus includes outlets ranging from restaurants to auto repair shops to shopping centers. General commercial and light commercial are the more specific uses.
- **Office/Professional Uses** - As utilized in this Report, Office/Professional uses include the general type of commercial services and thus consists of the narrower Office/Professional uses such as medical, legal and tax/accounting and other professional uses.
- **Light Industrial** - This DIF Land-Use Type contains all businesses engaged in light Industrial developments typical in very light manufacturing in a small business park setting.
- **Public/Institutional** - This DIF Land-Use Type contains all businesses engaged in general group uses such as private schools, churches and other groups that congregate in common buildings. They are typically non-profits uses.

## POTENTIAL DEVELOPMENT PROJECTION

The first component in determining the magnitude of the impact of future development is to determine available land within the City. For each of the DIF land-use categories detailed above and on Table 2-2, acreage is used as a unit of measure for both Existing Development and Potential Development. Definitions regarding the status of each land use are as follows:

**Existing Development Acres/Units** – This column identifies land in the City which is developed or land which has received entitlement from the City and building permits but may not yet be constructed. Acreage in this category may include non-conforming use areas of the City which contain extensive development prior to an annexation or before changes to the General Plan were made.

**Development Opportunities Acres/Units** – This column refers to all vacant non-public land located within the City. This category also includes the acreage any vacant parcel. Table 2-2 provides a summary of the detailed land use inventory, limited to privately held property, provided on Table 2-1. Staff's land use inventory reveals that there are presently 1,267.73 acres of privately-held developed parcels within the City's current boundaries. Conversely, there remain 232.57 acres of vacant or under-developed land.

Table 2-2  
Summary of the City of Solana Beach's  
Developed and Potential Development Acreage

DIF Land-use Type	Existing Developed Acres	% of Total Private Acres	Potential Development Acres	% of Total Private Acres	Total Private Acres
Detached Dwelling Units	643.89	42.9	207.31	13.8	851.20
Attached Dwelling Units	359.20	23.9	19.70	1.3	378.90
Hotel/Motel Keyed Rooms	2.90	0.2	0.50	0.0	3.40
Commercial/Service (sq.ft)	138.49	9.2	2.71	0.2	141.20
Office/Professional Uses (sq.ft)	27.20	1.8	1.00	0.1	28.20
Light Industrial Uses (sq.ft)	22.59	1.5	0.41	0.0	23.00
Public/Institutional Uses (sq.ft)	73.46	4.9	0.94	0.1	74.40
<b>Total Acres</b>	<b>1,267.73</b>	<b>84.5</b>	<b>232.57</b>	<b>15.5</b>	<b>1,500.30</b>

## POPULATION PROJECTIONS

A second component in determining the magnitude of the impact of future development and the necessary facilities needed to mitigate that impact is a realistic assessment of the build-out population of the City. Some of the facilities/infrastructure contained in this Report are sized according to either the estimated population at theoretical "build-out" or upon service levels which are based in part upon an estimation of the population to be served. Parks and park improvements and dedicated public use facilities are examples of infrastructure areas which rely heavily on population projections to determine space and facility needs. Park standards are usually stated in terms of the number of acres of park land per 1,000 persons, for instance.

There are at least two generally accepted methods for projecting future population levels in a City: They are: (A) past growth trends projected forward and (B) population holding capacity based on the General Plan land-use element. Each of these methods can be useful even though both possess certain limitations.

There are several serious flaws in projecting the build-out population of a community using the past growth trends methodology. While this method is relatively simple and therefore easy for the general public to understand, it does not give consideration to when an area is actually built out. Eventually there comes a point in time where the amount of available land to build on is negligible as is likely the case in Solana Beach (Table 2-1). This technique does not help explain when that point is reached.

The past growth trends approach is also not sensitive to policy changes made by Council or land use issues contained in the City's General Plan. For these reasons, this technique is more useful in projecting short-term population levels and should not be used to forecast the built-out population of an area.

This Report relies on the methodology of holding-capacity (described in the following section) to project future service levels and facility requirements.

Holding Capacity Analysis. The methodology used in this Report to forecast the built-out population of Solana Beach is the current holding capacity approach. This method calculates the sum of existing development and potential development allowable under current land use regulations, using average densities found in the City.

The first step in projecting the City's population using the holding capacity approach is to inventory the remaining undeveloped acres within the City limits, which was previously accomplished in Tables 2-1 and 2-2 of this Chapter. The next step is to estimate the potential dwelling units allowed per acre and then multiply the potential number of units by the average number of residents per unit.

The number of persons per unit for new residential units is based on the 2000 U.S. Census and ranges from 2.590 and 1.874 persons for detached dwellings and attached dwelling units respectively. There are no manufactured/mobile home parks in park settings the City thus no per dwelling unit figure for the number of residents living in manufactured dwelling units. Use of the 2000 Census data is required over the more recent 2010 Census due to an unfortunate change in the way household data is reported by eliminating the ability to recognize differing types of residential structures.

Based on these 2000 Census dwelling density data, future residential development can be expected to generate somewhere from 1,740 to 1,861 additional residents<sup>2</sup> to the City of Solana Beach, joining the 13,938 citizens already living in City resulting in a total estimated population at build-out (based upon the existing City limits) of between 15,678 and 15,799 residents. The higher number is based upon full occupancy of all new dwelling units and the lower figure is based upon that census-based vacancy/occupancy ratios. The 15,739 population is the average of the two.

Table 2-4 following uses the additional housing projected in the Land-use Database and estimates the additional potential population for the City of Solana Beach through General Plan build-out. The number of potential new dwelling units was calculated by multiplying the amount of vacant acreage for each land use zone by the average densities (i.e., number of units allowed per acre) indicated in the City's General Plan.

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<sup>2</sup> Depending upon the vacancy factor based upon the average of 96.4% for all residences.

Table 2-3  
Average Occupants per Dwelling Density Calculation  
And Potential General Plan Build-out Population

Existing Residential	Total Units	Vacant Units	Occupied Units	Total Number of Occupants	Average Occupancy	Percentage Occupied
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<b>Detached Dwelling Units</b>						
Detached Dwellings	2,906	97	2,809	7,274	2.590	96.66%

<b>Attached Dwelling Units</b>						
Attached Dwelling Units	1,264	194	1,070	1,918	1.793	84.65%
Duplex to Quadplex Units	611	110	501	1,036	2.068	82.00%
Five to Forty-nine Units	884	184	700	1,478	2.111	79.19%
Fifty or More Units (none)	745	104	641	1,024	1.598	0.00%
<b>Average</b>	<b>3,504</b>	<b>592</b>	<b>2,912</b>	<b>5,456</b>	<b>1.874</b>	<b>83.11%</b>

Existing - State Department of Finance 01/01/18 Population	13,938
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<i>G.P. Build-out Population At Historic Occupancy Rates</i>	<i>Anticipated Units</i>	<i>Occupancy Rate</i>	<i>Probable Occupancy</i>	<i>Dwelling Density</i>	<i>Anticipated Population</i>
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Potential Detached Dwellings	557	96.66%	538	2.590	1,393
Potential Attached Dwellings	223	83.11%	185	1.874	347

Population to be Added Via Development at Historic Occupancy Rates	1,740	1,740
Current State of California Department of Finance Population	13,938	
Population at General Plan Build-out @ Historic Vacancy of Residential Dwellings	15,678	

<i>G.P. Build-out Population At 100% Occupancy Rate</i>	<i>Anticipated Units</i>	<i>Occupancy Rate</i>	<i>Probable Occupancy</i>	<i>Dwelling Density</i>	<i>Anticipated Population</i>
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Potential Detached Dwellings	557	100.00%	557	2.590	1,443
Potential Attached Dwellings	223	100.00%	223	1.874	418

Population to be Added Via Development at 100% Occupancy	1,861	1,861
Current State of California Department of Finance Population	13,938	
Population at General Plan Build-out @ 100% Occupancy of Residential Dwellings	15,799	

Added Population at General Plan Build-out @ Historic Vacancy of Residential Dwellings	15,678
Added Population at General Plan Build-out @ 100% Occupancy of Residential Dwellings	15,799
<b>Average Population at General Plan Build-out</b>	<b>15,739</b>

## SUMMARY OF FINDINGS

This report and nexus calculation identifies \$6,518,774 in needed and master planned Public Safety and Quality of Life capital improvement projects that are required to accommodate the anticipated additional demands from future growth. All of the \$6.5 Million in development-related project list is required as the result of accommodating development. Table 2-4 indicates the capital project costs by area.

Table 2-4  
Total City-wide General Plan Build-out  
Capital Improvement Requirements

Infrastructure Type	Total – All Projects
Fire Suppression/Rescue Facilities, Vehicles and Equipment	\$1,077,236
Park Land Acquisition/Park Improvements	\$4,965,987
Dedicated Public Use Facilities	\$459,729
Total – All Proposed Projects	\$6,502,952

The adoption of the maximum Quality of Life DIF schedule amounts supported by the calculations in this Report (Schedule 2.1) would finance roughly all of the identified projects by raising about \$6.5 million in DIF receipts available to finance the identified growth-related capital projects.

As stated previously, adoption of the maximum supported Development Impact Fees schedules would generate \$6.5 million. At first blush, this may seem like a great deal of money, and it is. However, it is instructive to compare this figure of needed projects with the current replacement value of the City's existing assets inventory at the same costs that have been used to calculate the future development costs. To date, the City has invested a total of \$56.5 Million in assets of these three infrastructures. These assets have been committed by the existing community that a new resident in the proposed development in Table 2-1 could avail themselves of immediately upon occupancy. Table 2-5, following, demonstrates this:

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Table 2-5  
Value of Existing Infrastructure Assets

Quality of Life Asset	Existing Square Feet, Acres or "Lot"	Acquisition Cost per Unit	Replacement Value
Fire Suppression/Rescue	"Lot"	See Schedule 3.3	\$15,757,190
Parks and Park Improvements	14.47 acres	\$2,571,598	\$37,211,029
Dedicated Public Use Facility	6,331 S. F.	\$543.38/S.F.	\$3,440,139
<b>Total Replacement Value</b>			<b>\$56,408,358</b>

Based on the existing standards, the supported costs and the calculations found at the end of each of the infrastructure chapters of this Report, impact costs attributable to future development were derived on a per unit basis for residential land uses and on a per square foot of pad basis for business land uses. Schedule 2.1, found at the end of this Chapter, provides a summary of the recommended DIF schedules for each type of infrastructure by DIF land use category. The total recommended maximum DIFs for each of the seven DIF Land Use Types within the General Plan area are summarized in Table 2-6 as following:

Table 2-6  
Summary of Proposed Development Impact Fees

DIF Land Use Type	Potential Development Impact Fees	
	Per Unit	Per Net Square Foot Increase
Detached Dwelling Units	\$9,312/Unit	
Attached Dwelling Units	\$5,713/Unit	
Hotel/Motel Keyed Rooms	\$832/Unit	
Commercial/Service Uses	N/A	\$0.130/S.F.
Office/Professional Uses	N/A	\$0.140/S.F.
Light Industrial Uses	N/A	\$0.010/S.F.
Public/Institutional Uses	N/A	\$0.050/S.F.
<i>Existing Residential/Remodel (Includes Bedroom)</i>		<i>\$20.93/S.F.</i>
<i>Existing Residential/Remodel (No Bedroom)</i>		<i>\$0.67/S.F.</i>

New development should apply the fee per unit calculation, while existing residential/remodels should be based on net square foot of expansion. A project including a bedroom (and occupant), places demand on park, public facilities and fire services. A residential remodel which does not include a bedroom has no impact to park and public facilities, and therefore should only be calculated using fire impact fees per square feet.

Specific DIF schedule rates for each land use type can be found at the end of each chapter relating to each infrastructure. Schedule 2.1 at the end of this Chapter also identifies the estimated development impact fee revenue, the projected capital cost total and the difference, by individual infrastructure type (e.g. Dedicated Public Use Facilities).

## FORMAT OF THIS REPORT

The following chapters of this Report contain the detailed information relative to the calculation of DIF calculated within this Report for the City. Appropriate textual explanations are contained in each chapter with a chapter devoted to each of the three sets of cost schedules, following, and two appendices, the first of which contains a summary of DIF recommendations.

CHAPTER 3: Fire Suppression/Rescue Facilities, Vehicles and equipment

CHAPTER 4: Park Land Acquisition and Park Improvements

CHAPTER 5: Dedicated Public Use Facilities

APPENDIX A – Summary of Recommendations

APPENDIX B – Park Construction Cost Detail

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NOTE REGARDING TEXTUAL MATHEMATICS: It is important to note that the use of a computer provides for calculations to a large number of decimal points. Such data, when included in text and supporting textual tables, has often been rounded to usually no more than two or three decimals for clarity and thus may not be replicated to the necessary degree of accuracy as the spreadsheet schedules at the end of each chapter. If questions arise between the tables and schedules, the schedules at the end of the chapter will prevail as the more accurate. The schedules at the end of the Chapter are instructive to recommendations. The tables within each infrastructure text chapter are summaries of the schedule at the end of that chapter and are illustrative.

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END OF CHAPTER TEXT



Schedule 2.1

City of Solana Beach

General Plan Build-out

Summary of Development Impact Fees By Type of Fee (continued on next page)

(Costs/Fees per Residential Type Dwelling Unit, or Business Type Square Foot)

Land-use Category	Fire Suppression & Rescue Facilities	Park Land and Park Improvements	Dedicated Public Use Facilities	Development Impact Fee Total Per Unit or Square Feet
	Schedule 2.2	Schedule 4.1	Schedule 5.1	

Calculated Development Impact Costs

Detached Dwellings (units)	\$1,759	\$6,913	\$640	\$9,312	per Unit
Attached Dwellings (units)	\$248	\$5,002	\$463	\$5,713	per Unit
Hotels/Motels (keyed rooms)	\$832	No Fee	No Fee	\$832	per Unit
Commercial/Service (sq.ft)	\$0.130	No Fee	No Fee	\$0.130	per S.F.
Office/Professional (sq.ft)	\$0.140	No Fee	No Fee	\$0.140	per S.F.
Light Industrial (sq.ft)	\$0.010	No Fee	No Fee	\$0.010	per S.F.
Public/Institutional Uses (sq. ft)	\$0.050	No Fee	No Fee	\$0.050	per S.F.

Exist Resi/Remodel (incl. Bedroom)	\$0.67	\$18.54	\$1.72	\$20.93	per S.F.
Exist Resi/Remodel (no Bedroom)	\$0.67	No Fee	No Fee	\$0.67	per S.F.

Potential Collection (1)

Detached Dwellings (units)	\$979,763	\$3,850,541	\$356,480	\$5,186,784
Attached Dwellings (units)	\$55,304	\$1,115,446	\$103,249	\$1,273,999
Hotels/Motels (keyed rooms)	\$28,288	No Fee	No Fee	\$28,288
Commercial/Service (sq.ft)	\$6,891	No Fee	No Fee	\$6,891
Office/Professional (sq.ft)	\$4,269	No Fee	No Fee	\$4,269
Light Industrial (sq.ft)	\$125	No Fee	No Fee	\$125
Public/Institutional Uses (sq. ft)	\$1,850	No Fee	No Fee	\$1,850
<b>Total</b>	<b>\$1,076,490</b>	<b>\$4,965,987</b>	<b>\$459,729</b>	<b>\$6,502,206</b>

Potential DIF Receipts	\$1,076,490	\$4,965,987	\$459,729	\$6,502,206
Less: Other Resources	\$0	\$0	\$0	\$0
<b>Financial Resource Total</b>	<b>\$1,076,490</b>	<b>\$4,965,987</b>	<b>\$459,729</b>	<b>\$6,502,206</b>

<b>Required Infrastructure Total</b>	<b>\$1,077,236</b>	<b>\$4,965,987</b>	<b>\$459,729</b>	<b>\$6,502,952</b>
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DIF Over or (Under) Collection	(\$746)	\$0	\$0	(\$746)
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(1) Projected revenue based upon the application of the DIF schedule multiplied by the number of units or S.F.

## CHAPTER 3: FIRE SUPPRESSION/RESCUE FACILITIES, VEHICLES AND EQUIPMENT

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The Existing System. The City has invested in an adequate and sufficient system of fire suppression/rescue facilities, response vehicles and specialty equipment. Fire Department management is obtained through a shared cost agreement with the cities of Encinitas and Del Mar. The Fire Department responds to calls-for-service within the City from the single central station. The fire facilities are detailed as follows:

Fire (Headquarters) Station #1, at 13,052 square feet, is a three bays wide by two vehicles deep facility and is located on a 54,426 square foot parcel at 500 Loma Santa Fe Drive. The lot also supports a 2,269 square foot storage building. The land and facilities replacement cost of the existing station/storage facilities is an estimated \$12,210,580.

The City also operates a fleet of equipped City-owned response units consisting of:

- One front line engine and one reserve engine;
- One aerial apparatus; and
- One utility pick-up truck.

The total investment in the vehicle compliment is about \$3,486,800. State or County vehicles and equipment are not included in the financial commitment figure. The City's fire-fighter assigned equipment and successful psychological/back-ground checks, at \$8,591 per fire-fighter, amounts to a \$163,246 total for the existing staff of 19 fire fighters. There is an inventory of specialty equipment (not normally stored on the response vehicles) of approximately \$131,300.

On the negative side, the station has a remaining debt of \$234,736.

Add it all, up, the current financial commitment or investment, in fire stations, training facilities, response fleet with specialty equipment and remaining debt is a sizable \$15,757,190. This figure represents what it would cost the City's residents and businesses to establish the existing Department response capability at current vehicle, equipment, replacement land acquisition and construction costs. The relevance of this figure will be established later in this Chapter.

Demand Upon Infrastructure Created by the Development of Underdeveloped or Vacant Parcels. While it can be said that numerous factors are considered when determining the number and location of fire stations in any city, it can be stated without fear of contradiction that all new private development in the City will have an effect on the City's current ability to respond to fire, rescue and emergency calls-for-service. The effect, simplified but not trivialized, is two-fold. Initially, each new residential and business development will create, on average, more calls-for-service increasing the likelihood of simultaneous (and thus

competing) calls-for-service. Additionally, as development spreads further from any existing station or stations, as large-scale development is often likely to do, the distances (and thus response times) will increase, taking the existing fire companies out-of-service for greater periods of time.

The capacity of any fire station is finite and will reach practical limits (through call frequency and total time). When that capacity is exceeded, the level of service afforded to existing development will be greatly reduced. Or stated in another way, if development were to continue without the addition of fire response capacity (the ability to respond), the existing stations could become overwhelmed in terms of calls-for-service, making a timely response for emergency service a virtual coin flip. That is, will the existing fire company be available to respond to your needs and with the correct equipment or will they be out-of-service on a call in a different part of the community? The former question is answered by acquiring additional specialty equipment; the latter issue is resolved with the City's mutual aid agreements and the shared fire management.

**The Purpose of the Fee.** Revenues collected from Fire Impact Fees will be used for additional fire equipment and facility which helps mitigate the additional demand. In order to continue to be able to respond to a number of additional calls, the City fire management staff has identified the need to acquire an additional response vehicle and construct a storage building for the vehicle. The City will also invest in a traffic signal preemption system to better manage response time.

**The Use of the Fee.** The revenues generated from a properly calculated and legally-supported Fire Suppression/Rescue Facilities, Vehicles and Equipment Impact Fee would be limited to capital costs related to that growth. The fees could, if necessary, be used to expand the existing station (to increase the response capacity of that station) and increase the number of emergency response vehicles. Conversely, the Fire Suppression/Rescue Facilities, DIF receipts would not be used to repair any existing fire stations or replace any existing emergency response vehicles. Additional fire suppression/rescue capabilities are planned to come on-line, as needed, as development creates the General Plan anticipated 780 detached and attached units, 133,000 square feet of retail/service, office, industrial and institutional uses and some additional commercial lodging rooms are expected to be constructed. The proposed additions are based upon anticipated new call demand and the relative distance from the existing stations. The capital expansions to accommodate additional development include:

FS-001, Emergency Response Vehicle. It could be Type III brush engine, Rescue Engine or Type VI patrol vehicle. Such a decision would be made as the City continues to grow and new call parameters are recognized.

FS-002, Vehicle Storage Butler Building. This low cost facility would likely be a Butler-style building to house the added equipment in FD-001.

FS-003, Specialty Rescue Equipment. As the City continues to grow, different kinds of rescue operations will present themselves, and the department may need specific urban search and rescue equipment, trench-shoring equipment, or any other specialty equipment.

FS-004, Traffic Preemption System Equipment. The City will likely construct additional intersections in the future and these intersections will need to be added to the City's existing fire response traffic light preemption system. This will provide the revenue source for at least four of them.

FS-005, Remaining Debt on Fire Station #1. There is a remaining debt on Fire Station #1 of \$234,736. The Existing station has excess capacity that will allow it to accommodate the additional fire/rescue calls-for-service expected from new development. This project recognizes that the additional development can finance this last payment.

The proposed projects and costs are identified on Schedule 3.1 and are detailed in the MFP. The total cost of completing the fire infrastructure system is \$1,077,236.

**The Relationship Between the Need for The Fee and The Type of Development Project.**

Fire service response standards extended to new development should be consistent with the fire response currently enjoyed by the City's existing citizens and business community. Additional construction and equipment acquisition will maintain the current level of service (LOS) for both existing residents and future citizens and businesses within the City of Solana Beach. It is appropriate to assess future development to contribute fire facility expansion.

To project the impact of future development on fire services, it was first necessary to quantify the current impact on services from each of the City's land uses. Then, a determination of the costs of future capital facilities necessary to meet this increased demand was made. The following section illustrates the relative impact from each land use on fire services and facilities.

The majority of fire requests for service were made by Solana Beach citizens from their residences, followed by hotel, commercial, office and public/institutional uses within the City. Requests for service to public property, such as City parks and public right-of-way or intersections, were excluded thus distributing these calls pro-rata through the requests for service from privately held property. This is based upon the argument that all public land serves privately held land in some manner.

Table 3-1 following, identifies the number of calls-for-service received by the Fire Department during a recent 12 month period by the previously identified DIF categories. The number of requests for service received by the Department during the year was then divided by either the developed (1,000) square feet, the existing number of dwelling units to determine the number of requests generated per business square foot, per dwelling unit or commercial lodging unit.

Table 3-1  
Fire Suppression Calls-for-Service Generated by Land Use  
(Over a 12 Month Period)

DIF Land-Use Type	Developed Dwellings or Square Feet	Actual Calls For Service Over 12 Months	Total Calls per Dwelling or 1,000 SF (KSF)
Detached Dwelling Units	1,730	527.00	0.305/Unit
Attached Dwelling Units	4,066	175.00	0.043/Unit
Hotel/Motel Keyed Rooms	200	29.00	0.145/Unit
Commercial/Service Uses	2,706,379	60.40	0.022/KSF
Office/Professional Uses	829,382	18.60	0.022/KSF
Light Industrial Uses	688,816	1.00	0.001/KSF
Public/Institutional Uses	2,879,777	25.00	0.009/KSF

As an example, there were approximately 527 calls-for-service that generated a response to one of the 1,730 detached dwelling units in the City. The result indicates that, on average, each dwelling will generate just over 0.305 calls per year. The same analysis was undertaken for the other land uses. Since these calls-for-service by land use are an average, they were used to project the number of additional calls that could be expected by multiplying the calls per residential unit or business acre by the number of anticipated number of new residential dwellings or business acres.

Of residential land uses, a detached dwelling unit is more likely to require an emergency fire service response at 0.305 annual responses per unit, than an attached dwelling unit at 0.043 annual responses per unit. Of the business uses, Commercial/Service and Office/Professional uses (combined) are shown to generate the highest business use demand at 0.022 responses per 1,000 square foot of building space, while industrial, at 0.001 calls per square feet, generates the least demand. Industrial uses should be expected to be at the lowest demand given the greater density of employees and patrons in an office use establishment when compared to an industrial business of similar square feet. However, it should be noted that while there are fewer calls for industrial properties, significant training is required to be prepared for industrial responses, (i.e., trenching response and hazardous materials training). It should be noted that there are also a significant number of calls-for-service to public right-of-way, parks and other public parcels. These will also increase with the development of privately held parcels.

Based upon these calls-for-service and the anticipated development, future demands in City-wide will increase from the 836 annual calls-for-service, by 111.52 to 947.52 calls-for-service per year, about a 11.7% increase. Continued development will benefit from the existence of the existing station and the fact that Station #1 has existing capacity.

Resulting Fire Suppression/Rescue DIF Schedule. The collection of the resulting DIFs through build-out would finance all of the proposed physical expansions and required equipment. This generally indicates that the City's expansion of the Fire capital has maintained pace with the increases in calls-for-service from new development and that there are very few if any deficiencies in the infrastructure dedicated to fire suppression/rescue services.

Table 3-2, following, indicates the development impact fee necessary to finance the cost of the additional building, response equipment and fire fighter specialty equipment.

Table 3-2  
City of Solana Beach's Basic Needs-based Fire Suppression Facilities, Vehicles  
and Equipment Development Impact Costs by DIF Land-Use Type

DIF Land-Use Type	Allocation of Development Costs	Development Impact Cost Per Unit or Square Foot
Detached Dwelling Units	\$980,742	\$1,759/Unit
Attached Dwelling Units	\$55,416	\$248/Unit
Hotel/Motel Keyed Rooms	\$28,285	\$832/Unit
Commercial/Service Uses	\$6,927	\$0.13/S.F.
Office/Professional Uses	\$3,872	\$0.14/S.F.
Industrial Uses	\$72	\$0.01/S.F.
Public/Institutional Uses	\$1,922	\$0.05/S.F.

**The Relationship Between the Use of the Fee and the Type of Development Paying the Fee.** The use of the fee is equivalent to the need for the fee. The DIF would be collected as the development occurs (generally at building permit or some predetermined point in the process). As the development occurs, the impact is generated. The collected DIF receipts would be put to use to acquire additional specialty equipment, emergency response vehicle and an additional building necessary to respond to those additional calls-for-service, without reducing the capability of responding to calls from the existing community.

**The Relationship Between the Amount of the Fee and the Cost of the Portion of the Facility Attributed to the Development Project.** The proposed additions maintain proportionality with the existing development and existing inventory of fire suppression/rescue assets. Any new development will benefit from the assets previously generated by the existing community of residents and businesses.

The current community's commitment to public safety has been to establish the existing single (albeit large) station capability and thus capacity to respond to calls-for-service paid for via past City general receipts. To allow future residents to benefit by use of all of the

capital needs without contributing additional assets, would be clearly unfair to the existing residents and would likely reduce their current level of service. Table 3-3, following, summarizes the distribution of the \$15,757,190 in replacement costs to the existing residents and business owners (Schedule 3.3 details this distribution).

The replacement value of the existing fire infrastructure (station, response fleet and related rescue equipment) of \$15,757,190, referenced earlier in this chapter, represents the current equity investment or financial commitment towards fire suppression/rescue capability and capacity by the existing community. When this figure is distributed over the existing community in the same manner as the future costs, by the land use demands, an investment, or financial "commitment" (or equity for that matter) per unit can be determined. As an example, each detached dwelling unit has invested about \$3,155 into fire suppression/rescue capital while the proposed DIF is a limited 50% lower figure at \$1,611 per detached dwelling generally indicating that there is not a disproportional amount being required of new development. In the contrary, new development is getting quite the bargain for developing within the City's limits.

Table 3-3  
Existing Fire Suppression Community  
Financial Commitment Proportionality Analysis

DIF Land-Use Type	Allocation of Development Costs	Asset/Equity Investment Per Unit or Square Foot
Detached Dwelling Units	\$9,993,017	\$5,735/Unit
Attached Dwelling Units	\$3,298,453	\$811/Unit
Hotel/Motel Keyed Rooms	\$546,617	\$2,733/Unit
Commercial/Service Uses	\$1,138,457	\$0.42/S.F.
Office/Professional Uses	\$350,597	\$0.42/S.F.
Industrial Uses	\$18,909	\$0.03/S.F.
Institutional Uses	\$471,140	\$0.16/S.F.

## ROOM ADDITION/ACCESSORY DWELLING UNIT IMPACT FEES

The City incurs additional demands in the form of calls-for-service from the construction of a complete detached dwelling. However room additions and the construction of Accessory Dwelling Units (or ADU's) will also increase demands in smaller, but admittedly cumulative amounts. It is important to note that an ADU can be built to a maximum of 1,200 square feet. Impact Fee should also be imposed upon these two unique residential developments.

Recommended Approach for Addressing Room Addition/Accessory Dwelling Units. The approach that is recommended for the calculation of DIFs for application to the construction of either room additions or Accessory Dwelling Units (henceforth ADU's) is to make it a function of the demand of one single detached dwelling unit. According to the U.S. Census Bureau a typical detached dwelling is 2,616 square feet<sup>3</sup>. Thus if the \$1,759 impact fee for a single detached dwelling unit were to be divided by the 2,616 square feet, a cost of \$0.67 per square foot is determined. Table 3-4 following demonstrates this.

Table 3-4  
Calculation of a Detached Dwelling Square Foot  
Fire Suppression, et. al. Development Impact Fee

Report DIF Total	\$1,759
Average Detached Dwelling S.F.	2,616
Room Addition or ADU/Square Foot	\$0.67/S.F.

## RECOMMENDED IMPACT FEES

The Existing Community Financial Commitment Proportionality Analysis (Schedule 3.3) is significantly greater by double than the City-wide Marginal Needs-based Impact Costs (Schedule 3.2) are necessary and sufficient to maintain the established fire suppressions system in that area.

Additionally, the construction of room additions and accessory dwelling units, will increase calls-for-service demand and thus the fee of \$0.67/square foot is recommended for application to these two development actions.

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## RECAP OF POTENTIAL DEDICATED PUBLIC USE FACILITIES DEVELOPMENT IMPACT FEES

The City could adopt Schedule 3.1 for the two basic residential dwelling categories and two more limited residential unit constructions.

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END OF CHAPTER TEXT

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<sup>3</sup> United State Census Bureau Quarterly Statistics, Table Q1, 1<sup>st</sup> Quarter, 2017



**Schedule 3.1**  
**City of Solana Beach**  
**2017-18 Development Impact Cost Calculation**  
**Allocation of Project Cost Estimates**  
**Fire Suppression/Rescue Facilities, Vehicles and Equipment**

Line #	Project Title	Estimated Cost	Construction Needs Supported by Other Resources		Infrastructure Needs Generated by New Development Demand	
			Percent Need	Apportioned Dollar Cost	Percent Need	Apportioned Dollar Cost
FS-001	Emergency Response Vehicle (1)	\$475,000	0.00%	\$0	100.00%	\$475,000
FS-002	Vehicle Storage Butler Building	\$217,500	0.00%	\$0	100.00%	\$217,500
FS-003	Specialty Rescue Equipment	\$50,000	0.00%	\$0	100.00%	\$50,000
FS-004	Traffic Signal Preemption System Equipment (four added signals)	\$100,000	0.00%	\$0	100.00%	\$100,000
FS-005	Remaining Debt on Fire Station #1	\$234,736	0.00%	\$0	100.00%	\$234,736
Sub-Total General Plan Total Project Costs		\$1,077,236	0.00%	\$0	100.00%	\$1,077,236
<b>LESS:</b>						
Off-setting Revenues (none)		\$0	0.00%	\$0	0.00%	\$0
Sub-Total Off-Setting Revenues		\$0	0.00%	\$0	0.00%	\$0
Total Net General Plan Project Costs		\$1,077,236	0.00%	\$0	100.00%	\$1,077,236
Forward to Schedule 4.2						

**NOTES:**

1. Need may be met by any of the following: Type III Brush Engine, Rescue Engine or Type VI Patrol vehicle.
2. Costs distribution based upon the Fire Department "Calls-for-Service" statistics.

**Schedule 3.2**  
**City of Solana Beach**  
**2017-18 Development Impact Cost Calculation**  
**Minimal Needs-based Impact Costs**  
**Fire Suppression/Rescue Facilities, Vehicles and Equipment**

Proposed Land Use	Undeveloped		Call Generation Rate	Anticipated New Calls for Service	Percentage of Additional Service Calls	Allocation of Expansion Costs	Cost Distribution Per Acre	Average Units or Square Feet/Acre	Development Impact Fee per Unit or Square Foot
	Acres	Units							
Detached Dwellings (units)	207.31	557	0.305	169.90	91.04%	\$980,742	\$4,731	2.69	\$1,759 per Unit
Attached Dwellings (units)	19.70	223	0.043	9.60	5.14%	\$55,416	\$2,813	11.32	\$248 per Unit
Hotels/Motels (keyed rooms)	0.50	34	0.145	4.90	2.63%	\$28,285	\$56,570	68.00	\$832 per Unit
Commercial/Service (sq.ft)	2.71	53,008	0.022	1.20	0.64%	\$6,927	\$2,554	19,542	\$0.13 per S.F.
Office/Professional (sq.ft)	1.00	30,492	0.022	0.67	0.36%	\$3,872	\$3,872	30,492	\$0.14 per S.F.
Light Industrial (sq.ft)	0.41	12,500	0.001	0.01	0.01%	\$72	\$176	30,492	\$0.01 per S.F.
Public/Institutional Uses (sq. ft)	0.94	37,000	0.009	0.33	0.18%	\$1,922	\$2,037	39,204	\$0.05 per S.F.
<b>TOTAL</b>	<b>232.58</b>	<b>--</b>	<b>--</b>	<b>186.62</b>	<b>100.00%</b>	<b>\$1,077,236</b>	<b>Total Infrastructure Master Plan Capital Needs</b>		

Room Additions:

Detached Dwelling Unit (see above)	\$1,759 per Unit
National Average Detached Dwelling Square Feet	2,616 Sq. Ft.
Room Addition or Accessory Dwelling Unit	\$0.67 per S.F.

**Schedule 3.3**  
**City of Solana Beach**  
**2017-18 Development Impact Cost Calculation**  
**Existing Community Financial Commitment Comparison**  
**Fire Suppression/Rescue Facilities, Vehicles and Equipment**

Proposed Land Use	Developed		Call Generation Rate	Existing Calls for Service	Percentage of Existing Service Calls	Allocation of Infrastructure "Equity"	Distribution of "Equity" per Acre	Average Units or Square Feet/Acre	Current Financial Commitment per Unit or Square Foot
	Acres	Units							
Detached Dwellings (units)	643.89	1,730	0.305	527.00	63.04%	\$9,933,017	\$15,427	2.69	\$5,735 per Unit
Attached Dwellings (units)	359.20	4,066	0.043	175.00	20.93%	\$3,298,453	\$9,183	11.32	\$811 per Unit
Hotels/Motels (keyed rooms)	2.90	200	0.145	29.00	3.47%	\$546,617	\$188,489	68.97	\$2,733 per Unit
Commercial/Service (sq.ft)	138.49	2,706,379	0.022	60.40	7.23%	\$1,138,457	\$8,221	19,542	\$0.42 per S.F.
Office/Professional (sq.ft)	27.20	829,382	0.022	18.60	2.23%	\$350,597	\$12,890	30,492	\$0.42 per S.F.
Light Industrial (sq.ft)	22.59	688,816	0.001	1.00	0.12%	\$18,909	\$837	30,492	\$0.03 per S.F.
Public/Institutional Uses (sq. ft)	73.46	2,879,777	0.009	25.00	2.99%	\$471,140	\$6,414	39,204	\$0.16 per S.F.
<b>TOTAL</b>	<b>1,267.72</b>	<b>--</b>	<b>--</b>	<b>836.00</b>	<b>100.00%</b>	<b>\$15,757,190</b>	<b>Total Infrastructure Master Plan Assets</b>		

\$12,210,580 in Fire Suppression/Rescue Facilities Assets
\$3,486,800 in Fully Equipped Fire Response Vehicles
\$131,300 in Emergency Rescue Specialty Equipment
\$163,246 in Fire Fighter Assigned Equipment
-\$234,736 in Remaining Fire Station #1 Debt

Land-use	Sq. Ft.	% of Total	CSF per KSF
Commercial/Service (sq.ft)	2,706,379	76.5%	60.40
Office/Professional (sq.ft)	829,382	23.5%	18.60
<b>Total</b>	<b>3,535,761</b>	<b>100.0%</b>	<b>79.00</b>

## CHAPTER 4: PARK LAND ACQUISITION AND PARK INFRASTRUCTURE IMPROVEMENTS

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This Chapter summarizes the City's existing inventory of parks and identifies the ratio of park land per resident allowable to be imposed under the Quimby Act (§66477 of the Government Code)<sup>4</sup> for residential developments involving the subdivision of land and the Mitigation Fee Act (§66000 of the Government Code) for the construction of residential developments not involving the subdivision of land. The existing per capita standard is then utilized to calculate the park dedication requirement for future residential development.

California's Quimby Act. Unlike the other facilities discussed in this Report, the California Government Code contains enabling legislation for the acquisition and development of community and neighborhood parks by a City. This legislation, codified as Section 66477 of the Government Code is commonly referred to as the Quimby Act and is contained within the State's Subdivision Map Act and thus limited in application to only those residential development application that involve a subdivision of land. The Act establishes criteria for charging new development for park facilities based on specific adopted park standards.

Allowable Park Standard Under §66477 of the Government Code, the City may charge new residential development based on a standard of 3.0 acres per 1,000 residents even if the City does not presently possess a ratio of 3.0 acres per 1,000 for the existing population. The Government Code also enables a city to charge development based on a standard higher than 3.0 acres (to a maximum of 5.0 acres) if the municipality can demonstrate that it currently exceeds the minimum benchmark ratio of 3.0 acres per 1,000 residents or has adopted standards or plans to exceed that amount. The maximum standard, for Quimby Act application, is capped at 5.0 acres per 1,000 residents.

The law states that "if the amount of existing neighborhood and community park area ... exceeds the [3 acres of park area per 1,000 person] limit ... the legislative body may adopt the calculated amount as a higher standard not to exceed 5 acres per 1,000 persons"<sup>5</sup>. Park fees may be required by the City provided that the City meets certain conditions including:

- The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park by the future inhabitants of the subdivision.
- The legislative body has adopted a General Plan containing a recreational element, and the park and recreational facilities are in accordance with definite principles and standards contained therein.

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<sup>4</sup> Adoption of a Quimby Act Fee requires a park "plan".

<sup>5</sup> California Government Code, Title 7, Division 2, Section 66447 (b).

- The city shall develop a schedule specifying how, when, and where it will use the land or fees, or both, to develop park or recreational facilities. Any fees collected under the ordinance shall be committed within five years after the payment of such fees.

However, the Quimby Act is contained within the Subdivision Map Act and is thus only applicable to the construction of detached dwellings *within a subdivision*, an uncommon prospect in Solana Beach given the paucity of large vacant parcels within the City. Thus RCS recommends a Mitigation Fee Act based development impact fee calculation based upon the existing ratio of park acres per 1,000 residents.

## EXISTING PARKS AND RECREATION SYSTEM

Intensive parks and recreational facilities constitute one of the City of Solana Beach's greatest challenges with respect to recreation and social facilities for both current and future residents. The provision of a well-planned park system, with a variation in the size and nature of facilities offered, is an important amenity to residents of any city. A mixture of passive and active uses with facilities and programs which appeal to a broad spectrum of potential park users is considered optimal in most urban cities. A city's park system often can be a major factor in selection of a place to live. The current acres dedicated to park use may serve well to meet the City's current needs. However if the number of park acre offerings currently available to City residents remains static at 14.47 acres, it may prove difficult to continue to meet the recreational demands of the community in light of even a relatively minor 13.35% increase in the City's population.

Future residential development, by increasing the City's population, will impact the City's park system by requiring additional active/passive sports fields and adequate space for other various non-athletic activities. Given the limited residential growth projected in this Report, the City still has a challenge to provide new facilities and park land to serve the recreational needs of these new residents. Without additional park land acquisition and continued development of currently owned but possibly underutilized park land, the City's parks can, on occasion, become overcrowded and overused, with the ultimate result becoming a negative experience for park users.

**The Purpose of the Fee.** The purpose of the fee is to maintain currently met standards by determining the cost of expanding the park-land and park related improvements by a proportional amount necessary to accommodate the added demands created by the construction of additional residential dwelling units through General Plan build-out at the existing (*de facto*) standard.

Existing Active/Passive Park and Activity Field Inventory. City residents have a modest amount of park and activity field space available for use<sup>6</sup>. Currently, the City has 14.47 acres of park land within its boundaries, most of it developed. The 8.61 acre Coast Rail Trail is the largest City-owned “park” representing over 59.5% of the City park system acreage and provides a limited amount of passive/active uses, primarily hiking. La Colonia Park, at 3.18 acres, provides that most space for active (sports) activities at 22% of the total available park space.

Table 4-1, following, is a summary of the park acreage available within the City’s limits.

Table 4-1  
Inventory of Owned and Developed Park Land

Park or Space Name	Park Acres
Tide Beach Access	0.07
Fletcher Cove Park	1.67
Seaside Sur Beach Access	0.14
La Colonia Park	3.18
Fletcher Cove Community Center Overlook	0.41
Coast Rail Trail	8.61
Overlook at Solana Beach/Tennis Club	0.18
Pacific Avenue Overlook at Ocean Street	0.03
Sun Valley Pocket Park	0.09
El Viento/Granados pocket Park	0.09
Total - Park Acres	14.47

City de facto Park Standard. Table 4-2 following is a comparison of the acreage of park offerings to the City of Solana Beach's current population and indicates that the City presently possesses a fairly modest standard of 1.038 acres of park land offerings per 1,000 residents, (14.47 acres ÷ [13,938 residents ÷ 1,000], rounded). The resulting park acres/1,000 resident's standard is less than the low end benchmark bench-mark of 3.0 acres per 1,000 persons contained in Section 66477 of the California Government Code (more commonly known as the Subdivision map Act) relating to dedication of parks.

<sup>6</sup> Admittedly, the list of park opportunities *does not* include the incalculable recreation/social interaction benefit of the 1.5 miles of pristine coastline available through Solana Beach which is no doubt a partial explanation the relatively low acres per 1,000 resident park standard.

Table 4-2  
Calculation of City Park Acre Standard

	Park Acres
Total Park Acres Available	14.47
Current City Population	13,938
Population Divided by 1,000	13.938
Park Acres per 1,000 Population	1.038

**The Use of the Fee.** The collected Mitigation Fee Act-based development impact fee receipts could be imposed, collected, and expended on the acquisition of *additional* park space and construction of *additional* park improvements that directly benefits new City residents or on creating enhancements to the existing park infrastructure, but would not be expended upon the rehabilitation of the any existing parks infrastructure. The collected park impact fee receipts could not be used for rehabilitation of any existing park infrastructure.

Table 4-3  
Calculation of Required  
Park Acres per Existing Park Land Standard

General Plan Anticipated Population Increase (Table 2-2)	1,861
Additional Population Divided by 1,000	1.861
Allowable Standard in Acres/1,000 Residents	1.038
Acres Required to Merely Maintain the Park Standard	1.932

Planned Park Improvements. In addition to improving any of the existing 14.47 improved park acres<sup>7</sup>, the City could acquire an additional 1.932 park acres, per Table 4-3, and develop these new parks to serve the additional 1,861 residents anticipated at General Plan build-out.

The limited 1.932 acres provides few differing park configurations unless constructed contiguous to an existing park. The 1.9 acres cannot support a recreational ball field much less a competitive ball field or any other active sports field. In fact, there may not be any opportunity to acquire additional park land at all. A mini or *pocket* park is the smallest of the parks designations and though generally not planned due to higher maintenance costs, are usually the result of acquiring an unusual parcel of land or sometimes one based upon local historical significance.

<sup>7</sup> The Quimby Act does allow for the use of receipts raised by the adoption of a Quimby Act park Impact Fee to be used for rehabilitation of existing park configurations.

## CALCULATION OF IMPACT COSTS

Once a per capita standard for parks is determined, the cost of residential development's impact on the City's park system can then be computed as follows.

**Park Land Acquisition Costs.** Land costs will vary significantly from one park to another. Given the high cost of land in the Solana Beach area, and that the resulting park land development impact fee is a function of the cost of land. However, City staff has provided some direction in the form of the cost of a recent 28,978 square foot land acquisition at some \$2.8 million resulting in a staggering \$96.63 per square foot. RCS staff recommends using 50% of that figure based upon the assumption that parcels that may be difficult to privately develop may be the only parcels available to the City.

**Park Improvement Construction Costs.** Park improvement construction costs are estimated to be approximately \$446,997 per acre. This figure is detailed in Appendix B and is based upon actual costs per types of park improvement (i.e. benches, restrooms, etc.) and the number of those units per acre and type of park updated to more current costs by the Engineering News Record. Dedicated Public Use Facilities have not included as a component within this cost calculation (see Chapter 5).

**The Relationship Between the Use of the Fee and the Type of Development Paying the Fee.** The fee will be used to expand the amount of park offerings in proportions consistent with the average persons per dwelling by type of residential dwelling. Park offerings would be expanded in the following amounts following, by type of residential dwelling as different types of residential dwellings generally have differing numbers of people dwelling in them. Table 2-2 within Chapter 2 calculated the average number of residents per type of dwelling. Census data indicates the following occupancy statistics for the City. Table 4-4 restates these following:

Table 4-4  
Average Residential Density  
Persons per Type of Residential Unit  
per Table 2-3

Detached Dwelling Units	2.590 Persons/Dwelling Unit
Attached Dwelling Units	1.874 Persons/Dwelling Unit
Single Room Addition	1.00 Persons/Room Addition

**The Relationship Between the Need for the Facility and the Type of Development Project.** Residential development creates housing for additional residents who are likely to use the existing facilities, thus by limiting the access to existing resident. An impact fee can be used to maintain the existing standards to protect the access to existing park offerings to



the City existing residents. The relationship is based upon the average number of persons that reside in the various types of residential construction.

**The Relationship Between the Amount of the Fee and the Cost of the Portion of the Facility Attributed to the Development Project.** Schedule 4.1 identifies the costs involved in the pro-rata expansion of the City's park-related infrastructure. One additional resident generates additional park infrastructure costs of \$2,184.58 for park land acquisition and \$484.74 for park infrastructure improvements. The resulting development impact fees are based upon these costs per individual resident multiplied by the average number of residents residing in each of the two major types of dwelling unit.

Average Cost per Type of Dwelling Unit. Schedule 4.1 further calculates the cost from a per resident to a per of dwelling unit type basis. A detached dwelling incurs costs of \$6,913 per unit (\$5,658 for land acquisition and \$1,255 for park improvements construction) based upon 2.590 residents and \$5,002 per attached dwelling unit (\$4,094 for land acquisition and \$908 for park improvements construction) with 1.874 residents. A single room addition<sup>8</sup>, generally assumed to support one person, would require a DIF imposition of \$2,670 for that one room addition (\$2,185 for land acquisition and \$485 for park improvements construction).

Table 4-5  
Summary of Park Development Fees for  
Residential Dwelling Construction

DIF Land-use Type	Development Impact Cost
Detached Dwelling Unit	\$6,913/Unit
Attached Dwelling Unit	\$5,002/Unit
Single Room Addition	\$2,670/Unit

For greater ease in application of the impact fee on a single room addition, a single room appropriate for living in, it is assumed that a single room addition will be a generous 144 square feet (at 12' X 12'). Table 4-6, following, converts the detached dwelling unit cost to a square foot impact fee.

<sup>8</sup> Defined as any room addition that appears to be able to serve as a bedroom, thus excluding well-defined kitchens, living rooms, bathrooms, etc.

Table 4-6  
Conversion of Dedicated Park Land Acquisition and Park Improvements  
Impact Fee to a Square Foot Application

Single Room Addition	\$2,670
Designated Average Bedroom Addition	144
Cost per Square Foot of Bedroom Addition	\$18.54

The development impact costs for detached dwelling residential development involving the subdivision of land, as identified in Table 4-4, should be adopted under the auspices of the Government Code § 66000 Mitigation Fee Act supported DIF<sup>9</sup>.

Findings Required for Development Impact Fees Imposed upon Developments Not Requiring Sub-division. As stated earlier the Quimby Act exists within the State's Sub-division Map Act and developments not requiring a sub-division are not subject to requirements of that Act. Proposals not requiring subdivision are adopted within the Mitigation Fee Act (Government Code §66000) and thus require findings identified within that code. Those findings have been incorporated within the chapter text.

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#### RECAP OF POTENTIAL PARK LAND ACQUISITION AND PARK INFRASTRUCTURE DEVELOPMENT IMPACT FEES

Residential Housing – In order to maintain the City's existing park acre per 1,000 residents, the City should adopt Schedule 4.1 for Park Land Acquisition and Park Improvements for the two basic residential land-uses and the single room addition cost.

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END OF CHAPTER TEXT

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<sup>9</sup> This is required because the Quimby Act is referenced in the State Subdivision Code

**Schedule 4.1**

**City of Solana Beach**

**2017-18 Development Impact Cost Calculation**

**Park Land Acquisition and Park Facilities Development**

**(Quimby and Mitigation Act Calculation)**

Park Name	Acres Owned or LT Lease	Developed/Constructed Acres
Tide Beach Access	0.07	0.07
Fletcher Cove Park	1.67	1.67
Seascape Sur Beach Access	0.14	0.14
La Colonia Park (County)	3.18	3.18
Fletcher Cove Community Center Overlook	0.41	0.41
Coast Rail Trail	8.61	8.61
Overlook at Solana Beach & Tennis Club	0.18	0.18
Pacific Avenue Overlook at Ocean Street	0.03	0.03
Sun Valley Pocket Park	0.09	0.09
El Viento/Granados Pocket Park	0.09	0.09
<b>Total Park Acres</b>	<b>14.47</b>	<b>14.47</b>
<b>Total Acres</b>	<b>14.47</b>	<b>14.47</b>
<b>Current City Population</b>	<b>13,938</b>	<b>13,938</b>
<b>Population Divided by 1,000</b>	<b>13.938</b>	<b>13.938</b>
<b>Current Standard of Acre/1,000 Population</b>	<b>1.038</b>	<b>1.038</b>
<b>Acres/1,000 Population Standard</b>	<b>1.038</b>	<b>1.038</b>
<b>Construction Cost per Acre</b>		<b>\$466,997</b>
<b>Land Acquisition Cost per Acre</b>	<b>\$2,104,601</b>	
<b>Total Cost per Acre</b>	<b>\$2,104,601</b>	<b>\$466,997</b>
<b>Cost X 3.0 Acre/1,000 Residents Standard</b>	<b>\$2,184,576</b>	<b>\$484,743</b>
<b>Population Served by Standard</b>	<b>1,000.00</b>	<b>1,000.00</b>
<b>Acquisition/Construction Cost per Resident</b>	<b>\$2,184.58</b>	<b>\$484.74</b>

	Occupants/Dwelling	Land Acquisition	Park Construction	Total Park Costs
<b>Cost per Additional Resident</b>		<b>\$2,184.58</b>	<b>\$484.74</b>	<b>\$2,669.32</b>
<b>Detached Dwellings (units)</b>	<b>2.590</b>	<b>\$5,658</b>	<b>\$1,255</b>	<b>\$6,913</b>
<b>Attached Dwellings (units)</b>	<b>1.874</b>	<b>\$4,094</b>	<b>\$908</b>	<b>\$5,002</b>
<b>Single Room Addition</b>	<b>1.000</b>	<b>\$2,185</b>	<b>\$485</b>	<b>\$2,670</b>
<b>Single Bedroom Addition</b>				<b>\$2,670</b>
<b>Average Bedroom Size</b>				<b>144</b>
<b>Cost per Square Foot</b>				<b>\$18.54</b>

## CHAPTER 5: DEDICATED PUBLIC USE FACILITIES DEVELOPMENT

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This important component of the City’s offerings to its citizens has been removed from the Park Land and Park Improvements DIF category and created as a separate DIF infrastructure category. This has been undertaken for three reasons.

First, few parks contain a dedicated public use center. Secondly, it is difficult to ensure that the cost for such a facility is properly included in the average park development cost per acre. Lastly and perhaps most importantly, it has been the experience of RCS staff, that when the cost for Dedicated Public Use Facilities is included as a cost of park development, these facilities simply do not get built. This is because the park impact fee revenues get used on the costly demand for turfed park acres with sports or passive-use park improvements.

The Existing System. The City has a number of facilities currently dedicated for use as dedicated public use facilities. Such facilities are available to community groups and individuals for meetings and other civic functions. This category of buildings differs from *General Facilities*, which are those used by the City staff to undertake their municipal service duties (City Hall as an example).

Table 5-1 shows the City’s existing *Dedicated Public Use Facilities*.

Table 5-1  
Inventory of Existing Dedicated Public Meeting Facilities

Dedicated Public Use Facility	Square Feet
Fletcher Cove Community Center	1,232
Heritage Museum	724
La Colonia Community Center	4,375
Total – Dedicated Public Use Square Feet	6,331

Based upon an existing State Department of Finance 2018 City population of 13,938, the 6,331 square feet creates a very modest standard of 0.454 square feet per resident. This standard indicates that the City has probably not had a great many opportunities in its relatively short life of 32 years with which to acquire more dedicated public use facility space for the City’s public groups and residents. Table 5-2, following, demonstrates the calculation establishing the square foot standard:

Table 5-2  
Calculation of Public Use Facilities  
Square Foot Standard

Public Meeting Space Square Feet	6,331
Current City Population	13,938
Square Foot per Resident Standard	0.454

Demand Upon Infrastructure Created by the Development of Underdeveloped or Undeveloped Parcels. Simply stated, additional residential dwelling units will increase the population, placing greater demands for use of a static amount of public use facilities. The construction of a detached dwelling unit will create, on average, 2,590 potential new community center users. The addition of a new attached dwelling will create on average 1,874 potential new users. The construction of a room addition is assumed to add one potential new user.

Table 5-3, following, demonstrates the calculation of the number of additional square feet required to merely *maintain* the existing dedicated public use facilities standard:

Table 5-3  
Square Feet of Additional Dedicated Public Use Space  
Required to Maintain Existing Standard

Residential DIF Land-Use Type	Number of Units Anticipated	Persons per Dwelling	Population Generated
Detached Dwelling Units	557	2,590	1,443
Attached Dwelling Units	223	1,874	418
Additional City Residents from Added Dwelling Units			1,861
Square Foot per Person Existing Standard			0.454
Public Use Facilities S.F. Required to Maintain Standard			845

**The Purpose of the Fee.** The purpose of the fee is to determine the cost of expanding the dedicated public use type facilities by some number of square feet needed to meet the added demands created by the construction of additional residential dwelling units. It should be noted that 845 square feet of dedicated public use facilities may not meet all of the needs of the General Plan build-out community and that additional square feet beyond that and financed by this impact fee may be desired by the community. The reference to the 845 square feet indicates only the amount of additional public use facilities square feet that could be financed by DIFs to merely maintain the existing level of service.

**The Use of the Fee.** The fee, if adopted, would be imposed, collected, and expended on the construction of additional dedicated public use space that benefits City of Solana Beach residents, but *not* for the rehabilitation of any existing dedicated public use facility.

**The Relationship Between the Need for The Fee and The Type of Development Project.**

Different types of residential dwellings generally have differing amounts of people dwelling in them. Census data indicates the following residential dwelling occupancy statistics (Table 2-2) for the City:

Detached Dwelling Units .....	2.590 Persons/Unit
Attached Dwelling Units .....	1.874 Persons/Unit
Single Room Addition .....	1.000 Persons/Unit

**The Relationship Between the Use of the Fee and the Type of Development Paying the Fee.**

The fee will be used to expand the amount of dedicated public use facility square feet in proportions consistent with the average persons per dwelling. Dedicated public use facilities would be expanded in the following amounts following, by type of residential dwelling:

Detached Dwelling Unit....	2.590 Persons per Unit X 0.454 Square Feet = 1.176 Square Feet
Attached Dwelling Unit.....	1.874 Persons per Unit X 0.454 Square Feet = 0.851 Square Feet
Single Room Addition.....	1.000 Persons per Unit X 0.454 Square Feet = 0.454 Square Feet

**Amount of the Facility Attributed to the Development Project.** The cost of adding 0.454 square feet of building space per person is roughly \$247 based upon a \$543.38 per square foot (\$525.00 for construction and \$18.38 for interior furnishings). A detached dwelling unit with 2.590 persons would require 1.176 square feet of public meeting space at a cost of \$640 (1.176 square feet X \$543.38 per square foot, rounded). An attached dwelling unit requires 0.851 square feet of public meeting space at a cost of about \$463 (0.851 square feet X \$543.38 per square foot). Table 5-4, following, indicates the proposed Dedicated Public Use DIF. A single room addition is assumed to support one additional resident at \$247.00.

Table 5-4  
Summary of Dedicated Public Use Facilities Impact Fee

DIF Land-use Type	Impact Fee Per Unit
Detached Dwelling Unit	\$640
Attached Dwelling Unit	\$463
Single Room Addition	\$247

For ease in computation the single room addition is assumed to be 144 square feet (also at a generous at 12' feet by 12"). Table 5-5 converts this cost to a square foot fee.

Table 5-4  
Conversion of Dedicated Public Use Facilities Impact Fee  
to a Square Foot Application

Single Room Addition	\$247
Designated Average Bedroom Addition	144
Cost per Square Foot of Bedroom Addition	\$1.72

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RECAP OF POTENTIAL PARK LAND ACQUISITION AND PARK INFRASTRUCTURE  
DEVELOPMENT IMPACT FEES

Residential Housing – The City could adopt Schedule 5.1 for dedicated Public Use Facilities for the two basic residential land-uses and single room addition and ADU's.

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END OF CHAPTER TEXT

**Schedule 5.1**

**City of Solana Beach**

**2017-18 Development Impact Cost Calculation  
Dedicated Public Use Facilities**

		Public Use Facility S.F.
Fletcher Cove Community Center		1,232
Heritage Museum		724
La Colonia Community Center		4,375
<b>Total Dedicated Public Use Square Feet</b>		<b>6,331</b>
Current Population		13,938
Square Foot of Public Use Facility Space per Resident		0.454
Public Use Facility Construction per Square Foot		\$525.00
Interior Furnishings		\$18.38
Land Acquisition and Construction per Square Foot		\$543.38
Cost per Public Use Facility Square Foot		\$543.38
Existing Public Use Facility Standard		0.454
Public Use Facility Construction Cost per Resident (rounded)		\$247
Public Use Facility Cost per Land Use Residential Dwelling Unit	Density per Dwelling Unit	Public Use Facility Cost
Detached Dwellings (units)	2.590	\$640
Attached Dwellings (units)	1.874	\$463
Single Room Addition	1.000	\$247
Single Bedroom Addition		\$247
Average Bedroom Size		144
Cost per Square Foot		\$1.72



## APPENDIX A – PARK CONSTRUCTION AVERAGE COST

ENR at January 2001	6281
ENR Construction Cost Index	9972
ENR Percent Increase	158.76%

	2003	Unit	ENR %	Current Cost	Unit
Public Imps, Road/curb, gutter, etc.	\$121	Linear Foot	158.8%	\$192.11	Linear Foot
Large Park Grading/Irrigation/Turf	\$25,500	Acre	158.8%	\$40,480	Acre
Small Park Grading/Irrigation/Turf	\$30,800	Acre	158.8%	\$48,580	Acre
<b>Plant Material:</b>					
Trees-5, 24 Gallon Box/Acre	\$200.00	Each	158.8%	\$317.53	Each
Trees-15, 15 Gallon/Acre	\$100.00	Each	158.8%	\$158.76	Each
Shrubs-10, Five Gallon	\$19.00	Each	158.8%	\$30.17	Each
Shrubs-30, One Gallon	\$7.00	Each	158.8%	\$11.11	Each
<b>Play apparatus</b>					
Play Apparatus - Large	\$120,000	Lot	158.8%	\$190,520	Lot
Large Apparatus Curbing, 450'	\$18.50	Linear Foot	158.8%	\$29.37	Linear Foot
Play Apparatus - Medium	\$80,000	Lot	158.8%	\$127,010	Lot
Medium Apparatus Curbing, 375'	\$18.50	Linear Foot	158.8%	\$29.37	Linear Foot
Play Apparatus - Small	\$40,000	Lot	158.8%	\$63,510	Lot
Small Apparatus Curbing, 225'	\$18.50	Linear Foot	158.8%	\$29.37	Linear Foot
Apparatus Safety Surface	\$2.50	Square Foot	158.8%	\$3.97	Square Foot
<b>Buildings:</b>					
Restroom - Small	\$60,450	Each	158.8%	\$95,970	Each
Restroom - Large	\$102,300	Each	158.8%	\$162,420	Each
Electrical Service Extension	\$15,000	Each	158.8%	\$23,810	Each
Equipment Storage Facility	\$55,800	Each	158.8%	\$88,590	Each
Combined Restroom/Concession	\$167,400	Each	158.8%	\$265,770	Each
<b>Parking Lot</b>					
Parking Space 4* A.C. W/6* Rock Base	\$1,627.50	Space	158.8%	\$2,583.89	Square foot
V-gutter	\$7.44	Linear Foot	158.8%	\$11.81	Linear Foot
Drain Inlet	\$744	Each	158.8%	\$1,181.21	Each
Drain Inlet Connector	\$1,209	Each	158.8%	\$1,919.46	Each
Storm Drainage Collection Line	\$18.00	Linear Foot	158.8%	\$28.58	Linear Foot
Drive Approach	\$1,674	Each	158.8%	\$2,658.00	Each
Perimeter Curbing	\$9.30	Linear Foot	158.8%	\$14.77	Linear Foot
Parking Lot Striping	\$0.28	Linear Foot	158.8%	\$0.44	Linear Foot
Exterior Street Lighting Standards	\$1,674	Each	158.8%	\$2,658.00	Each
Lot Signage	\$186	Lot	158.8%	\$295.30	Lot
<b>Storm Drainage Facilities (in park)</b>					
Inlets	\$744	Each	158.8%	\$1,180	Each
Connections	\$1,209	Each	158.8%	\$1,920	Each
Lateral (to arterial)	\$18.00	Linear Foot	158.8%	\$28.58	Linear Foot
<b>Sewer Facilities</b>					
Connection to Arterial	\$1,860	Lot	158.8%	\$2,950	Lot
Line in Street	\$14.50	Linear Foot	158.8%	\$23.02	Linear Foot
Line in Park	\$12.50	Linear Foot	158.8%	\$19.85	Linear Foot
Fire Hydrant	\$2,790	Each	158.8%	\$4,430	Each
<b>Park Lighting</b>					
Walkway Lighting Standards	\$1,256	Each	158.8%	\$1,990	Each
Duct Work/Wiring	\$767	Each	158.8%	\$1,220	Each
Walkway Electrical Wiring	\$15	Linear Foot	158.8%	\$20	Each
<b>Water Facilities</b>					
3" Meter	\$1,860	Each	158.8%	\$2,950	Each
#* Backflow Device	\$2,325	Each	158.8%	\$3,690	Each
Line in Street	\$11.16	Linear Foot	158.8%	\$20	Linear Foot

Appendix A – Park Construction Average Cost

	2003	Unit	ENR %	Current Cost	Unit
Water Fountains	\$651.00	Each	158.8%	\$1,030	Each
Fountain Lines in Park	\$11.16	Linear Foot	158.8%	\$20	Linear Foot
<b>Benches/Tables</b>					
Concrete Picnic Tables	\$750	Each	158.8%	\$1,190	Each
7' x 10' Cement Table Pads	\$1,050	Each	158.8%	\$1,670	Each
Individual BBQ Grills	\$326	Each	158.8%	\$517.57	Each
Concrete Benches	\$325	Each	158.8%	\$515.98	Each
3' x 6' Concrete Bench Pads	\$270	Each	158.8%	\$428.66	Each
Bleachers	\$3,255	Each	158.8%	\$5,170	Each
Large Covered Picnic Ramada	\$57,660	Each	158.8%	\$91,540	Each
Individual Covered Picnic Pad	\$13,950	Each	158.8%	\$22,150	Each
User Electrical Service	\$9,300	Each	158.8%	\$14,770	Each
Electrical Service per Group area	\$1,163	Each	158.8%	\$1,850	Each
<b>Game Courts</b>					
Basketball Courts	\$50,350	Each	158.8%	\$79,940	Each
Basketball Court Lighting	\$32,550	Each	158.8%	\$51,680	Each
Fenced Tennis Courts	\$55,800	Each	158.8%	\$88,590	Each
Tennis Court Lighting	\$32,550	Each	158.8%	\$51,680	Each
Baseball Field - Competitive	\$46,500	Each	158.8%	\$73,830	Each
Ballfield Lighting	\$186,000	Per two fields	158.8%	\$295,300	Per two fields
Baseball Field - Recreational	\$13,950	Each	158.8%	\$22,150	Each
Soccer Field (crowned)	\$16,740	Each	158.8%	\$26,580	Each
Skatepark	\$17.50	Square Foot	158.8%	\$27.80	Each
<b>Pedestrian Walkway</b>					
5' wide	\$75.00	Linear Foot	158.8%	\$119.07	Linear Foot
6' wide	\$81.00	Linear Foot	158.8%	\$128.60	Linear Foot
9' wide	\$108.00	Linear Foot	158.8%	\$171.47	Linear Foot
Miscellaneous Flatwork	\$15.00	Square Foot	158.8%	\$23.81	Linear Foot
Small Park Signage	\$4,650	Lot	158.8%	\$7,380	Lot
Large Park Signage	\$15,000	Lot	158.8%	\$23,810	Lot
Bike Rack/Pad	\$1,395	Each	158.8%	\$2,210	Each
Natural (Lake, Grove, etc)	\$375,000	Each	158.8%	\$595,370	Each
Small concrete stage	\$29,060	Each	158.8%	\$46,140	Each
Medium Amphitheater/bandshell	\$139,500	Each	158.8%	\$221,480	Each

Total Cost	
Total Acres	
Average Cost per Acre	
Total Cost per Park	
Number of Parks	15.00
Total Cost of Parks	\$70,049,529
Total Improved Park Acres	150.00
Average Construction Cost per Park Acre	\$466,996.86

Appendix A – Park Construction Average Cost

	5 Acre Neighborhood		15 Acre Community Park	
Public Imps, Road/curb, gutter, etc.	1,680	\$322,745	3,360	\$645,490
Large Park Grading/Irrigation/Turf	0	\$0	15	\$607,200
Small Park Grading/Irrigation/Turf	5	\$242,900	0	\$0
<b>Plant Material:</b>				
Trees-5, 24 Gallon Box/Acre	25	\$7,938	75	\$23,815
Trees-15, 15 Gallon/Acre	75	\$11,907	225	\$35,721
Shrubs-10, Five Gallon	50	\$1,509	150	\$4,526
Shrubs-30, One Gallon	150	\$1,667	450	\$5,000
<b>Play apparatus</b>				
Play Apparatus - Large	0	\$0	1	\$190,520
Large Apparatus Curbing, 450'	0	\$0	450	\$13,217
Play Apparatus - Medium	1	\$127,010	2	\$254,020
Medium Apparatus Curbing, 375'	375	\$11,014	750	\$22,028
Play Apparatus - Small	0	\$0	2	\$127,020
Small Apparatus Curbing, 225'	0	\$0	450	\$13,217
Apparatus Safety Surface	8,789	\$34,892	36,562	\$145,151
<b>Buildings:</b>				
Restroom - Small	0	\$0	1	\$95,970
Restroom - Large	0	\$0	1	\$162,420
Electrical Service Extension	0	\$0	2	\$47,620
Equipment Storage Facility	0	\$0	0	\$0
Combined Restroom/Concession	0	\$0	1	\$265,770
<b>Parking Lot</b>				
Parking Space 4' A.C. W/6" Rock Base	8	\$20,671	150	\$387,584
V-gutter	96	\$1,134	1,800	\$21,258
Drain Inlet	1	\$1,181	8	\$9,859
Drain Inlet Connector	1	\$1,919	8	\$14,396
Storm Drainage Collection Line	144	\$4,116	2,700	\$77,166
Drive Approach	1	\$2,858	4	\$10,632
Perimeter Curbing	490	\$7,237	3,600	\$53,172
Parking Lot Striping	80	\$35	1,500	\$660
Exterior Street Lighting Standards	4	\$10,632	18	\$47,844
Lot Signage	1	\$295	3	\$886
<b>Storm Drainage Facilities (in park)</b>				
Inlets	2	\$2,360	30	\$35,400
Connections	2	\$3,840	6	\$11,520
Lateral (to arterial)	1,050	\$30,009	4,725	\$135,041
<b>Sewer Facilities</b>				
Connection to Arterial	0	\$0	2	\$5,900
Line in Street	0	\$0	120	\$2,762
Line in Park	0	\$0	630	\$12,506
Fire Hydrant	1	\$4,430	4	\$17,720
<b>Park Lighting</b>				
Walkway Lighting Standards	0	\$0	252	\$501,480
Duct Work/Wiring	3	\$3,660	12	\$14,640
Walkway Electrical Wiring	0	\$0	13,120	\$262,400
<b>Water Facilities</b>				
3" Meter	1	\$2,950	1	\$2,950
#" Backflow Device	1	\$3,690	1	\$3,690
Line in Street	1,320	\$26,400	120	\$2,400

Appendix A – Park Construction Average Cost

	5 Acre Neighborhood		15 Acre Community Park	
Water Fountains	1	\$1,030	8	\$8,240
Fountain Lines in Park	200	\$4,000	1,000	\$20,000
<b>Benches/Tables</b>				
Concrete Picnic Tables	4	\$4,760	60	\$71,400
7' x 10' Cement Table Pads	4	\$6,680	60	\$100,200
Individual BBQ Grills	2	\$1,035	30	\$15,527
Concrete Benches	4	\$2,064	30	\$15,479
3' x 6' Concrete Bench Pads	4	\$1,715	30	\$12,860
Bleachers	0	\$0	0	\$0
Large Covered Picnic Ramada	0	\$0	2	\$183,080
Individual Covered Picnic Pad	4	\$88,600	20	\$443,000
User Electrical Service	0	\$0	2	\$29,540
Electrical Service per Group area	1	\$1,850	6	\$11,100
<b>Game Courts</b>				
Basketball Courts	0	\$0	2	\$159,880
Basketball Court Lighting	0	\$0	0	\$0
Fenced Tennis Courts	0	\$0	2	\$177,180
Tennis Court Lighting	0	\$0	0	\$0
Baseball Field - Competitive	0	\$0	0	\$0
Ballfield Lighting	0	\$0	0	\$0
Baseball Field - Recreational	1	\$22,150	6	\$132,900
Soccer Field (crowned)	0	\$0	0	\$0
Skatepark	0	\$0	14,400	\$400,320
<b>Pedestrian Walkway</b>				
5' wide	1,680	\$200,038	1,680	\$200,038
6' wide	1,680	\$216,048	1,680	\$216,048
9' wide	0	\$0	2,940	\$504,122
Miscellaneous Flatwork	500	\$11,905	8,500	\$202,385
Small Park Signage	1	\$7,380	0	\$0
Large Park Signage	0	\$0	1	\$23,810
Bike Rack/Pad	2	\$4,420	9	\$19,890
Natural (Lake, Grove, etc)	0	\$0	1	\$695,370
Small concrete stage	1	\$46,140	2	\$92,280
Medium Amphitheater/bandshell	0	\$0	1	\$221,480
		\$1,508,614		\$8,145,700
		5		15
		\$301,723		\$543,047
		\$1,508,614		\$8,145,700
		9		3
		\$13,577,526		\$24,437,100
		45		45

Appendix A – Park Construction Average Cost

20 Acre Sports Park		
Public Imps, Road/curb, gutter, etc.	3,780	\$726,176
Large Park Grading/Irrigation/Turf	20	\$809,600
Small Park Grading/Irrigation/Turf	0	\$0
Plant Material:		
Trees-5, 24 Gallon Box/Acre	50	\$15,877
Trees-15, 15 Gallon/Acre	300	\$47,628
Shrubs-10, Five Gallon	100	\$3,017
Shrubs-30, One Gallon	300	\$3,333
Play apparatus		
Play Apparatus - Large	1	\$190,520
Large Apparatus Curbing, 450'	450	\$13,217
Play Apparatus - Medium	1	\$127,010
Medium Apparatus Curbing, 375'	375	\$11,014
Play Apparatus - Small	1	\$63,510
Small Apparatus Curbing, 225'	225	\$6,608
Apparatus Safety Surface	24,609	\$97,698
Buildings:		
Restroom - Small	1	\$95,970
Restroom - Large	1	\$162,420
Electrical Service Extension	2	\$47,620
Equipment Storage Facility	1	\$88,590
Combined Restroom/Concession	2	\$531,540
Parking Lot		
Parking Space 4" A.C. W/6" Rock Base	400	\$1,033,556
V-gutter	4,800	\$56,688
Drain Inlet	20	\$23,624
Drain Inlet Connector	20	\$38,389
Storm Drainage Collection Line	7,200	\$205,776
Drive Approach	6	\$15,948
Perimeter Curbing	9,600	\$141,792
Parking Lot Striping	4,000	\$1,760
Exterior Street Lighting Standards	20	\$53,160
Lot Signage	3	\$886
Storm Drainage Facilities (in park)		
Inlets	40	\$47,200
Connections	8	\$15,360
Lateral (to arterial)	6,300	\$180,054
Sewer Facilities		
Connection to Arterial	2	\$5,900
Line in Street	120	\$2,762
Line in Park	630	\$12,506
Fire Hydrant	5	\$22,150
Park Lighting		
Walkway Lighting Standards	235	\$468,048
Duct Work/Wiring	5	\$6,100
Walkway Electrical Wiring	8,830	\$176,600
Water Facilities		
3" Meter	1	\$2,950
#" Backflow Device	1	\$3,690
Line in Street	120	\$2,400

Appendix A – Park Construction Average Cost

20 Acre Sports Park		
Water Fountains	12	\$12,360
Fountain Lines in Park	1,000	\$20,000
<b>Benches/Tables</b>		
Concrete Picnic Tables	30	\$35,700
7' x 10' Cement Table Pads	30	\$50,100
Individual BBQ Grills	10	\$5,176
Concrete Benches	15	\$7,740
3' x 6' Concrete Bench Pads	15	\$6,430
Bleachers	14	\$72,380
Large Covered Picnic Ramada	0	\$0
Individual Covered Picnic Pad	4	\$88,600
User Electrical Service	1	\$14,770
Electrical Service per Group area	4	\$7,400
<b>Game Courts</b>		
Basketball Courts	4	\$319,760
Basketball Court Lighting	4	\$206,720
Fenced Tennis Courts	6	\$531,540
Tennis Court Lighting	6	\$310,080
Baseball Field - Competitive	6	\$442,980
Ballfield Lighting	4	\$1,181,200
Baseball Field - Recreational	0	\$0
Soccer Field (crowned)	4	\$106,320
Skatepark	21,600	\$600,480
<b>Pedestrian Walkway</b>		
5' wide	1,050	\$125,024
6' wide	1,050	\$135,030
9' wide	3,780	\$648,157
Miscellaneous Flatwork	4,000	\$95,240
Small Park Signage	0	\$0
Large Park Signage	1	\$23,810
Bike Rack/Pad	12	\$26,520
Natural (Lake, Grove, etc)	0	\$0
Small concrete stage	1	\$46,140
Medium Amphitheater/bandshell	0	\$0

\$10,678,301
20
\$533,915
\$10,678,301
3
\$32,034,903
60

**ORDINANCE NO. 492**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA ADDING CHAPTER 15.60 TO IMPOSE A FIRE MITIGATION IMPACT FEE PURSUANT TO THE CALIFORNIA MITIGATION FEE ACT**

**WHEREAS**, the City of Solana Beach has identified the need for additional fire suppression/rescue facilities, vehicles and equipment to adequately serve projected future growth and redevelopment within the incorporated city limits; and

**WHEREAS**, an impact fee is a commonly used and well-accepted means of mitigating the impacts created by future growth. Public agencies regularly impose impact fees on new development to fund a variety of public facilities, including roads, sewer and water facilities, libraries, parks, and schools; and

**WHEREAS**, recent surveys of local and regional agencies in California indicate that most agencies impose some form of fire mitigation development impact fee (FMIF); and

**WHEREAS**, the California Mitigation Fee Act authorizes local agencies to impose impact fees upon making certain findings; and

**WHEREAS**, the purpose of the FMIF is to maintain currently met standards by determining the cost of an additional response vehicle, the construction of a storage building for the vehicle, and the investment in a traffic signal preemption system to better manage response time.

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

Section 1. All of the above statements are true.

Section 2. Chapter 3.20 – Fire Mitigation Fee, and all subchapters, are hereby removed from the Solana Beach Municipal Code.

Section 3. Chapter 15.60 is hereby added to the Solana Beach Municipal Code (“SBMC”) to provide as follows:

15.60.010 - Title.

This chapter shall be known as the Fire Mitigation Impact Fee (FMIF) Ordinance and may be cited as such.

15.60.020 - Authority.

This chapter is enacted pursuant to the Mitigation Fee Act, California Government Code Section 66000 et seq.

15.60.030 - Intent and purpose.

The purpose of this chapter is to make provision for assessing and collecting fire mitigation impact fees as a condition of project approval of a subdivision map or prior to issuance of a development permit, including a building permit, in order to fund the additional fire equipment and facility that helps mitigate the additional demand.

The fees collected pursuant to this chapter are to fund additional fire equipment and emergency response vehicles, a vehicle storage facility, a traffic preemption equipment system, and if needed, the expansion of the existing station (to increase the response capacity of that station). Additional fire suppression/rescue capabilities are planned to come on-line, as needed, as development creates anticipated increases in detached and attached units, and increases in square feet for retail/service, office, industrial and institutional uses and some additional commercial lodging rooms per the General Plan. The proposed additions are based upon anticipated new call demand and the relative distance from the existing stations.

15.60.040 - Findings.

The City Council of the City of Solana Beach, consistent with California Government Code Sections 66000 et seq., of the Mitigation Fee Act, finds that:

- A. **Purpose of the Fee.** The purpose of the FMIF is to maintain currently met standards by determining the cost of additional fire equipment, emergency response vehicles, the construction of a storage building for the vehicle, and the investment in a traffic signal preemption system to better manage response times and mitigate additional demand.
- B. **Use of the Fee.** The FMIF will be used to fund acquisition of additional fire equipment, emergency response vehicles, a storage building for the vehicles, a traffic preemption equipment system, and if needed, the expansion of the existing station (to increase the response capacity of that station in response to the anticipated cumulative impacts associated with future development and redevelopment within the City).
- C. **Reasonable Use (Benefit).** The FMIF will be used to ensure fire service response standards extended to new development are consistent with the fire response currently received by the City's existing citizens and business community. Additional construction and equipment acquisition will maintain the current level of service (LOS) for both existing residents and future citizens and businesses within the City of Solana Beach.



- D. **Reasonable Need (Burden).** The use of the FMIF is equivalent to the need for the fee. The FMIF would be collected as the development occurs (generally at building permit or some predetermined point in the process). As the development occurs, the impact is generated. The collected FMIF receipts would be put to use to acquire additional specialty equipment, emergency response vehicle and an additional building necessary to respond to those additional calls-for-service, without reducing the capability of responding to calls from the existing community.
- E. **Reasonable Apportionment.** The reasonable relationship between the FMIF for a specific development and the cost attributable to the development is based the costs involved in the pro-rata expansion of the City's fire suppression/rescue facilities, vehicles and equipment. The resulting development impact fees are based upon these costs distributed by land use demands and maintain proportionality with the existing development and existing inventory of fire suppression/rescue assets.

15.60.050 - Definitions.

The definitions set forth in this section shall govern the application and interpretation of this chapter:

"Applicant" means developer or person seeking a development permit.

"Building permit" means a permit required and issued by the City of Solana Beach.

"City" means the City of Solana Beach.

"City of Solana Beach Fire Mitigation Impact Fee Program" or "FMIF Nexus Report" is the fee study entitled "2018 Development Impact Fee (DIFs) Nexus and Calculation Report," dated July 2, 2018, approved and adopted by the City Council on November 28, 2018. This study may be changed or periodically updated by action of the City Council pursuant to Section 15.60.080 of this chapter. The City of Solana Beach fire mitigation impact fee program is maintained for public review in the community development department of the City of Solana Beach.

"Construction" means design, performance of estimates, environmental assessments and studies, determination of fees, acquisition of right-of-way, administration of construction contracts, and actual construction.

"Developer" means the owner or developer of a development seeking a development permit.

"Development permit" means any permit or approval from the City of Solana Beach including, but not limited to, a general plan amendment, zoning or rezoning of property, a conditional use permit, a development review permit, a coastal development permit, a variance permit, a structural development permit, subdivision map, parcel map, building permit, or any another permit for construction, reconstruction, or development.

"Development project" or "development" means any activity described in Section 66000 et seq., of the California Government Code.

"New development" means any development requiring a development permit excepting the rehabilitation and/or reconstruction of any legal residential structure and/or the replacement of a previously existing residential unit.

"Redevelopment" means any development project that results in additional dwelling units or square feet.

"Remodel" means changes, alterations and renovations within the existing structure of the building.

"FMIF" means fire mitigation impact fee.

"Fire suppression/rescue facilities, vehicles and equipment" means fire stations, training facilities, response fleet with specialty equipment, and specialty fire equipment.

15.60.060 - Application of chapter.

This chapter establishes the requirements for the FMIF for all new development and redevelopment within the City of Solana Beach. This chapter shall apply to all new development and redevelopment except as exempted by state or federal law, or as specifically exempted in this chapter. In cases where a development is specifically exempt by law from this chapter, but that development has cumulative fire mitigation impacts required to be mitigated by the California Environmental Quality Act (CEQA), the City can accept FMIF payment to mitigate cumulative impacts.

The FMIF is limited to providing funding in the amounts and for those improvements specified in the City of Solana Beach Fire Mitigation Impact Fee program. Nothing in this chapter shall restrict the ability of the City to require dedication of land, payment of fees or construction of improvements for needs other than, or in addition to, the improvements specified in the City of Solana Beach Fire Mitigation Impact Fee Program.

The requirement of this chapter shall apply to projects for which building permits are issued on or after the effective date of this ordinance. The PDIF shall be calculated for a development project at the earliest time a development permit is deemed complete.

15.60.070 – Fire mitigation impact fee requirement.

- A. Prior to the issuance of any building permit for new development or redevelopment in the City of Solana Beach, a fire mitigation impact fee shall be paid based upon the use of land set forth in the fee rate table included in the FMIF Nexus Report.
- B. The fee shall be paid before the issuance of building permits for each development project within the City of Solana Beach. No building permit shall be issued within the City of Solana Beach unless and until the FMIF has been paid in full. In the case of discretionary permits that will not involve a building permit, but which will involve new development, payment of the fee shall be recommended as a condition of permitting to the decision-making body that would approve such permit.
- C. Fees for single-family residential remodel projects shall not exceed 75% of the maximum FMIF.

15.60.080 - Annual adjustment of fees.

- A. The FMIF may be adjusted annually starting July 1, 2019, and on each July 1st thereafter, based on the following factors:
  - 1. The cost of construction based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index , not to exceed 2.5% annually.
  - 2. Changes in the type, size, location or cost of the acquisition of fire suppression/rescue facilities, vehicles and equipment, if any, to be financed by the FMIF, changes in land use designations in the City's general plan, and upon other sound engineering, financing, and planning information.
- B. Adjustments to the FMIF resulting from review of the factors above may be made by resolution amending the fee schedule and subject to compliance with the Mitigation Fee Act.
- C. Adjustments to the fees resulting from the annual review may be made by resolution amending the Fee Rate Tables contained in the FMIF Nexus Report and subject to the notice and public meeting requirements of Government Code Section 66016.

15.60.090 - Use of fee.

- A. The revenue raised by payment of the FMIF shall be placed in a separate and special account or fund in a manner to avoid any commingling with other revenues and funds of the City of Solana Beach; and, such revenues, along with any interest earnings on the account or fund, shall be used solely to:
1. Pay for the City's future acquisition of additional fire suppression/rescue facilities, vehicles and equipment described in the City of Solana Beach Fire Mitigation Impact Fee Program, or to reimburse the City for those described or listed facilities constructed by the City with funds advanced by the City from other resources; or
  2. Reimburse developers who have been required or permitted by Section 15.60.110 to install such listed facilities which are oversized with supplemental size, length, or capacity, relative to demand generated by the subject project; or
  3. Pay costs required for the administration of this chapter, including, but not limited to costs incurred in conducting hearings required by state law.
- B. The FMIF fund, including accrued interest, shall be subject to the all of the applicable provisions of Government Code Section 66000 et seq., as may be amended from time to time, including but not limited to the requirements for accounting, reporting and expenditure of the fund for the improvements specified in the City of Solana Beach Fire Mitigation Impact Fee Program.

15.60.100 - Fire suppression/rescue facilities, Vehicles and Equipment to be financed by the fee.

- A. The fire suppression/rescue facilities, vehicles and equipment to be financed by the fee established by this chapter are identified in the City of Solana Beach Fire Mitigation Impact Fee Program.
- B. The City Council may modify or amend the City of Solana Beach Fire Mitigation Impact Fee Program in order to maintain compliance with the City's General Plan.

15.60.120 - Exemptions.

The following development types shall be exempt for the application of the provisions of this chapter:

- A. City-owned facilities and buildings.
- B. Redevelopment that does not result in additional square feet.
- C. Single-family residential remodel projects which include fire sprinklers being added.

15.60.130 Refund of fees.

If a building permit or development permit expires, is cancelled, or is voided and if any fees paid pursuant to this chapter have not been expended and no construction has taken place pursuant to such building permit or development permit, the Director of Community Development shall, upon written request, refund the fee and any interest earned on the fee, less any administrative costs, to the applicant of record.

Section 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Chapter, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the 28th day of November, 2018; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the 12th day of December 2018, 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

**ORDINANCE NO. 493**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA ADDING CHAPTER 15.65 TO IMPOSE A PARK DEVELOPMENT IMPACT FEE PURSUANT TO THE CALIFORNIA MITIGATION FEE ACT**

**WHEREAS**, the City of Solana Beach has identified the need for additional park acquisition and park infrastructure development to adequately serve projected future growth and redevelopment within the incorporated city limits; and

**WHEREAS**, an impact fee is a commonly used and well-accepted means of mitigating the impacts created by future growth. Public agencies regularly impose impact fees on new development to fund a variety of public facilities, including roads, sewer and water facilities, libraries, parks, and schools; and

**WHEREAS**, recent surveys of local and regional agencies in California indicate that most agencies impose some form of park development impact fee (PDIF); and

**WHEREAS**, the California Mitigation Fee Act authorizes local agencies to impose impact fees upon making certain findings; and

**WHEREAS**, the purpose of the PDIF is to maintain currently met standards by determining the cost of expanding the park land and park related improvements by a proportional amount necessary to accommodate the added demands created by the construction of additional residential dwelling units through General Plan build-out at the existing standard.

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

Section 1. All of the above statements are true.

Section 2. Chapter 15.65 is hereby added to the Solana Beach Municipal Code ("SBMC") to provide as follows:

15.65.010 - Title.

This chapter shall be known as the Park Development Impact Fee ("PDIF") Ordinance and may be cited as such.

15.65.020 - Authority.

This chapter is enacted pursuant to the Mitigation Fee Act, California Government Code Section 66000 et seq.

15.65.030 - Intent and purpose.

The purpose of this chapter is to make a provision for assessing and collecting park development impact fees as a condition of project approval of a subdivision map or prior to issuance of a development permit, including a building permit, in order to fund the acquisition and construction of identified park land and park improvements needed to accommodate the added demands created by the construction of additional residential dwelling units through General Plan build-out at the existing standard.

The fees collected pursuant to this chapter are to fund acquisition of additional park land and construction of additional park improvements that directly benefits new City residents or on creating enhancements to the existing park infrastructure, but would not be expended upon the rehabilitation of the any existing park infrastructure. The collected park impact fee receipts could not be used for rehabilitation of any existing park infrastructure.

15.65.040 - Findings.

The City Council of the City of Solana Beach, consistent with California Government Code Sections 66000 et seq., of the Mitigation Fee Act, finds that:

- A. **Purpose of the Fee.** The purpose of the PDIF is to maintain currently met standards by determining the cost of expanding park land and park related improvements by a proportional amount necessary to accommodate the added demands created by the construction of additional residential dwelling units through General Plan build-out at the existing standard.
- B. **Use of the Fee.** The PDIF will be used to fund acquisition of additional park land and construction of additional park improvements in response to the anticipated cumulative impacts associated with future development and redevelopment within the City.
- C. **Reasonable Use (Benefit).** The PDIF will be used to expand the amount of park offerings in proportions consistent with the average persons per dwelling by type of residential dwelling. Park offerings would be expanded by type of residential dwelling as different types of residential dwellings generally have differing numbers of people dwelling in them.
- D. **Reasonable Need (Burden).** Residential development creates housing for additional residents who are likely to use the existing facilities, thus by limiting the access to existing residents. The PDIF will be used to maintain the existing standards to protect the access to existing park offerings to the City's existing residents. The relationship is based upon the average number of persons that reside in the various types of residential construction.



**E. Reasonable Apportionment.** The reasonable relationship between the PDIF for a specific development and the cost attributable to the development is based the costs involved in the pro-rata expansion of the City's park-related infrastructure. The resulting development impact fees are based upon these costs per individual resident multiplied by the average number of residents residing in each of the two major types of dwelling unit (detached and attached).

15.65.050 - Definitions.

The definitions set forth in this section shall govern the application and interpretation of this chapter:

"Applicant" means developer or person seeking a development permit.

"Building permit" means a permit required and issued by the City of Solana Beach.

"City" means the City of Solana Beach.

"City of Solana Beach Park Development Impact Fee Program" or "PDIF Nexus Report" is the fee study entitled "2018 Development Impact Fee (DIFs) Nexus and Calculation Report," dated July 2, 2018, approved and adopted by the City Council on November 28, 2018. This study may be changed or periodically updated by action of the City Council pursuant to Section 15.65.080 of this chapter. The City of Solana Beach park development impact fee program is maintained for public review in the community development department of the City of Solana Beach.

"Construction" means design, performance of estimates, environmental assessments and studies, determination of fees, acquisition of right-of-way, administration of construction contracts, and actual construction.

"Developer" means the owner or developer of a development seeking a development permit.

"Development permit" means any permit or approval from the City of Solana Beach including, but not limited to, a general plan amendment, zoning or rezoning of property, a conditional use permit, a development review permit, a coastal development permit, a variance permit, a structural development permit, subdivision map, parcel map, building permit, or any another permit for construction, reconstruction, or development.

"Development project" or "development" means any activity described in Section 66000 et seq., of the California Government Code.

"New development" means any development requiring a development permit excepting the rehabilitation and/or reconstruction of any legal residential structure and/or the replacement of a previously existing residential unit.

"Redevelopment" means any development project that results in additional dwelling units or square feet.

"Remodel" means changes, alterations and renovations within the existing structure of the building.

"PDIF" means park development impact fee.

"Park Space" means the park and activity field space and acreage available for use by City residents, or portions thereof, identified in the City of Solana Beach Park Development Impact Fee Program, or future city approved alternatives that substantially fulfill the park development needs identified and represented by a listed facility.

"Park Improvements" means that project or portion of project, which involves the specified improvements in the City of Solana Beach Park Development Impact Fee Program.

15.65.060 - Application of chapter.

This chapter establishes the requirements for the PDIF for all new development and redevelopment within the City of Solana Beach. This chapter shall apply to all new development and redevelopment except as exempted by state or federal law, or as specifically exempted in this chapter. In cases where a development is specifically exempt by law from this chapter, but that development has cumulative park development impacts required to be mitigated by the California Environmental Quality Act (CEQA), the City can accept PDIF payment to mitigate cumulative impacts.

The PDIF is limited to providing funding in the amounts and for those improvements specified in the City of Solana Beach Park Development Impact Fee Program. Nothing in this chapter shall restrict the ability of the City to require dedication of land, payment of fees or construction of improvements for needs other than, or in addition to, the improvements specified in the City of Solana Beach Park Development Impact Fee Program.

The requirement of this chapter shall apply to projects for which building permits are issued on or after the effective date of this ordinance. The PDIF shall be calculated for a development project at the earliest time a development permit is deemed complete.

15.65.070 – Park Development impact fee requirement.

- A. Prior to the issuance of any building permit for new development or redevelopment in the City of Solana Beach, a park development impact fee shall be paid based upon the use of land set forth in the fee rate table included in the PDIF Nexus Report.
- B. The fee shall be paid before the issuance of building permits for each development project within the City of Solana Beach. No building permit shall be issued within the City of Solana Beach unless and until the PDIF has been paid in full. In the case of discretionary permits that will not involve a building permit, but which will involve new development, payment of the fee shall be recommended as a condition of permitting to the decision-making body that would approve such permit.
- C. Fees for single-family residential remodel projects shall not exceed 75% of the maximum PDIF.

15.65.080 - Annual adjustment of fees.

The PDIF may be adjusted annually starting July 1, 2019, and on each July 1st thereafter, based on the following factors:

- A. The cost of construction based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index , not to exceed 2.5% annually.
- B. Changes in the type, size, location or cost of the acquisition of park space and of the additional park improvements, if any, to be financed by the PDIF, changes in land use designations in the City's general plan, and upon other sound engineering, financing, and planning information.
- C. Adjustments to the PDIF resulting from review of the factors above may be made by resolution amending the fee schedule and subject to compliance with the Mitigation Fee Act.
- D. Adjustments to the fees resulting from the annual review may be made by resolution amending the Fee Rate Tables contained in the PDIF Nexus Report and subject to the notice and public meeting requirements of Government Code Section 66016.

15.65.090 - Use of fee.

- A. The revenue raised by payment of the PDIF shall be placed in a separate and special account or fund in a manner to avoid any commingling with other revenues and funds of the City of Solana Beach; and, such

revenues, along with any interest earnings on the account or fund, shall be used solely to:

1. Pay for the City's future acquisition of additional park space and construction of additional park improvements described in the City of Solana Beach Park Development Impact Fee Program, or to reimburse the City for those described or listed facilities constructed by the City with funds advanced by the City from other resources; or
2. Reimburse developers who have been required or permitted by Section 15.65.110 to install such listed facilities which are oversized with supplemental size, length, or capacity, relative to demand generated by the subject project; or
3. Pay costs required for the administration of this chapter, including, but not limited to costs incurred in conducting hearings required by state law

B. The PDIF fund, including accrued interest, shall be subject to the all of the applicable provisions of Government Code Section 66000 et seq., as may be amended from time to time, including but not limited to the requirements for accounting, reporting and expenditure of the fund for the improvements specified in the City of Solana Beach Park Development Impact Fee Program.

15.65.100 - Park Space and Park Improvements to be financed by the fee.

- A. The park space and park improvements to be financed by the fee established by this chapter are identified in the City of Solana Beach Park Development Impact Fee Program.
- B. The City Council may modify or amend the City of Solana Beach Park Development Impact Fee Program in order to maintain compliance with the City's General Plan.

15.65.120 - Exemptions.

The following development types shall be exempt for the application of the provisions of this chapter:

- A. City-owned facilities and buildings.
- B. Redevelopment of single-family homes that do not result in additional square feet.

15.65.130 Refund of fees.

If a building permit or development permit expires, is cancelled, or is voided and if any fees paid pursuant to this chapter have not been expended and no construction has taken place pursuant to such building permit or development permit, the Director of Community Development shall, upon written request, refund the fee and any interest earned on the fee, less any administrative costs, to the applicant of record.

Section 3. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Chapter, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the 28th day of November, 2018; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the 12th day of December 2018, 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

**ORDINANCE NO. 496**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA ADDING CHAPTER 15.66 TO IMPOSE A PUBLIC USE FACILITIES IMPACT FEE PURSUANT TO THE CALIFORNIA MITIGATION FEE ACT**

**WHEREAS**, the City of Solana Beach has identified the need for additional dedicated public use facilities development, that are available to community groups and individuals for meetings and other civic functions, to adequately serve projected future growth and redevelopment within the incorporated city limits; and

**WHEREAS**, this category of buildings differs from *General Facilities*, which are those used by the City staff to undertake their municipal service duties (City Hall as an example); and

**WHEREAS**, an impact fee is a commonly used and well-accepted means of mitigating the impacts created by future growth. Public agencies regularly impose impact fees on new development to fund a variety of public facilities, including roads, sewer and water facilities, libraries, parks, and schools; and

**WHEREAS**, recent surveys of local and regional agencies in California indicate that most agencies impose some form of public use facilities impact fee (PUFIF); and

**WHEREAS**, the California Mitigation Fee Act authorizes local agencies to impose impact fees upon making certain findings; and

**WHEREAS**, the purpose of the PUFIF is to maintain currently met standards of public use facility improvements by a proportional amount necessary to accommodate the added demands created by the construction of additional residential dwelling units through General Plan build-out at the existing standards.

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

Section 1. All of the above statements are true.

Section 2. Chapter 15.66 is hereby added to the Solana Beach Municipal Code ("SBMC") to provide as follows:

15.66.010 - Title.

This chapter shall be known as the Public Use Facilities Impact Fee ("PUFIF") Ordinance and may be cited as such.

15.66.020 - Authority.

This chapter is enacted pursuant to the Mitigation Fee Act, California Government Code Section 66000 et seq.

15.66.030 - Intent and purpose.

The purpose of this chapter is to make provision for assessing and collecting public use facilities impact fees as a condition of project approval of a subdivision map or prior to issuance of a development permit, including a building permit, in order to fund the construction of additional dedicated public use space that benefits City of Solana Beach residents, but not for the rehabilitation of any existing dedicated public use facility.

The fees collected pursuant to this chapter are to fund acquisition of additional dedicated public use facilities and construction of additional dedicated public use facilities that directly benefits new City residents or on creating enhancements to the existing dedicated public use facilities. The collected public use facilities impact fee receipts could not be used for rehabilitation of any existing dedicated public use facilities infrastructure.

15.66.040 - Findings.

The City Council of the City of Solana Beach, consistent with California Government Code Sections 66000 et seq., of the Mitigation Fee Act, finds that:

- A. **Purpose of the Fee.** The purpose of the PUFIF is to maintain currently met standards of—public use facility improvements by a proportional amount necessary to accommodate the added demands created by the construction of additional residential dwelling units through General Plan build-out at the existing standards.
- B. **Use of the Fee.** The PUFIF will be used to fund the acquisition and construction of additional dedicated public use space that benefits City of Solana Beach residents, but not for the rehabilitation of any existing dedicated public use facility.
- C. **Reasonable Use (Benefit).** The PUFIF will be used to expand the amount of dedicated public use facilities in proportions consistent with the average persons per dwelling by type of residential dwelling. Dedicated public use facilities offerings would be expanded by type of residential dwelling as different types of residential dwellings generally have differing numbers of people dwelling in them.
- D. **Reasonable Need (Burden).** Residential development creates housing for additional residents who are likely to use the existing facilities, thus by

limiting the access to existing residents. The PUFIF will be used to maintain the existing standards to protect the access to existing dedicated public use facilities offerings to the City's existing residents. The relationship is based upon the average number of persons that reside in the various types of residential construction.

- E. **Reasonable Apportionment.** The reasonable relationship between the PUFIF for a specific development and the cost attributable to the development is based the costs involved in the pro-rata expansion of the City's dedicated public use facilities-related infrastructure. The resulting development impact fees are based upon these costs per individual resident multiplied by the average number of residents residing in each of the two major types of dwelling unit (detached and attached).

15.66.050 - Definitions.

The definitions set forth in this section shall govern the application and interpretation of this chapter:

"Applicant" means developer or person seeking a development permit.

"Building permit" means a permit required and issued by the City of Solana Beach.

"City" means the City of Solana Beach.

"City of Solana Beach Public Use Facilities Impact Fee Program" or "PUFIF Nexus Report" is the fee study entitled "2018 Development Impact Fee (DIFs) Nexus and Calculation Report," dated July 2, 2018, approved and adopted by the City Council on November 28, 2018. This study may be changed or periodically updated by action of the City Council pursuant to Section 15.66.080 of this chapter. The City of Solana Beach public use facilities impact fee program is maintained for public review in the community development department of the City of Solana Beach.

"Construction" means design, performance of estimates, environmental assessments and studies, determination of fees, acquisition of right-of-way, administration of construction contracts, and actual construction.

"Developer" means the owner or developer of a development seeking a development permit.

"Development permit" means any permit or approval from the City of Solana Beach including, but not limited to, a general plan amendment, zoning or rezoning of property, a conditional use permit, a development review permit, a coastal development permit, a variance permit, a structural development permit, subdivision map, parcel



map, building permit, or any another permit for construction, reconstruction, or development.

"Development project" or "development" means any activity described in Section 66000 et seq., of the California Government Code.

"New development" means any development requiring a development permit excepting the rehabilitation and/or reconstruction of any legal residential structure and/or the replacement of a previously existing residential unit.

"Redevelopment" means any development project that results in additional dwelling units or square feet.

"Remodel" means changes, alterations and renovations within the existing structure of the building.

"PUFIF" means public use facilities impact fee.

"Dedicated public use facilities" means facilities currently dedicated for use as dedicated public use facilities and available to community groups and individuals for meetings and other civic functions. This category of buildings differs from *General Facilities*, which are those used by the City staff to undertake their municipal service duties (City Hall as an example).

15.66.060 - Application of chapter.

This chapter establishes the requirements for the PUFIF for all new development and redevelopment within the City of Solana Beach. This chapter shall apply to all new development and redevelopment except as exempted by state or federal law, or as specifically exempted in this chapter. In cases where a development is specifically exempt by law from this chapter, but that development has cumulative dedicated public use facility development impacts required to be mitigated by the California Environmental Quality Act (CEQA), the City can accept PUFIF payment to mitigate cumulative impacts.

The PUFIF is limited to providing funding in the amounts and for those improvements specified in the city of Solana Beach public use facilities impact fee program. Nothing in this chapter shall restrict the ability of the City to require dedication of land, payment of fees or construction of improvements for needs other than, or in addition to, the improvements specified in the City of Solana Beach public use facilities impact fee program.

The requirement of this chapter shall apply to projects for which building permits are issued on or after the effective date of this ordinance. The PUFIF shall be calculated for a development project at the earliest time a development permit is deemed complete.

15.66.070 – Public use facilities impact fee requirement.

- A. Prior to the issuance of any building permit for new development or redevelopment in the City of Solana Beach, a public use facilities impact fee shall be paid based upon the use of land set forth in the fee rate table included in the PUFIF Nexus Report.
- B. The fee shall be paid before the issuance of building permits for each development project within the City of Solana Beach. No building permit shall be issued within the City of Solana Beach unless and until the PUFIF has been paid in full. In the case of discretionary permits that will not involve a building permit, but which will involve new development, payment of the fee shall be recommended as a condition of permitting to the decision-making body that would approve such permit.
- C. Fees for single-family residential remodel projects shall not exceed 75% of the maximum PUFIF.

15.66.080 - Annual adjustment of fees.

The PUFIF may be adjusted annually starting July 1, 2019, and on each July 1st thereafter, based on the following factors:

- A. The cost of construction based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index , not to exceed 2.5% annually.
- B. Changes in the type, size, location or cost of the acquisition of public use facilities, if any, to be financed by the PUFIF, changes in land use designations in the City's General Plan, and upon other sound engineering, financing, and planning information.
- C. Adjustments to the PUFIF resulting from review of the factors above may be made by resolution amending the fee schedule and subject to compliance with the Mitigation Fee Act.
- D. Adjustments to the fees resulting from the annual review may be made by resolution amending the Fee Rate Tables contained in the PUFIF Nexus Report and subject to the notice and public meeting requirements of Government Code Section 66016.

15.66.090 - Use of fee.

- A. The revenue raised by payment of the PUFIF shall be placed in a separate and special account or fund in a manner to avoid any commingling with other revenues and funds of the City of Solana Beach;

and, such revenues, along with any interest earnings on the account or fund, shall be used solely to:

1. Pay for the City's future acquisition or construction of public use facilities described in the City of Solana Beach Public Use Facilities Impact Fee Program, or to reimburse the City for those described or listed facilities constructed by the City with funds advanced by the City from other resources; or
2. Reimburse developers who have been required or permitted by Section 15.66.110 to install such listed facilities which are oversized with supplemental size, length, or capacity, relative to demand generated by the subject project; or
3. Pay costs required for the administration of this chapter, including, but not limited to costs incurred in conducting hearings required by state law.

B. The PUFIF fund, including accrued interest, shall be subject to the all of the applicable provisions of Government Code Section 66000 et seq., as may be amended from time to time, including but not limited to the requirements for accounting, reporting and expenditure of the fund for the improvements specified in the City of Solana Beach public use facilities impact fee program.

15.66.100 – Public Use Facilities Improvements to be financed by the fee.

- A. The public use facilities to be financed by the fee established by this chapter are identified in the City of Solana Beach Public Use Facilities Impact Fee Program.
- B. The City Council may modify or amend the City of Solana Beach Public Use Facilities Impact Fee Program in order to maintain compliance with the City's General Plan.

15.66.120 - Exemptions.

The following development types shall be exempt for the application of the provisions of this chapter:

- A. City-owned facilities and buildings.
- B. Redevelopment of single-family homes that do not result in additional square feet.

15.66.130 Refund of fees.

If a building permit or development permit expires, is cancelled, or is voided and if any fees paid pursuant to this chapter have not been expended and no construction has taken place pursuant to such building permit or development permit, the Director of Community Development shall, upon written request, refund the fee and any interest earned on the fee, less any administrative costs, to the applicant of record.

Section 3. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Chapter, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the 28th day of November, 2018; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the 12th day of December 2018, 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

**ORDINANCE NO. 492**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA ADDING CHAPTER 15.60 TO IMPOSE A FIRE MITIGATION IMPACT FEE PURSUANT TO THE CALIFORNIA MITIGATION FEE ACT**

**WHEREAS**, the City of Solana Beach has identified the need for additional fire suppression/rescue facilities, vehicles and equipment to adequately serve projected future growth and redevelopment within the incorporated city limits; and

**WHEREAS**, an impact fee is a commonly used and well-accepted means of mitigating the impacts created by future growth. Public agencies regularly impose impact fees on new development to fund a variety of public facilities, including roads, sewer and water facilities, libraries, parks, and schools; and

**WHEREAS**, recent surveys of local and regional agencies in California indicate that most agencies impose some form of fire mitigation development impact fee (FMIF); and

**WHEREAS**, the California Mitigation Fee Act authorizes local agencies to impose impact fees upon making certain findings; and

**WHEREAS**, the purpose of the FMIF is to maintain currently met standards by determining the cost of an additional response vehicle, the construction of a storage building for the vehicle, and the investment in a traffic signal preemption system to better manage response time.

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

Section 1. All of the above statements are true.

Section 2. Chapter 3.20 – Fire Mitigation Fee, and all subchapters, are hereby removed from the Solana Beach Municipal Code.

Section 3. Chapter 15.60 is hereby added to the Solana Beach Municipal Code (“SBMC”) to provide as follows:

15.60.010 - Title.

This chapter shall be known as the Fire Mitigation Impact Fee (FMIF) Ordinance and may be cited as such.

15.60.020 - Authority.

This chapter is enacted pursuant to the Mitigation Fee Act, California Government Code Section 66000 et seq.

15.60.030 - Intent and purpose.

The purpose of this chapter is to make provision for assessing and collecting fire mitigation impact fees as a condition of project approval of a subdivision map or prior to issuance of a development permit, including a building permit, in order to fund the additional fire equipment and facility that helps mitigate the additional demand.

The fees collected pursuant to this chapter are to fund additional fire equipment and emergency response vehicles, a vehicle storage facility, a traffic preemption equipment system, and if needed, the expansion of the existing station (to increase the response capacity of that station). Additional fire suppression/rescue capabilities are planned to come on-line, as needed, as development creates anticipated increases in detached and attached units, and increases in square feet for retail/service, office, industrial and institutional uses and some additional commercial lodging rooms per the General Plan. The proposed additions are based upon anticipated new call demand and the relative distance from the existing stations.

15.60.040 - Findings.

The City Council of the City of Solana Beach, consistent with California Government Code Sections 66000 et seq., of the Mitigation Fee Act, finds that:

- A. **Purpose of the Fee.** The purpose of the FMIF is to maintain currently met standards by determining the cost of additional fire equipment, emergency response vehicles, the construction of a storage building for the vehicle, and the investment in a traffic signal preemption system to better manage response times and mitigate additional demand.
- B. **Use of the Fee.** The FMIF will be used to fund acquisition of additional fire equipment, emergency response vehicles, a storage building for the vehicles, a traffic preemption equipment system, and if needed, the expansion of the existing station (to increase the response capacity of that station in response to the anticipated cumulative impacts associated with future development and redevelopment within the City).
- C. **Reasonable Use (Benefit).** The FMIF will be used to ensure fire service response standards extended to new development are consistent with the fire response currently received by the City's existing citizens and business community. Additional construction and equipment acquisition

will maintain the current level of service (LOS) for both existing residents and future citizens and businesses within the City of Solana Beach.

**D. Reasonable Need (Burden).** The use of the FMIF is equivalent to the need for the fee. The FMIF would be collected as the development occurs (generally at building permit or some predetermined point in the process). As the development occurs, the impact is generated. The collected FMIF receipts would be put to use to acquire additional specialty equipment, emergency response vehicle and an additional building necessary to respond to those additional calls-for-service, without reducing the capability of responding to calls from the existing community.

**E. Reasonable Apportionment.** The reasonable relationship between the FMIF for a specific development and the cost attributable to the development is based the costs involved in the pro-rata expansion of the City's fire suppression/rescue facilities, vehicles and equipment. The resulting development impact fees are based upon these costs distributed by land use demands and maintain proportionality with the existing development and existing inventory of fire suppression/rescue assets.

#### 15.60.050 - Definitions.

The definitions set forth in this section shall govern the application and interpretation of this chapter:

"Applicant" means developer or person seeking a development permit.

"Building permit" means a permit required and issued by the City of Solana Beach.

"City" means the City of Solana Beach.

"City of Solana Beach Fire Mitigation Impact Fee Program" or "FMIF Nexus Report" is the fee study entitled "2018 Development Impact Fee (DIFs) Nexus and Calculation Report," dated July 2, 2018, approved and adopted by the City Council on November 28, 2018. This study may be changed or periodically updated by action of the City Council pursuant to Section 15.60.080 of this chapter. The City of Solana Beach fire mitigation impact fee program is maintained for public review in the community development department of the City of Solana Beach.

"Construction" means design, performance of estimates, environmental assessments and studies, determination of fees, acquisition of right-of-way, administration of construction contracts, and actual construction.

"Developer" means the owner or developer of a development seeking a development permit.

"Development permit" means any permit or approval from the City of Solana Beach including, but not limited to, a general plan amendment, zoning or rezoning of property, a conditional use permit, a development review permit, a coastal development permit, a variance permit, a structural development permit, subdivision map, parcel map, building permit, or any another permit for construction, reconstruction, or development.

"Development project" or "development" means any activity described in Section 66000 et seq., of the California Government Code.

"New development" means any development requiring a development permit excepting the rehabilitation and/or reconstruction of any legal residential structure and/or the replacement of a previously existing residential unit.

"Redevelopment" means any development project that results in additional dwelling units or square feet.

"Remodel" means changes, alterations and renovations within the existing structure of the building.

"FMIF" means fire mitigation impact fee.

"Fire suppression/rescue facilities, vehicles and equipment" means fire stations, training facilities, response fleet with specialty equipment, and specialty fire equipment.

15.60.060 - Application of chapter.

This chapter establishes the requirements for the FMIF for all new development and redevelopment within the City of Solana Beach. This chapter shall apply to all new development and redevelopment except as exempted by state or federal law, or as specifically exempted in this chapter. In cases where a development is specifically exempt by law from this chapter, but that development has cumulative fire mitigation impacts required to be mitigated by the California Environmental Quality Act (CEQA), the City can accept FMIF payment to mitigate cumulative impacts.

The FMIF is limited to providing funding in the amounts and for those improvements specified in the City of Solana Beach Fire Mitigation Impact Fee program. Nothing in this chapter shall restrict the ability of the City to require dedication of land, payment of fees or construction of improvements for needs other than, or in addition to, the improvements specified in the City of Solana Beach Fire Mitigation Impact Fee Program.

The requirement of this chapter shall apply to projects for which building permits are issued on or after the effective date of this ordinance. The PDIF shall be calculated



for a development project at the earliest time a development permit is deemed complete.

15.60.070 – Fire mitigation impact fee requirement.

A. Prior to the issuance of any building permit for new development or redevelopment in the City of Solana Beach, a fire mitigation impact fee shall be paid based upon the use of land set forth in the fee rate table included in the FMIF Nexus Report.

B. The fee shall be paid before the issuance of building permits for each development project within the City of Solana Beach. No building permit shall be issued within the City of Solana Beach unless and until the FMIF has been paid in full. In the case of discretionary permits that will not involve a building permit, but which will involve new development, payment of the fee shall be recommended as a condition of permitting to the decision-making body that would approve such permit.

C. Fees for sSingle-family residential remodel projects shall not exceed 75% of the maximum FMIF.

15.60.080 - Annual adjustment of fees.

A. The FMIF may be adjusted annually starting July 1, 2019, and on each July 1st thereafter, based on the following factors:

1. The cost of construction based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index Los Angeles Construction Cost Index, not to exceed 2.5% annually.

2. Changes in the type, size, location or cost of the acquisition of fire suppression/rescue facilities, vehicles and equipment, if any, to be financed by the FMIF, changes in land use designations in the City's general plan, and upon other sound engineering, financing, and planning information.

B. Adjustments to the FMIF resulting from review of the factors above may be made by resolution amending the fee schedule and subject to compliance with the Mitigation Fee Act.

A.C. Adjustments to the fees resulting from the annual review may be made by resolution amending the Fee Rate Tables contained in the FMIF Nexus Report and subject to the notice and public meeting requirements of Government Code Section 66016.

15.60.090 - Use of fee.

A. The revenue raised by payment of the FMIF shall be placed in a separate and special account or fund in a manner to avoid any commingling with other revenues and funds of the City of Solana Beach; and, such revenues, along with any interest earnings on the account or fund, shall be used solely to:

1. Pay for the City's future acquisition of additional fire suppression/rescue facilities, vehicles and equipment described in the City of Solana Beach Fire Mitigation Impact Fee Program, or to reimburse the City for those described or listed facilities constructed by the City with funds advanced by the City from other resources; or

~~2.~~ Reimburse developers who have been required or permitted by Section 15.60.110 to install such listed facilities which are oversized with supplemental size, length, or capacity, relative to demand generated by the subject project; or

3. Pay costs required for the administration of this chapter, including, but not limited to costs incurred in conducting hearings required by state law.

B. The FMIF fund, including accrued interest, shall be subject to the all of the applicable provisions of Government Code Section 66000 et seq., as may be amended from time to time, including but not limited to the requirements for accounting, reporting and expenditure of the fund for the improvements specified in the City of Solana Beach Fire Mitigation Impact Fee Program.

15.60.100 - Fire suppression/rescue facilities, Vehicles and Equipment to be financed by the fee.

A. The fire suppression/rescue facilities, vehicles and equipment to be financed by the fee established by this chapter are identified in the City of Solana Beach Fire Mitigation Impact Fee Program.

A.B. The City Council may modify or amend the City of Solana Beach Fire Mitigation Impact Fee Program in order to maintain compliance with the City's General Plan.

15.60.120 - Exemptions.

The following ~~new~~-development types shall be exempt for the application of the provisions of this chapter:

- A. City-owned facilities and buildings.
- B. Redevelopment that does not result in additional square feet.
- C. Single-family residential remodel projects which include fire sprinklers being added.

15.60.130 - Refund of fees.

If a building permit or development permit expires, is cancelled, or is voided and if any fees paid pursuant to this chapter have not been expended and no construction has taken place pursuant to such building permit or development permit, the Director of Community Development shall, upon written request, refund the fee and any interest earned on the fee, less any administrative costs, to the applicant of record.

Section 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Chapter, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the 28th day of November, 2018; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the 12th day of December 2018, 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

**ORDINANCE NO. 493**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA ADDING CHAPTER 15.65 TO IMPOSE A PARK DEVELOPMENT IMPACT FEE PURSUANT TO THE CALIFORNIA MITIGATION FEE ACT**

**WHEREAS**, the City of Solana Beach has identified the need for additional park acquisition and park infrastructure development to adequately serve projected future growth and redevelopment within the incorporated city limits; and

**WHEREAS**, an impact fee is a commonly used and well-accepted means of mitigating the impacts created by future growth. Public agencies regularly impose impact fees on new development to fund a variety of public facilities, including roads, sewer and water facilities, libraries, parks, and schools; and

**WHEREAS**, recent surveys of local and regional agencies in California indicate that most agencies impose some form of park development impact fee (PDIF); and

**WHEREAS**, the California Mitigation Fee Act authorizes local agencies to impose impact fees upon making certain findings; and

**WHEREAS**, the purpose of the PDIF is to maintain currently met standards by determining the cost of expanding the park land and park related improvements by a proportional amount necessary to accommodate the added demands created by the construction of additional residential dwelling units through General Plan build-out at the existing standard.

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

Section 1. All of the above statements are true.

Section 2. Chapter 15.65 is hereby added to the Solana Beach Municipal Code ("SBMC") to provide as follows:

15.65.010 - Title.

This chapter shall be known as the Park Development Impact Fee ("PDIF") Ordinance and may be cited as such.

15.65.020 - Authority.

This chapter is enacted pursuant to the Mitigation Fee Act, California Government Code Section 66000 et seq.

15.65.030 - Intent and purpose.

The purpose of this chapter is to make a provision for assessing and collecting park development impact fees as a condition of project approval of a subdivision map or prior to issuance of a development permit, including a building permit, in order to fund the acquisition and construction of identified park land and park improvements needed to accommodate the added demands created by the construction of additional residential dwelling units through General Plan build-out at the existing standard.

The fees collected pursuant to this chapter are to fund acquisition of additional park land and construction of additional park improvements that directly benefits new City residents or on creating enhancements to the existing park infrastructure, but would not be expended upon the rehabilitation of the any existing park infrastructure. The collected park impact fee receipts could not be used for rehabilitation of any existing park infrastructure.

15.65.040 - Findings.

The City Council of the City of Solana Beach, consistent with California Government Code Sections 66000 et seq., of the Mitigation Fee Act, finds that:

- A. **Purpose of the Fee.** The purpose of the PDIF is to maintain currently met standards by determining the cost of expanding park land and park related improvements by a proportional amount necessary to accommodate the added demands created by the construction of additional residential dwelling units through General Plan build-out at the existing standard.
- B. **Use of the Fee.** The PDIF will be used to fund acquisition of additional park land and construction of additional park improvements in response to the anticipated cumulative impacts associated with future development and redevelopment within the City.
- C. **Reasonable Use (Benefit).** The PDIF will be used to expand the amount of park offerings in proportions consistent with the average persons per dwelling by type of residential dwelling. Park offerings would be expanded by type of residential dwelling as different types of residential dwellings generally have differing numbers of people dwelling in them.
- D. **Reasonable Need (Burden).** Residential development creates housing for additional residents who are likely to use the existing facilities, thus by limiting the access to existing residents. The PDIF will be used to maintain the existing standards to protect the access to existing park offerings to the City's existing residents. The relationship is based upon the average number of persons that reside in the various types of residential construction.

E. **Reasonable Apportionment.** The reasonable relationship between the PDIF for a specific development and the cost attributable to the development is based the costs involved in the pro-rata expansion of the City's park-related infrastructure. The resulting development impact fees are based upon these costs per individual resident multiplied by the average number of residents residing in each of the two major types of dwelling unit (detached and attached).

15.65.050 - Definitions.

The definitions set forth in this section shall govern the application and interpretation of this chapter:

"Applicant" means developer or person seeking a development permit.

"Building permit" means a permit required and issued by the City of Solana Beach.

"City" means the City of Solana Beach.

"City of Solana Beach Park Development Impact Fee Program" or "PDIF Nexus Report" is the fee study entitled "2018 Development Impact Fee (DIFs) Nexus and Calculation Report," dated July 2, 2018, approved and adopted by the City Council on November 28, 2018. This study may be changed or periodically updated by action of the City Council pursuant to Section 15.65.080 of this chapter. The City of Solana Beach park development impact fee program is maintained for public review in the community development department of the City of Solana Beach.

"Construction" means design, performance of estimates, environmental assessments and studies, determination of fees, acquisition of right-of-way, administration of construction contracts, and actual construction.

"Developer" means the owner or developer of a development seeking a development permit.

"Development permit" means any permit or approval from the City of Solana Beach including, but not limited to, a general plan amendment, zoning or rezoning of property, a conditional use permit, a development review permit, a coastal development permit, a variance permit, a structural development permit, subdivision map, parcel map, building permit, or any another permit for construction, reconstruction, or development.

"Development project" or "development" means any activity described in Section 66000 et seq., of the California Government Code.

"New development" means any development requiring a development permit excepting the rehabilitation and/or reconstruction of any legal residential structure and/or the replacement of a previously existing residential unit.

"Redevelopment" means any development project that results in additional dwelling units or square feet.

"Remodel" means changes, alterations and renovations within the existing structure of the building.

"PDIF" means park development impact fee.

"Park Space" means the park and activity field space and acreage available for use by City residents, or portions thereof, identified in the City of Solana Beach Park Development Impact Fee Program, or future city approved alternatives that substantially fulfill the park development needs identified and represented by a listed facility.

"Park Improvements" means that project or portion of project, which involves the specified improvements in the City of Solana Beach Park Development Impact Fee Program.

15.65.060 - Application of chapter.

This chapter establishes the requirements for the PDIF for all new development and redevelopment within the City of Solana Beach. This chapter shall apply to all new development and redevelopment except as exempted by state or federal law, or as specifically exempted in this chapter. In cases where a development is specifically exempt by law from this chapter, but that development has cumulative park development impacts required to be mitigated by the California Environmental Quality Act (CEQA), the City can accept PDIF payment to mitigate cumulative impacts.

The PDIF is limited to providing funding in the amounts and for those improvements specified in the City of Solana Beach Park Development Impact Fee Program. Nothing in this chapter shall restrict the ability of the City to require dedication of land, payment of fees or construction of improvements for needs other than, or in addition to, the improvements specified in the City of Solana Beach Park Development Impact Fee Program.

The requirement of this chapter shall apply to projects for which building permits are issued on or after the effective date of this ordinance. The PDIF shall be calculated for a development project at the earliest time a development permit is deemed complete.



15.65.070 – Park Development impact fee requirement.

A. Prior to the issuance of any building permit for new development or redevelopment in the City of Solana Beach, a park development impact fee shall be paid based upon the use of land set forth in the fee rate table included in the PDIF Nexus Report.

B. The fee shall be paid before the issuance of building permits for each development project within the City of Solana Beach. No building permit shall be issued within the City of Solana Beach unless and until the PDIF has been paid in full. In the case of discretionary permits that will not involve a building permit, but which will involve new development, payment of the fee shall be recommended as a condition of permitting to the decision-making body that would approve such permit.

~~B.C. Fees for single-family residential remodel projects shall not exceed 75% of the maximum PDIF.~~

15.65.080 - Annual adjustment of fees.

The PDIF may be adjusted annually starting July 1, 2019, and on each July 1st thereafter, based on the following factors:

A. ~~The cost of construction based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index Los Angeles Construction Cost Index, not to exceed 2.5% annually.~~

B. Changes in the type, size, location or cost of the acquisition of park space and of the additional park improvements, if any, to be financed by the PDIF, changes in land use designations in the City's general plan, and upon other sound engineering, financing, and planning information.

C. Adjustments to the PDIF resulting from review of the factors above may be made by resolution amending the fee schedule and subject to compliance with the Mitigation Fee Act.

~~A.D.~~ Adjustments to the fees resulting from the annual review may be made by resolution amending the Fee Rate Tables contained in the PDIF Nexus Report and subject to the notice and public meeting requirements of Government Code Section 66016.

15.65.090 - Use of fee.

A. The revenue raised by payment of the PDIF shall be placed in a separate and special account or fund in a manner to avoid any commingling with other revenues and funds of the City of Solana Beach; and, such

revenues, along with any interest earnings on the account or fund, shall be used solely to:

1. Pay for the City's future acquisition of additional park space and construction of additional park improvements described in the City of Solana Beach Park Development Impact Fee Program, or to reimburse the City for those described or listed facilities constructed by the City with funds advanced by the City from other resources; or
2. Reimburse developers who have been required or permitted by Section 15.65.110 to install such listed facilities which are oversized with supplemental size, length, or capacity, relative to demand generated by the subject project; or
3. Pay costs required for the administration of this chapter, including, but not limited to costs incurred in conducting hearings required by state law

B. The PDIF fund, including accrued interest, shall be subject to the all of the applicable provisions of Government Code Section 66000 et seq., as may be amended from time to time, including but not limited to the requirements for accounting, reporting and expenditure of the fund for the improvements specified in the City of Solana Beach Park Development Impact Fee Program.

15.65.100 - Park Space and Park Improvements to be financed by the fee.

A. The park space and park improvements to be financed by the fee established by this chapter are identified in the City of Solana Beach Park Development Impact Fee Program.

A.B. The City Council may modify or amend the City of Solana Beach Park Development Impact Fee Program in order to maintain compliance with the City's General Plan.

15.65.120 - Exemptions.

The following ~~new-development~~ types shall be exempt for the application of the provisions of this chapter:

A. City-owned facilities and buildings.

B. Redevelopment of single-family homes that do not result in additional square feet.

15.65.130 - Refund of fees.

If a building permit or development permit expires, is cancelled, or is voided and if any fees paid pursuant to this chapter have not been expended and no construction has taken place pursuant to such building permit or development permit, the Director of Community Development shall, upon written request, refund the fee and any interest earned on the fee, less any administrative costs, to the applicant of record.

Section 3. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Chapter, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the 28th day of November, 2018; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the 12th day of December 2018, 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

**ORDINANCE NO. 496**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA ADDING CHAPTER 15.66 TO IMPOSE A PUBLIC USE FACILITIES IMPACT FEE PURSUANT TO THE CALIFORNIA MITIGATION FEE ACT**

**WHEREAS**, the City of Solana Beach has identified the need for additional dedicated public use facilities development, that are available to community groups and individuals for meetings and other civic functions, to adequately serve projected future growth and redevelopment within the incorporated city limits; and

**WHEREAS**, this category of buildings differs from *General Facilities*, which are those used by the City staff to undertake their municipal service duties (City Hall as an example); and

**WHEREAS**, an impact fee is a commonly used and well-accepted means of mitigating the impacts created by future growth. Public agencies regularly impose impact fees on new development to fund a variety of public facilities, including roads, sewer and water facilities, libraries, parks, and schools; and

**WHEREAS**, recent surveys of local and regional agencies in California indicate that most agencies impose some form of public use facilities impact fee (PUFIF); and

**WHEREAS**, the California Mitigation Fee Act authorizes local agencies to impose impact fees upon making certain findings; and

**WHEREAS**, the purpose of the PUFIF is to maintain currently met standards of public use facility improvements by a proportional amount necessary to accommodate the added demands created by the construction of additional residential dwelling units through General Plan build-out at the existing standards.

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

Section 1. All of the above statements are true.

Section 2. Chapter 15.66 is hereby added to the Solana Beach Municipal Code ("SBMC") to provide as follows:

15.66.010 - Title.

This chapter shall be known as the Public Use Facilities Impact Fee ("PUFIF") Ordinance and may be cited as such.

15.66.020 - Authority.

This chapter is enacted pursuant to the Mitigation Fee Act, California Government Code Section 66000 et seq.

15.66.030 - Intent and purpose.

The purpose of this chapter is to make provision for assessing and collecting public use facilities impact fees as a condition of project approval of a subdivision map or prior to issuance of a development permit, including a building permit, in order to fund the construction of additional dedicated public use space that benefits City of Solana Beach residents, but not for the rehabilitation of any existing dedicated public use facility.

The fees collected pursuant to this chapter are to fund acquisition of additional dedicated public use facilities and construction of additional dedicated public use facilities ~~that~~ ~~to~~-directly benefits new City residents or on creating enhancements to the existing dedicated public use facilities. The collected public use facilities impact fee receipts could not be used for rehabilitation of any existing dedicated public use facilities infrastructure.

15.66.040 - Findings.

The City Council of the City of Solana Beach, consistent with California Government Code Sections 66000 et seq., of the Mitigation Fee Act, finds that:

- A. **Purpose of the Fee.** The purpose of the PUFIF is to maintain currently met standards of public use facility improvements by a proportional amount necessary to accommodate the added demands created by the construction of additional residential dwelling units through General Plan build-out at the existing standards.
- B. **Use of the Fee.** The PUFIF will be used to fund the acquisition and construction of additional dedicated public use space that benefits City of Solana Beach residents, but not for the rehabilitation of any existing dedicated public use facility.
- C. **Reasonable Use (Benefit).** The PUFIF will be used to expand the amount of dedicated public use facilities in proportions consistent with the average persons per dwelling by type of residential dwelling. Dedicated public use facilities offerings would be expanded by type of residential dwelling as different types of residential dwellings generally have differing numbers of people dwelling in them.
- D. **Reasonable Need (Burden).** Residential development creates housing for additional residents who are likely to use the existing facilities, thus by

limiting the access to existing residents. The PUFIF will be used to maintain the existing standards to protect the access to existing dedicated public use facilities offerings to the City's existing residents. The relationship is based upon the average number of persons that reside in the various types of residential construction.

E. **Reasonable Apportionment.** The reasonable relationship between the PUFIF for a specific development and the cost attributable to the development is based the costs involved in the pro-rata expansion of the City's dedicated public use facilities-related infrastructure. The resulting development impact fees are based upon these costs per individual resident multiplied by the average number of residents residing in each of the two major types of dwelling unit (detached and attached).

15.66.050 - Definitions.

The definitions set forth in this section shall govern the application and interpretation of this chapter:

"Applicant" means developer or person seeking a development permit.

"Building permit" means a permit required and issued by the City of Solana Beach.

"City" means the City of Solana Beach.

"City of Solana Beach Public Use Facilities Impact Fee Program" or "PUFIF Nexus Report" is the fee study entitled "2018 Development Impact Fee (DIFs) Nexus and Calculation Report," dated July 2, 2018, approved and adopted by the City Council on November 28, 2018. This study may be changed or periodically updated by action of the City Council pursuant to Section 15.66.080 of this chapter. The City of Solana Beach public use facilities impact fee program is maintained for public review in the community development department of the City of Solana Beach.

"Construction" means design, performance of estimates, environmental assessments and studies, determination of fees, acquisition of right-of-way, administration of construction contracts, and actual construction.

"Developer" means the owner or developer of a development seeking a development permit.

"Development permit" means any permit or approval from the City of Solana Beach including, but not limited to, a general plan amendment, zoning or rezoning of property, a conditional use permit, a development review permit, a coastal development permit, a variance permit, a structural development permit, subdivision map, parcel

map, building permit, or any another permit for construction, reconstruction, or development.

"Development project" or "development" means any activity described in Section 66000 et seq., of the California Government Code.

"New development" means any development requiring a development permit excepting the rehabilitation and/or reconstruction of any legal residential structure and/or the replacement of a previously existing residential unit.

"Redevelopment" means any development project that results in additional dwelling units or square feet.

"Remodel" means changes, alterations and renovations within the existing structure of the building.

"PUFIF" means public use facilities impact fee.

"Dedicated public use facilities" means facilities currently dedicated for use as dedicated public use facilities and available to community groups and individuals for meetings and other civic functions. This category of buildings differs from *General Facilities*, which are those used by the City staff to undertake their municipal service duties (City Hall as an example).

15.66.060 - Application of chapter.

This chapter establishes the requirements for the PUFIF for all new development and redevelopment within the City of Solana Beach. This chapter shall apply to all new development and redevelopment except as exempted by state or federal law, or as specifically exempted in this chapter. In cases where a development is specifically exempt by law from this chapter, but that development has cumulative dedicated public use facility development impacts required to be mitigated by the California Environmental Quality Act (CEQA), the City can accept PUFIF payment to mitigate cumulative impacts.

The PUFIF is limited to providing funding in the amounts and for those improvements specified in the city of Solana Beach public use facilities impact fee program. Nothing in this chapter shall restrict the ability of the City to require dedication of land, payment of fees or construction of improvements for needs other than, or in addition to, the improvements specified in the City of Solana Beach public use facilities impact fee program.

The requirement of this chapter shall apply to projects for which building permits are issued on or after the effective date of this ordinance. The PUFIF shall be calculated for a development project at the earliest time a development permit is deemed complete.

15.66.070 – Public use facilities impact fee requirement.

- A. Prior to the issuance of any building permit for new development or redevelopment in the City of Solana Beach, a public use facilities impact fee shall be paid based upon the use of land set forth in the fee rate table included in the PUFIF Nexus Report.
- B. The fee shall be paid before the issuance of building permits for each development project within the City of Solana Beach. No building permit shall be issued within the City of Solana Beach unless and until the PUFIF has been paid in full. In the case of discretionary permits that will not involve a building permit, but which will involve new development, payment of the fee shall be recommended as a condition of permitting to the decision-making body that would approve such permit.
- ~~B.C.~~ Fees for single-family residential remodel projects shall not exceed 75% of the maximum PUFIF.

15.66.080 - Annual adjustment of fees.

The PUFIF may be adjusted annually starting July 1, 2019, and on each July 1st thereafter, based on the following factors:

- A. The cost of construction based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index Los Angeles Construction Cost Index, not to exceed 2.5% annually.
- B. Changes in the type, size, location or cost of the acquisition of public use facilities, if any, to be financed by the PUFIF, changes in land use designations in the City's General Plan, and upon other sound engineering, financing, and planning information.
- C. Adjustments to the PUFIF resulting from review of the factors above may be made by resolution amending the fee schedule and subject to compliance with the Mitigation Fee Act.
- ~~A.D.~~ Adjustments to the fees resulting from the annual review may be made by resolution amending the Fee Rate Tables contained in the PUFIF Nexus Report and subject to the notice and public meeting requirements of Government Code Section 66016.

15.66.090 - Use of fee.

- A. The revenue raised by payment of the PUFIF shall be placed in a separate and special account or fund in a manner to avoid any



commingling with other revenues and funds of the City of Solana Beach; and, such revenues, along with any interest earnings on the account or fund, shall be used solely to:

1. Pay for the City's future acquisition or construction of public use facilities described in the City of Solana Beach Public Use Facilities Impact Fee Program, or to reimburse the City for those described or listed facilities constructed by the City with funds advanced by the City from other resources; or
2. Reimburse developers who have been required or permitted by Section 15.66.110 to install such listed facilities which are oversized with supplemental size, length, or capacity, relative to demand generated by the subject project; or
3. Pay costs required for the administration of this chapter, including, but not limited to costs incurred in conducting hearings required by state law.

B. The PUFIF fund, including accrued interest, shall be subject to the all of the applicable provisions of Government Code Section 66000 et seq., as may be amended from time to time, including but not limited to the requirements for accounting, reporting and expenditure of the fund for the improvements specified in the City of Solana Beach public use facilities impact fee program.

15.66.100 – Public Use Facilities Improvements to be financed by the fee.

- A. The public use facilities to be financed by the fee established by this chapter are identified in the City of Solana Beach Public Use Facilities Impact Fee Program.
- B. The City Council may modify or amend the City of Solana Beach Public Use Facilities Impact Fee Program in order to maintain compliance with the City's General Plan.

15.66.120 - Exemptions.

The following ~~new-development~~ types shall be exempt for the application of the provisions of this chapter:

- A. City-owned facilities and buildings.
- B. Redevelopment of single-family homes that do not result in additional square feet.

15.66.130 - Refund of fees.

If a building permit or development permit expires, is cancelled, or is voided and if any fees paid pursuant to this chapter have not been expended and no construction has taken place pursuant to such building permit or development permit, the Director of Community Development shall, upon written request, refund the fee and any interest earned on the fee, less any administrative costs, to the applicant of record.

Section 3. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Chapter, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the 28th day of November, 2018; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the 12th day of December 2018, 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:** December 12, 2018  
**ORIGINATING DEPT:** City Attorney's Office  
**SUBJECT:** **Adopt (2<sup>nd</sup> Reading) Ordinance 489 Adding Section 2.04.015 to the Solana Beach Municipal Code Regarding Mayoral Duties**

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## **BACKGROUND:**

On October 24, 2018, the City Council introduced Ordinance 489. City Council also directed the City Attorney to review and, if needed, draft policy language to address the appointments of citizens to Commissions, Boards and Committees to ensure all Councilmembers play an equitable role.

On November 28, 2018, Ordinance 489 was re-introduced by the City Council.

This item is before the City Council for the second reading and adoption of Ordinance 489.

## **DISCUSSION:**

State law places certain duties and responsibilities on the position of Mayor. For example, Government Code § 36802 states the Mayor shall be the presiding officer of the City Council. Government Code § 40602 provides the Mayor shall sign all: (i) warrants drawn on the City Treasurer; (ii) written contracts and conveyances made or entered into by the City; and (iii) instruments requiring the City Seal with the exception of whether there is a City Council ordinance stating an officer other than the Mayor may sign instruments requiring the City Seal. Government Code section 40605 states the Mayor, with approval of the City Council, shall make all appointments to boards, commissions, and committees unless otherwise provided by statute.

COUNCIL ACTION:

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Ordinance 489 adds section 2.04.015 to the Solana Beach Municipal Code codifying these duties of the Mayor. The duties and responsibilities outlined in the Ordinance 489 as section 2.04.015 are only those required by state law.

The City Council has an existing adopted policy that addresses appointments to citizen commissions, boards, and task forces. Council Policy 5 was last amended in 2008. (Attachment 2). When Ordinance 489 was introduced, Council directed revisions to reflect that all appointments are to be done consistent with Council Policy 5.

**CEQA COMPLIANCE STATEMENT:**

California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) in that it is not a project which has the potential for causing a significant effect on the environment.

**FISCAL IMPACT:**

None.

**WORK PLAN:**

N/A

**OPTIONS:**

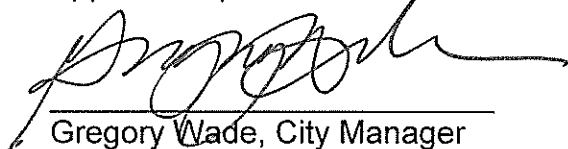
- Approve Staff recommendation.
- Approve Staff recommendation with alternative amendments/modifications.
- Deny Staff recommendation.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Ordinance 489 adding Section 2.04.015 to the Solana Beach Municipal Code which would codify Mayoral duties as set out in state law.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Ordinance 489
2. Council Policy 5

## ORDINANCE 489

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AMENDING TITLE 2, CHAPTER 2.04 OF THE SOLANA BEACH MUNICIPAL CODE BY ADDING SECTION 2.04.015

**WHEREAS**, the City recently adopted Ordinance 488, pursuant to California Government Code sections 34872(c) and 34886, providing for the election of the members of the City Council of the City of Solana Beach by-district in four single-member districts, and a separately elected office of Mayor beginning with the general municipal election on November 2020; and

**WHEREAS**, the City wishes to further enumerate the duties of the Mayor pursuant to California law; and

**WHEREAS**, the City Council desires to add section 2.04.015 to the Solana Beach Municipal Code to further clarify the duties and responsibilities of the Mayor.

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

Section 1: All of the above statements are true.

Section 2: Section 2.04.015 of the Solana Beach Municipal Code is hereby added to read as follows:

#### **2.04.015 Mayor.**

- A. Beginning with the general municipal election in November 2020, the Mayor is elected citywide and shall serve a term of four years pursuant to Solana Beach Municipal Code Sections 2.24.016, 2.24.017 and 2.24.018.
- B. The Mayor shall be the presiding officer of the City Council.
- C. The Mayor is a member of the City Council with all the powers and duties of a member of the City Council. The Mayor may make or second motions and otherwise participate fully in the workings of the City Council.
- D. The Mayor shall sign all:
  - 1. Warrants drawn on the City Treasurer;
  - 2. Written contracts and conveyances made or entered into by the City; and
  - 3. Instruments requiring the City Seal (the Council may provide by ordinance that the instruments described above be signed by an officer other than the Mayor).
- E. The Mayor, with approval of the City Council, shall make all appointments to boards, commissions, and committees consistent with City Council Policy 5 unless otherwise provided by statute.

F. The Mayor shall perform all duties imposed on the position of Mayor by the laws of the State of California or by ordinance of the City.

G. The Mayor shall be entitled to compensation as set out in Solana Beach Municipal Code Section 2.04.020.

Section 3: The City Council finds that the proposed amendments to the Solana Beach Municipal Code are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) in that it is not a project which has the potential for causing a significant effect on the environment.

Section 4: Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Chapter, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California on the 28<sup>th</sup> day of November 2018; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California on the 12<sup>th</sup> day of December, 2018, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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

APPROVED AS TO FORM:

ATTEST

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

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

<b>CITY OF SOLANA BEACH</b>	<b>Policy No. 5</b>
<b>COUNCIL POLICY</b>	Adopted: May 15, 1989 Revised: January 23, 2008 by Resolution 2008-23
<b>GENERAL SUBJECT:</b> Citizen Boards, Commissions & Committees	
<b>SPECIFIC SUBJECT:</b> Appointments of Citizens to Boards, Commissions, Committees and Task Forces.	

**PURPOSE:**

The purpose of this policy is to establish a consistent process and procedure for appointments to City sponsored Citizen Boards, Commissions, Committees and Task Forces.

**POLICY STATEMENT:**

Appointments to Citizen Boards, Commissions, Committees and Task Forces are made in accordance with the municipal code and/or specific guideline, as provided, to provide consistency.

**POLICY PROCEDURES:**

1. All private citizens interested in serving on any Board, Commission, Committee or Task Force or similar group must complete and file with the City Clerk a Citizen Interest Form (application) which may be obtained from the City Clerk's office.
2. Nominations  
Councilmembers may nominate private citizens for appointment subject to ratification by a majority of the City Council. Such ratification shall take place at a regular City Council meeting and a duly docketed agenda item.
3. Appointment Protocol
  - a. Appointments will be made in accordance with municipal code requirements. For example, the municipal code may require that a Commission have five positions appointed by individual Councilmembers.
  - b. Appointments that are not outlined in the municipal code and are at-large appointment positions may be nominated by any Councilmember. In the event of multiple appointments, appointments may be divided among individual Councilmembers to share the appointment responsibilities. If the appointments are

shared, it will be for that one time and will not be construed as official individual appointments that would carry forward.

- c. The decision to proceed with an individual appointment alternative for at-large positions will be subject to majority vote of the City Council with such vote taking place at a regular City Council Meeting.

4. Appointments to Outside Agencies

When the City is asked by an outside agency to recommend a private citizen to serve on a Board, Commission, Committee or Task Force or similar group, such recommendation shall be made by the Council and approved by a majority vote of the City Council.





# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 12, 2018  
**ORIGINATING DEPT:** City Clerk / Elections Official  
**SUBJECT:** Certification of November 6, 2018 General Election Results

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## **BACKGROUND:**

In accordance with California Elections Code (EC) Section 1301 and Solana Beach Resolution 2018-103, the City's General Municipal Election was held on November 6, 2018 and, as per Resolution 2018-104, the City's Elections Official commissioned the County Registrar of Voters to conduct the election and canvassing of the ballots.

Per EC 10262, the City's Elections Official, upon receipt of the results of the official canvass, shall certify the results to the governing body, which shall be no later than the next regularly scheduled City Council meeting following presentation of the 30-day canvass of the returns, or at a special meeting for this purpose.

Furthermore, EC 10263 requires that upon the completion of the canvass, and before installing the new officers, the governing body of the city shall adopt a resolution reciting the facts of the election and such other matters as are enumerated in EC 10264. This section requires that as soon as the results of the election are declared, the Elections Official of the governing body shall enter into its records a statement of the results, which is included in Resolution 2018-155 (Attachment 1).

This item is before the Council to consider approving Resolution 2018-155 certifying the results of the November 6, 2018 General Municipal Election.

## **DISCUSSION:**

### *Election Results Certification Status*

Pursuant to California Elections Code 10263, Council shall adopt Resolution 2018-155 reciting the facts of the City's General Municipal Election held on November 6, 2018. The San Diego County Registrar of Voters will have completed the canvassed returns of the election and provided a certification of their results on December 6, 2018. The certification of the election results (Attachment 2) is required for the City Clerk to officiate the installation of newly elected officials.

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

Based on the official certified results (Attachment 2), the following were elected to the two (2) City Council member seats:

Candidate	Number of Votes Received	Percentage of Votes
Kristi Becker	3,886	35.01%
Kelly Harless	3,628	32.69%

Additional results will be forthcoming and will be made available upon receipt.

*Installation of Officers*

The installation of new councilmember officers is scheduled to occur at a Special Meeting on December 19, 2018.

**FISCAL IMPACT:**

The total cost of this election of Candidate Seats was estimated to cost approximately \$19,000. The San Diego County Registrar of Voters will continue their financial assessment of the entire election and submit a final bill for the City's cost around January or February 2019.

If the individual cost for candidate statements is less than the initial charge to the candidate of \$825, then a refund will be made to the candidates. If the individual cost is more than the initial charge, then the City will request that the candidates pay the additional amount.

**WORK PLAN:** N/A

**OPTIONS:**


- Approve Staff recommendation.
- Approve Staff recommendation with alternative amendments / modifications.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution 2018-155 approving the certification of the results for the November 6, 2018 General Municipal Election.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

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

Attachments:

1. Resolution 2018-155 Certifying the Election Results
2. Certificate of Official Election Results

## RESOLUTION 2018-155

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 6, 2018, DECLARING THE RESULT AND SUCH OTHER MATTERS AS PROVIDED BY LAW

**WHEREAS**, a General Municipal Election was held and conducted in the City of Solana Beach, California, on Tuesday, November 6, 2018, as required by law; and,

**WHEREAS**, notice of the election was given in time, form and manner as provided by law; that voting precincts were properly established; that election officers were appointed and that in all respects the election was held and conducted and the votes were cast, received and canvassed and the returns made and declared in time, form and manner as required by the provisions of the Elections Code of the State of California for holding of election in general law cities; and,

**WHEREAS**, pursuant to City Resolution 2018-104, adopted July 11, 2018, requesting the Board of Supervisors of the County of San Diego to Consolidate a General Municipal Election, the San Diego County Registrar of Voter's Election Department canvassed the returns of the election and certified the results on the 6<sup>th</sup> day of December, 2018, and the results are received, attached and made a part hereof as "Exhibit A".

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

SECTION 1. That the whole number of ballots cast was \_\_\_\_\_. That the whole number of vote-by-mail votes cast was \_\_\_\_\_. and the whole number of polling place votes cast was \_\_\_\_\_. That the whole number of votes cast in the City was \_\_\_\_\_.

SECTION 2. That the names of persons voted for at the election for Member of the City Council are as follows, in the order as they appeared on the ballot:

Kelly Harless  
Valeri Paul  
Craig Nelson  
Shawn McClondon  
Kristi Becker

SECTION 3. That the number of votes given at each precinct and the number of votes given in the City to each of the persons above named for the respective office for which the persons were candidates are listed in Exhibit "A," attached.

SECTION 4. The City Council does declare and determine that Kristi Becker and Kelly Harless, having received the highest votes, were elected as members of the City Council for the full term of four years.

SECTION 5. The City Clerk shall enter on the records of the City Council of the City, a statement of the result of the election, showing: 1) The whole number of ballots cast in the City; 2) The names of the persons voted for; 3) For what office each person was voted for; 4) The number of votes given at each precinct to each person; 5) The total number of votes given to each person.

SECTION 6. That the City Clerk shall make and deliver to each of the persons so elected a Certificate of Election signed by the City Clerk and authenticated; that the City Clerk shall also administer to each person elected the Oath of Office prescribed in the Constitution of the State of California and shall have them subscribe to it and file it in the office of the City Clerk. Each and all of the persons so elected shall then be inducted into the respective office to which they have been elected.

SECTION 7. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of December 2018 at a regularly scheduled meeting of the City Council of the City of Solana beach, California by the following vote:

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

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

APPROVED AS TO FORM:

ATTEST:

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

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

# Placeholder

Certification of Results for the November 6, 2018 General Municipal Election

*This document will be provide once it is readily available and finalized.*



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 12, 2018  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing: Request for DRP and SDP to Construct a New, Single-Family Residence with an Attached Two-Car Garage and Perform Associated Site Improvements at 456 S. Nardo. (Case # 17-17-42 Applicant: 456 S. Nardo, LLC; APN: 298-121-66; Resolution No. 2018-152)**

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## **BACKGROUND:**

The Applicant, 456 S. Nardo, LLC, is requesting City Council approval of a Development Review Permit (DRP) and a Structure Development Permit (SDP) to construct a new two-story, single-family residence with an attached two-car garage and perform associated site improvements on a vacant lot at 456 South Nardo Avenue. The 12,736 square-foot lot is located within the Low Residential (LR) Zone and the Scaled Residential Overlay Zone (SROZ).

The project proposes grading in the amounts of 185 cubic yards of cut, 170 cubic yards of fill, and 15 cubic yards of export. The maximum building height would be 23.57 feet above the pre-existing grade with the highest pole at 213.8 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 2018-152 (Attachment 1).

## **DISCUSSION:**

The property is a flag lot located on the east side of the 400 block of South Nardo Avenue. A flag lot is defined in the Solana Beach Municipal Code (SBMC) as a lot having access to a public street by means of a private driveway or access easement. The subject parcel

CITY COUNCIL ACTION:

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takes its access from S. Nardo Avenue via a 20-foot private driveway easement along the northern property line. The site is located between two parcels, 460 South Nardo Avenue on the west, fronting South Nardo Avenue and 454 S. Nardo Avenue on the east, which is also a flag lot. Both adjacent parcels also take access from the private driveway easement and both are developed with existing single-family residences. The project site is rectangular in shape and slopes downward slightly from west to east a total of approximately 3.5 feet. It is currently unimproved.

The Applicant proposes to construct a new 3,920 square foot, two-story single-family residence with an attached 444 square foot two-car garage, a covered outdoor patio, and an outdoor barbeque area with a fire pit. Proposed site improvements include grading to create a level site and two bio-retention basins, hardscape driveway, patio, and various walkways, landscaping, and construction of retaining walls and perimeter privacy fencing. 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.

<b>Table 1</b>		
<b>LOT INFORMATION</b>		
<b>Property Address:</b>	456 S. Nardo Ave.	<b>Zoning Designation:</b> LR (3 du/ac)
<b>Lot Size (Net):</b>	12,736 ft <sup>2</sup>	<b># of Units Allowed:</b> 1 Dwelling Unit, 1 ADU
<b>Max. Allowable Floor Area:</b>	4,178 ft <sup>2</sup>	<b># of Units Requested:</b> 1 Dwelling Unit
<b>Proposed Floor Area:</b>	4,039 ft <sup>2</sup>	<b>Setbacks:</b>
<b>Below Max. Floor Area by:</b>	139 ft <sup>2</sup>	<b>Required</b> <b>Proposed</b>
<b>Max. Allowable Height:</b>	25 ft.	Front (N)      *20 ft.      20 ft.
<b>Max. Proposed Height:</b>	*23.57 ft.	Interior Side (W)      10 ft.      27.5 ft.
<b>Highest Point/Ridge:</b>	213.8 MSL	Interior Side (E)      10 ft.      10 ft.
*Height Above Pre-Existing Grade		Rear (S)      **15 ft.      16 ft.
		*25 ft. required front setback reduced to 20 ft. because lot has a depth of less than 100 ft.
		**25 ft. required rear yard setback reduced to 15 ft. because the lot has a depth of less than 90 ft. (Lot Depth measured from the private road easement)
<b>PROPOSED PROJECT INFORMATION</b>		
<b>Floor Area Breakdown:</b>		<b>Required Permits:</b>
First Floor Living Area	2,412 ft <sup>2</sup>	<b>DRP:</b> 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
Second Floor Living Area	1,508 ft <sup>2</sup>	<b>SDP:</b> A SDP is required for a new structure that exceeds 16 feet in height from the existing grade.
Covered Outdoor Patio	75 ft <sup>2</sup>	
Attached 2-Car Garage	444 ft <sup>2</sup>	
Subtotal	4,439 ft <sup>2</sup>	
Off-Street Parking Exemption	- 400 ft <sup>2</sup>	
<b>Total Floor Area:</b>	<b>4,039 ft<sup>2</sup></b>	
<b>Proposed Grading:</b>	<b>Cut: 185 yd<sup>3</sup>    Fill: 170 yd<sup>3</sup></b>	<b>Export: 15 yd<sup>3</sup></b>
<b>Proposed Parking:</b> Attached 2-Car Garage		<b>Existing Development:</b>
<b>Proposed Fences and Walls:</b> Yes		Vacant Lot
<b>Proposed Accessory Dwelling Unit:</b> No		
<b>Proposed Accessory Structure:</b> No		

Staff has prepared draft findings for approval of the project in the attached Resolution 2018-152 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 2018-152.

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 2018-152 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 LR Zone. Properties immediately surrounding the lot are also located within the LR Zone and are developed with one and two-story, single-family residences, including additional flag lots located directly north of the private road easement.

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. The property is designated Low Density Residential in the General Plan and intended for single-family residences developed at a maximum density of three dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

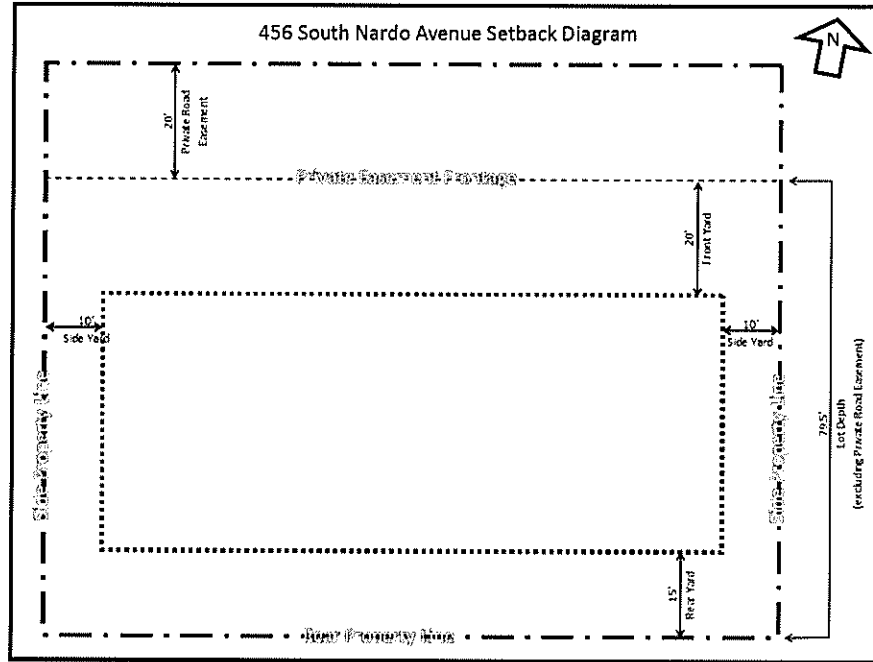
The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the Scaled Residential Overlay Zone (SROZ) and within the Coastal Zone. The project has been evaluated, and could be found to be in conformance with, the regulations of the SROZ, which are discussed further later in this report. As a condition of project approval, the 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 Applicant is proposing a two-story, single-family residence with an attached two-car garage with storage. The proposed residence provides 2,412 square feet on the first floor, including a living room, dining room, kitchen, master suite, utility storage, and half-bathroom. The 1,508 square foot second floor includes an open loft, three bedrooms with attached bathrooms, and a roof deck.

As proposed, the two-story residence would be constructed entirely within the buildable area for the subject flag lot. Buildable area is defined in the SBMC as the portion of the lot remaining after deducting all required setbacks and easements from the gross area of the lot. Because net lot area excludes the private road easement, the dimensions of the lot also exclude the private road easement for the purposes of determining required setbacks. Staff notes that for a flag lot, the front setback is measured from the frontage of the private driveway easement on the north; therefore, the rear setback is measured from the south property line and the interior side yard setbacks are measured from the

east and west property lines. Reducing the depth of the lot by the 20-foot width of the private road easement results in a property depth that allows for reduced front and rear yard setbacks than otherwise would be required for a property in the LR Zone (see Table 1). The project, as designed, complies with the required setbacks.



A 440 square foot covered patio is proposed off the living room at the rear (south side) of the residence. Seventy-five square feet of the patio is enclosed on three sides and covered; therefore, it is required to be counted toward the maximum allowable building area.

The 444 square-foot, two-car garage would be located in the northwest portion of the buildable area, with the garage door facing the west (side) property line. Driveway access would be taken from the private road easement at the northwest corner of the site.

The SBMC parking regulations require two off-street parking spaces per single-family residence. The Code indicates that when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The site is required to provide two parking spaces, therefore, the project is afforded a 400 square-foot exemption.

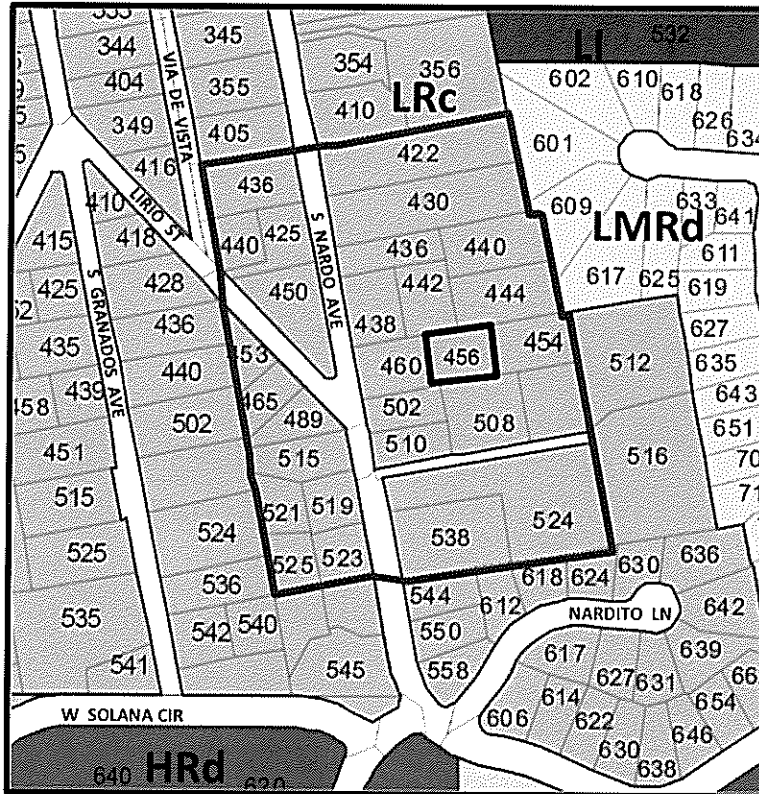
The total proposed floor area would be 4,039 square feet, which is 139 square feet below the maximum allowable floor area for the 12,736 square-foot lot. The maximum floor area calculation for this project is as follows:

0.50 for first 6,000 ft <sup>2</sup>	3,000 ft <sup>2</sup>
0.175 for 6,001 to 15,000 ft <sup>2</sup>	1,178 ft <sup>2</sup>
<b>Total Allowable Floor Area:</b>	<b>4,178 ft<sup>2</sup></b>

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 27 other properties within the surrounding area. This area includes properties along South Nardo Avenue, Lirio Street, and Via de Vista as shown on the following map:



The properties evaluated in this comparison are located in the LR Zone. The existing homes range in size from 650 square feet to 6,201 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:	4,439 ft <sup>2</sup>
Delete Covered Patio Area:	- 75 ft <sup>2</sup>
Delete Attached Garage:	- 444 ft <sup>2</sup>
<hr/> Project Area for Comparison to Assessor's Data:	<hr/> 3,920 ft <sup>2</sup>

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

<b>Table 2</b>						
#	Property Address	Lot Size in ft <sup>2</sup> (SanGis)	Existing ft <sup>2</sup> (Assessor)	Proposed / Recently Approved ft <sup>2</sup>	Max. Allowable ft <sup>2</sup>	Zone
1	436 Via De Vista	22,651	2,107		5,208	LR
2	440 Lirio St	10,400	1,423		3,770	LR
3	425 S Nardo Ave	12,715			4,175	LR
4	450 Lirio St	20,513	2,635		5,101	LR
5	436 S Nardo Ave	12,524	924		4,142	LR
6	442 S Nardo Ave	14,000	3,774		4,400	LR
7	438 S Nardo Ave	14,000	3,031		4,400	LR
8	440 S Nardo Ave	20,000	2,457		5,075	LR
9	444 S Nardo Ave	20,000	2,379		5,075	LR
10	422 S Nardo Ave	37,026	5,736		5,926	LR
11	430 S Nardo Ave	37,462	6,201		5,948	LR
12	515 S Nardo Ave	14,640	2,293		4,512	LR
13	521 S Nardo Ave	10,000	2,462		3,700	LR
14	519 S Nardo Ave	10,600	3,384		3,805	LR
15	525 S Nardo Ave	10,200	1,908		3,735	LR
16	523 S Nardo Ave	10,500	2,376		3,788	LR
17	453 Lirio St	9,000	2,865		3,525	LR
18	465 Lirio St	10,000	3,296		3,700	LR
19	489 Lirio St	9,600	2,654		3,630	LR
20	538 S Nardo Ave	28,750	1,968		5,153	LR
21	524 S Nardo Ave	52,708	650		6,710	LR
22	502 S Nardo Ave	10,500	2,379		3,788	LR
23	510 S Nardo Ave	10,500	1,659		3,788	LR
24	460 S Nardo Ave	13,723	3,085		4,352	LR
<b>25</b>	<b>456 S Nardo Ave</b>	<b>12,736</b>	<b>Vacant</b>	<b>3,920</b>	<b>4,178</b>	<b>LR</b>
26	454 S Nardo Ave	14,500	1,764		4,188	LR
27	508 S Nardo Ave	21,780	1,750		5,164	LR
28	0 S Nardo Ave	15,400	Vacant		4,615	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.

Several low retaining walls are proposed. One retaining wall, with an exposure height of less than two feet, is proposed along the west property line, as the property to the west

is at a slightly higher elevation than the subject property. Another retaining wall, with an exposure height of less than 2.5 feet, is proposed along the east property line, as the lot to the east is at slightly lower elevation than the subject site. The east retaining wall also wraps around the northeast and southeast corners of the lot. There is an existing property line fence along the west property line. The Applicant proposes to construct a five-foot high redwood fence along the south and east property lines for privacy and to enclose the usable yard areas in the rear yard and portions of the side yards. The proposed trash enclosure is located such that it will be screened from public view in compliance with SBMC 17.20.040(L).

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 Applicant is proposing to construct an attached, two-car garage accessed by a new driveway at the northwestern portion of the property frontage along the private road easement. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two parking spaces. Two spaces are required, therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

#### Grading:

As mentioned previously in this report, the existing grade slopes from west to east with an approximately 3.5-foot overall change in elevation. The project includes grading in the amount of 185 cubic yards of cut, 170 cubic yards of fill, and 15 cubic yards of export off

site to create a relatively flat lot with various low retaining walls to accommodate the existing slope. Grading is also proposed to provide for two bio-retention (stormwater detention) areas, one northeast portion of the front yard and southeast corner of the rear 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 new two-story, single-family residence with an attached garage on a vacant 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 September 18, 2018, which showed a maximum building height of 23.57 feet above existing grade and the tallest story poles (SP #7) certified at 213.8 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 November 5, 2018. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved concurrently with the DRP.

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 23.57 feet above the existing grade or 213.8 feet above 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 November 29, 2018. As of the date of preparation of this Staff Report, Staff has received one letter of support from a property owner at 502 S. Nardo Ave. Correspondence received by Staff is included in Attachment 3.

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 2018-152.
- 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 2018-152 conditionally approving a DRP and SDP to construct a new two-story, single-family residence with an attached two-car garage and perform associated site improvements on a vacant lot at 456 South Nardo Avenue, Solana Beach.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

A handwritten signature in black ink, appearing to read 'Gregory Wade', written over a horizontal line.

Gregory Wade, City Manager

Attachments:

1. Resolution 2018-152
2. Project Plans
3. Correspondence



**RESOLUTION NO. 2018-152**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO CONSTRUCT A NEW, TWO-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED, TWO-CAR GARAGE AND ASSOCIATED IMPROVEMENTS ON A VACANT LOT LOCATED AT 456 SOUTH NARDO AVENUE, SOLANA BEACH**

**APPLICANTS: 456 S. Nardo, LLC**  
**CASE NO.: 17-17-42 DRP/SDP**

**WHEREAS**, 456 S. Nardo, LLC (hereinafter referred to as “Applicant”), has 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 December, 12, 2018, the City Council received and considered evidence concerning the proposed application; 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 construct a new two-story, single-family residence with an attached two-car garage and perform associated site improvements on a vacant lot located at 456 South Nardo Avenue, 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 LR Zone. Properties immediately surrounding the lot are also located within the LR Zone, and 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. 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 Applicant 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 Applicant is proposing a two-story single-family residence with an attached two-car garage with storage. The proposed residence provides 2,412 square feet on the first floor, including a living room, dining room, kitchen, master suite, utility storage, and half-bathroom. The 1,508 square foot second floor includes an open loft, three bedrooms with attached bathrooms, and a roof deck.

As proposed, the two-story residence will be constructed entirely within the buildable area for the subject flag lot. Buildable area is defined in the SBMC as the portion of the lot remaining after deducting all required setbacks and easements from the gross area of the lot. Because net lot area excludes the private road easement, the dimensions of the lot also exclude the private road easement for the purposes of determining required setbacks. Staff notes that for a flag lot, the front setback is measured from the frontage of the private driveway easement on the north; therefore, the rear setback is measured from the south property line and the interior side yard setbacks are measured from the east and west property lines. Reducing the depth of the lot by the 20-foot width of the private road easement results in a property depth that allows for reduced front and rear yard setbacks than otherwise would be required otherwise for property in the LR Zone. The project, as designed, complies with the required setbacks.

A 440 square foot covered patio is proposed off the living room at the rear (south side) of the residence. Seventy-five square feet of the patio is enclosed on three sides and covered; therefore, it is required to be counted toward the maximum allowable building area.

The 444 square-foot, two-car garage will be located in the northwest portion of the buildable area, with the garage door

facing the west (side) property line. Driveway access will be taken from the private road easement at the northwest corner of the site.

The SBMC parking regulations require two off-street parking spaces per single-family residence. The Code indicates that when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The site is required to provide two parking spaces, therefore, the project is afforded a 400 square-foot exemption.

The total proposed floor area is 4,039 square feet, which is 139 square feet below the maximum allowable floor area for the 12,736 square-foot lot. The maximum floor area calculation for this project is as follows:

0.50 for first 6,000 ft <sup>2</sup>	3,000 ft <sup>2</sup>
0.175 for 6,001 to 15,000 ft <sup>2</sup>	<u>1,178 ft<sup>2</sup></u>
Total Allowable Floor Area:	4,178 ft <sup>2</sup>

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 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.

- 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 Applicant is proposing to construct an attached, two-car garage accessed by a new driveway at the northwestern portion of the property frontage along the private road easement. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two 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 existing grade slopes from west to east with an approximately 3.5-foot overall change in elevation. The project includes grading in the amount of 185 cubic yards of cut, 170 cubic yards of fill, and 15 cubic yards of export off site to create a relatively flat lot with various low retaining walls to accommodate the existing slope. Grading is also proposed to provide for two bio-retention (stormwater detention) areas, one northeast portion of the front yard and southeast corner of the rear 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 new single-story, single-family residence with an attached garage on a vacant 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.

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

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

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

The Applicant is 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 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 September 18, 2018, which showed a maximum building height of 23.57 feet above existing grade and the tallest story poles (SP #7) certified at 213.8 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 November 5, 2018. No applications for View

Assessments were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved concurrently with the DRP.

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 23.57 feet above the existing grade or 213.8 feet above 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 Applicant shall provide for and adhere to the following conditions:

##### A. Community Development Department Conditions:

- I. The Applicant shall pay required Public Facilities Fees, as established by SBMC Section 17.72.020 and Resolution 1987-36.
- II. The Applicant shall pay the required Park Fee, Regional Transportation Congestion Impact Fee (RTCIP) and Transportation Impact Fee (TIF) for the development of a vacant lot prior to building permit issuance.
- III. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on December 12, 2018, and located in the project file with a submittal date of December 5, 2018.
- IV. Prior to requesting a framing inspection, the Applicant shall submit a height certification, signed by a licensed land surveyor, certifying that the building envelope (which is represented by the story poles) is in conformance with the plans as approved by the City Council on December 12, 2018 and the certified story pole plot plan, and will not exceed 23.57 feet in height from the pre-existing grade or 213.8 feet above MSL.
- V. 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).
- VI. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.

- VII. The Applicant 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.
- VIII. 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.
- IX. 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.

B. Fire Department Conditions:

- I. New fire department turnaround is partially located on 454 S Nardo. A request for an easement shall be submitted prior to the issuance of a Building Permit and granted prior to final occupancy providing emergency vehicle ingress and egress for the proposed portions of the turnaround located on 454 S. Nardo to the satisfaction of the Fire Marshal.
- II. ACCESS ROAD MINIMUM DIMENSIONS: Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than **two** single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
- III. DEAD ENDS: All dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. A cul-de-sac shall be provided in residential areas where the access roadway serves more than four (4) structures. The minimum unobstructed paved radius width for a cul-de-sac shall be 36 feet in residential areas with no parking.
- IV. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in



accordance with the California Fire Code and the Solana Beach Fire Department.

- V. 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.
- VI. ADDRESS NUMBERS FOR STRUCTURES LOCATED OFF ROADWAY: Where structures are located off a roadway on long easements/driveways, a monument marker shall be placed at the entrance where the easement/driveway intersects the main roadway. Permanent address numbers with height conforming to Fire Department standards shall be affixed to this marker.
- VII. 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.
- VIII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

Grading:

- I. 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. The Preliminary Hydrology and Hydraulic Study includes Detention Basins at the east end of the property. Easements shall be recorded for maintenance of the Detention Basins by the property owner(s) in perpetuity, prior to the occupancy of this project.
- d. 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.
- e. The Applicant is responsible to protect the adjacent properties during construction. If any grading or other types of construction are anticipated beyond the property lines, the Applicant 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.
- f. 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.
- g. Obtain and submit grading security in a form prescribed by the City Engineer.
- h. Obtain a haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- i. Submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared. Best management practices shall be developed and implemented to manage storm water and non-storm water

discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.

- k. Show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- l. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. No increased cross lot drainage shall be allowed.

Sewer:

- II. Sewer permit required for private sewer lateral.
- III. The Applicant shall pay in full the one-time sewer capacity/connection fees of \$4500.00 per Equivalent Dwelling Unit (EDU). The EDU assignment is determined by SBMC 14.08.060.
- IV. Pay in full the prorated portion of the current annual sewer charge for the remainder of the fiscal year.
- V. The Applicant shall record a document holding the City of Solana Beach harmless in case of sanitary sewer backup into any part of the development due to blockage in main sewer line.
- VI. A backflow prevention device shall be installed on private property.
- VII. The sewer service for this project is designed to be provided by a private main. The Applicant shall provide evidence that the private main is capable of carrying additional flow and also that the Applicant has the right to use this private main to convey sewer flow to the City's main. A maintenance and use agreement needs to be prepared and recorded against all properties using or planning to use this private main.

## IX. 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.

## X. EXPIRATION

The Development Review Permit and Structure Development Permit for the project will expire 24 months from the date of this Resolution, unless the Applicant has 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.

## XI. INDEMNIFICATION AGREEMENT

The Applicant 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 Applicant 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 Applicant 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 Applicant 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 Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

**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 12<sup>th</sup> day of December, 2018, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

\_\_\_\_\_  
DAVID ZITO, MAYOR

APPROVED AS TO FORM:

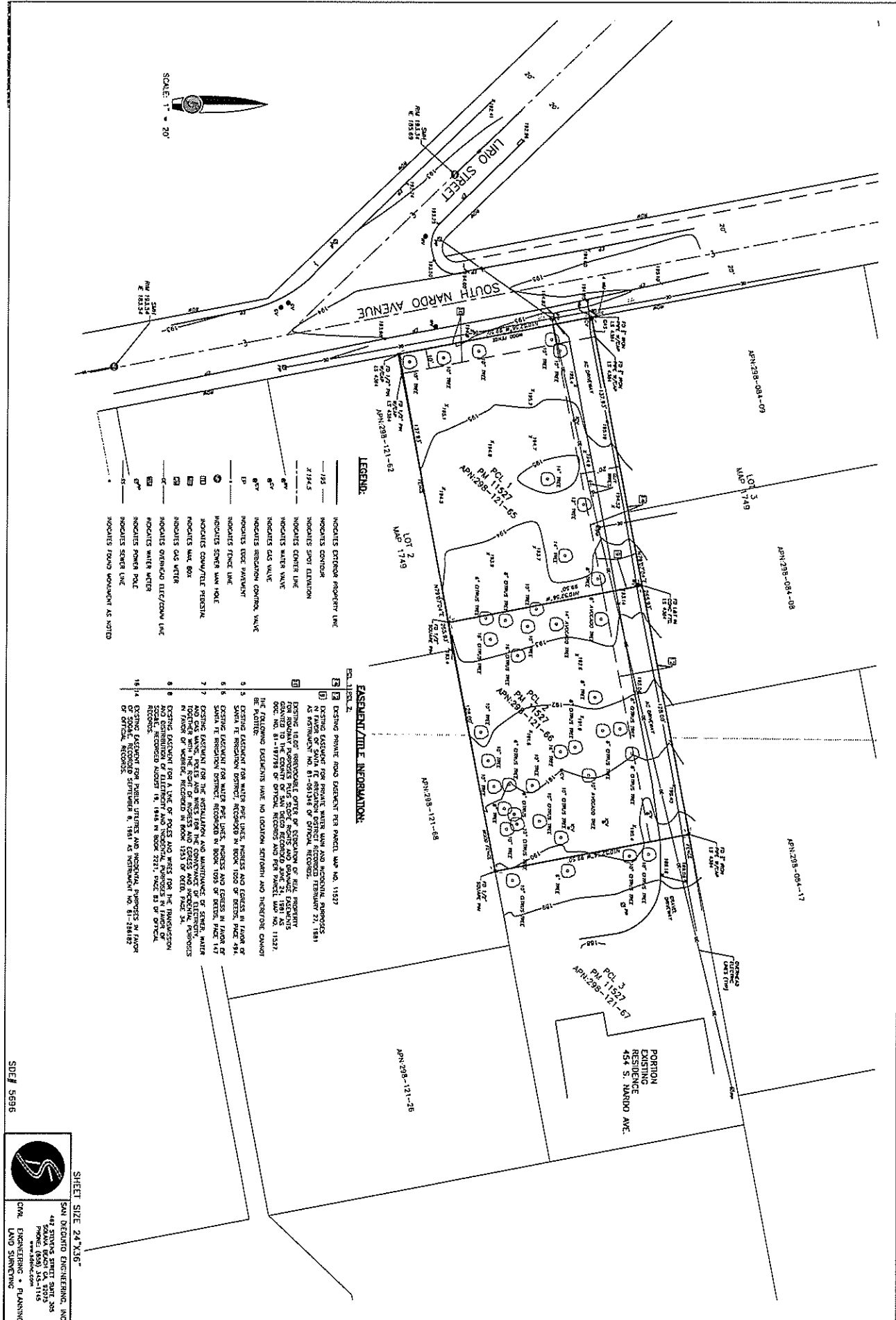
ATTEST:

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

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







SCALE: 1" = 20'



**LEGEND:**


- HOUSERS EXISTING PROPERTY LINE
- HOUSERS CURBLINE
- HOUSERS SPOT ELEVATION
- HOUSERS CENTER LINE
- HOUSERS WATER VALVE
- HOUSERS GAS VALVE
- HOUSERS REGULATION CONTROL VALVE
- HOUSERS TIE-IN POINT
- HOUSERS TRUCK LINE
- HOUSERS SEWER MAN HOLE
- HOUSERS CRAWLER PERMITS
- HOUSERS WAS BOX
- HOUSERS OIL WATER
- HOUSERS OVERHEAD ELEC/DOWN LINE
- HOUSERS WATER METER
- HOUSERS POWER POLE
- HOUSERS SEWER LINE
- HOUSERS FOUND WORKMAN AS NOTED

**EASEMENT/TITLE INFORMATION:**

- 1. EXISTING PRIVATE ROAD EASEMENT PER PARCEL MAP NO. 11537
- 2. EXISTING EASEMENT FOR PRIVATE WATER MAIN AND SEWERAL SERVICES IN FAVOR OF SANTA FE ASSOCIATION DISTRICT RECORDED FEBRUARY 27, 1981 AS INSTRUMENT NO. 81-091314 OF OFFICIAL RECORDS.
- 3. EXISTING EASEMENT FOR CONVEYANCE OF REAL PROPERTY INTERESTS IN THE TRACT DESCRIBED AS PARCEL MAP NO. 11537, DISTRICT NO. 81-197789 OF OFFICIAL RECORDS AND PER PARCEL MAP NO. 11537. THE FOLLOWING EASEMENTS HAVE NO LOCATION SETFORTH AND THEREFORE CANNOT BE LOCATED:
  - 1. EXISTING EASEMENT FOR WATER MAIN, SEWER AND GASES IN FAVOR OF SANTA FE ASSOCIATION DISTRICT, RECORDED IN BOOK 1095 OF DEEDS, PAGE 484.
  - 2. EXISTING EASEMENT FOR WATER MAIN, SEWER AND GASES IN FAVOR OF SANTA FE ASSOCIATION DISTRICT, RECORDED IN BOOK 1095 OF DEEDS, PAGE 487.
  - 3. EXISTING EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SEWER, WATER MAIN, GAS MAIN, AND ELECTRIC LINES FOR THE CONVEYANCE OF REAL PROPERTY INTERESTS IN THE TRACT DESCRIBED AS PARCEL MAP NO. 11537, DISTRICT NO. 81-197789 OF OFFICIAL RECORDS AND PER PARCEL MAP NO. 11537.
  - 4. EXISTING EASEMENT FOR A LINE OF POLES AND WIRES FOR THE TRANSMISSION AND CONVEYANCE OF ELECTRICITY AND TELEPHONE SERVICES IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN BOOK 1331 OF OFFICIAL RECORDS, PAGE 24.
  - 5. EXISTING EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF OFFICIAL RECORD SEPTEMBER 9, 1981 AS INSTRUMENT NO. 81-284182 OF OFFICIAL RECORDS.

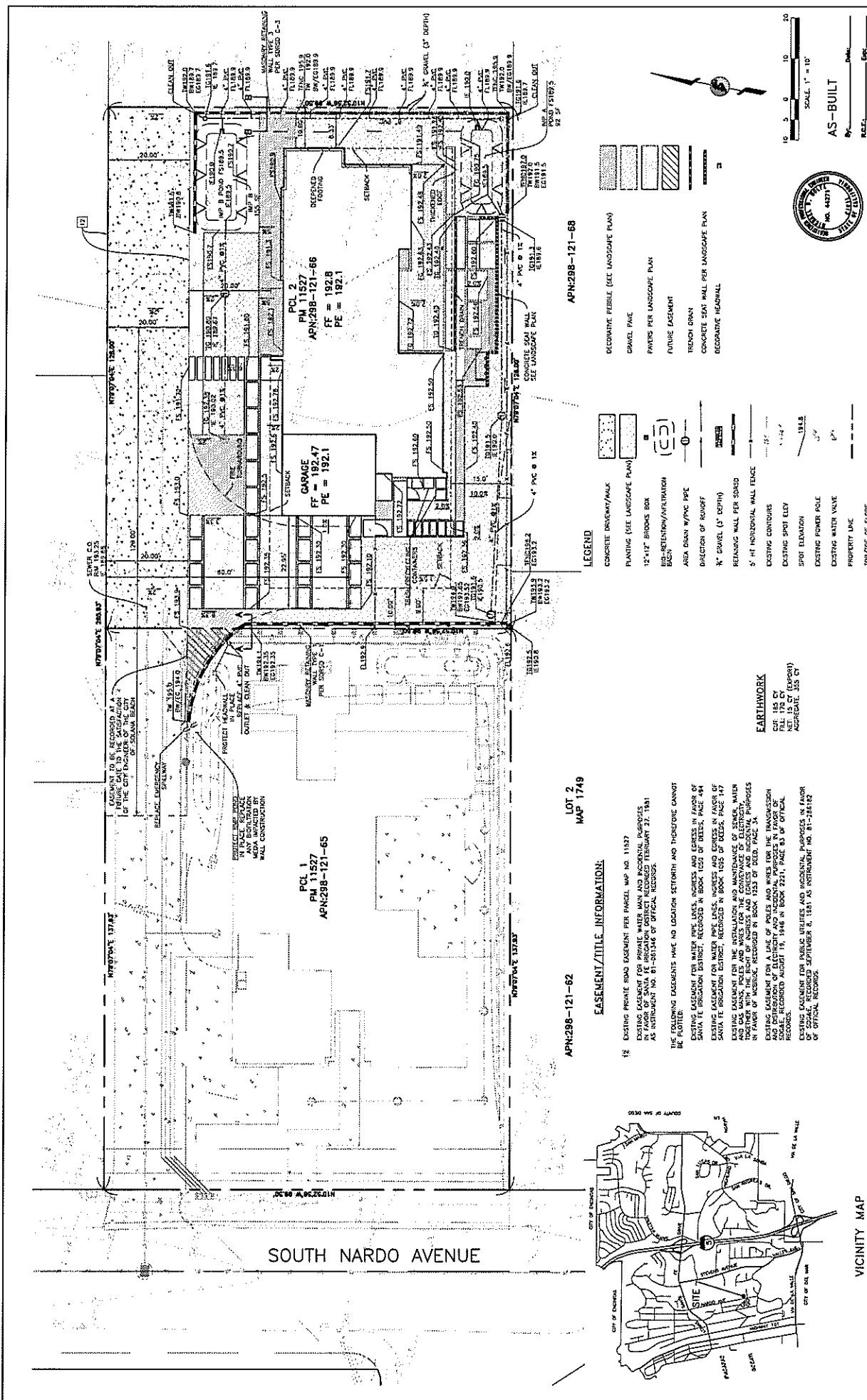
SDP# 5696

SHEET SIZE 24"x36"



SOUTH D'ORO ENGINEERING, INC.  
 442 STAVES STREET SUITE 205  
 SANTA FE, NEW MEXICO 87505  
 PHONE: (505) 343-1145  
 FAX: (505) 343-1145  
 WWW.SOUTHORO.COM  
 CIVIL ENGINEERING PLANNING  
 LAND SURVEYING





SOUTH NARDO AVENUE

APN:298-121-62  
 LOT 2  
 MAP 1749

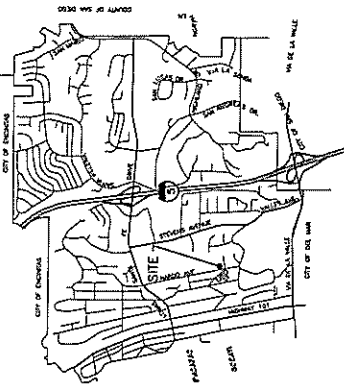
**EASEMENT/TITLE INFORMATION:**

EXISTING PRIVATE ROAD EASEMENT PER PARCEL MAP NO. 11527  
 DEDICATED TO THE CITY OF SOLANA BEACH FOR THE USE OF THE  
 AS INSTRUMENT NO. 81-281346 OF OFFICIAL RECORDS.  
 THE FOLLOWING DOCUMENTS HAVE NO LOCATION SETFORTH AND THEREFORE CANNOT  
 BE LOCATED:  
 EXISTING EASEMENT FOR WATER PIPE, LINES, ACCESS AND EGRESS IN FAVOR OF  
 SANTA FE IRRIGATION DISTRICT, RECORDED IN BOOK 1029 OF DEEDS, PAGE 484  
 EXISTING EASEMENT FOR WATER PIPE, LINES, ACCESS AND EGRESS IN FAVOR OF  
 SANTA FE IRRIGATION DISTRICT, RECORDED IN BOOK 1029 OF DEEDS, PAGE 147  
 EXISTING EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SEWER, WATER  
 AND GAS LINES, ACCESS AND EGRESS IN FAVOR OF THE CITY OF SOLANA BEACH,  
 TOGETHER WITH THE EASEMENT BY ACCESS AND EGRESS AND INCIDENTAL PURPOSES  
 IN FAVOR OF THE CITY OF SOLANA BEACH, RECORDED IN BOOK 1257 OF DEEDS, PAGE 34.  
 EXISTING EASEMENT FOR A LINE OF POLES AND WIRES FOR THE TRANSMISSION  
 OF ELECTRICITY, ACCESS AND EGRESS IN FAVOR OF THE CITY OF SOLANA BEACH,  
 RECORDED IN BOOK 1148 OF DEEDS, PAGE 83 OF OFFICIAL  
 RECORDS.  
 EXISTING EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR  
 OF THE CITY OF SOLANA BEACH, RECORDED IN BOOK 81-281346 OF  
 OFFICIAL RECORDS.

- LEGEND**
- CONCRETE DRIVEWAY/WALK
  - PLANTING (SEE LANDSCAPE PLAN)
  - 12"x12" BRICKS BOX
  - BOSS RETENTION/ALTERNATION
  - AREA DRAIN W/ PVC PIPE
  - 4" GRAVEL (5' DEPTH)
  - RETAINING WALL PER SOLED
  - 5' HI INDIVIDUAL WALL FENCE
  - EXISTING CONTOURS
  - EXISTING SPOT ELEV
  - SPIRE ELEVATION
  - EXISTING POWER POLE
  - EXISTING WATER VALVE
  - PROPERTY LINE
  - 100' PACE OF SLOPE
  - BOSS MARK
  - CONCRETE DRIVEWAY/WALK
  - PLANTING (SEE LANDSCAPE PLAN)
  - 12"x12" BRICKS BOX
  - BOSS RETENTION/ALTERNATION
  - AREA DRAIN W/ PVC PIPE
  - 4" GRAVEL (5' DEPTH)
  - RETAINING WALL PER SOLED
  - 5' HI INDIVIDUAL WALL FENCE
  - EXISTING CONTOURS
  - EXISTING SPOT ELEV
  - SPIRE ELEVATION
  - EXISTING POWER POLE
  - EXISTING WATER VALVE
  - PROPERTY LINE
  - 100' PACE OF SLOPE
  - BOSS MARK
  - CONCRETE DRIVEWAY/WALK
  - PLANTING (SEE LANDSCAPE PLAN)
  - 12"x12" BRICKS BOX
  - BOSS RETENTION/ALTERNATION
  - AREA DRAIN W/ PVC PIPE
  - 4" GRAVEL (5' DEPTH)
  - RETAINING WALL PER SOLED
  - 5' HI INDIVIDUAL WALL FENCE
  - EXISTING CONTOURS
  - EXISTING SPOT ELEV
  - SPIRE ELEVATION
  - EXISTING POWER POLE
  - EXISTING WATER VALVE
  - PROPERTY LINE
  - 100' PACE OF SLOPE
  - BOSS MARK

**EARTHWORK**

FILL 1.5' OF  
 NET 15.07 (EXPORT)  
 APPROPRIATE 255.07'



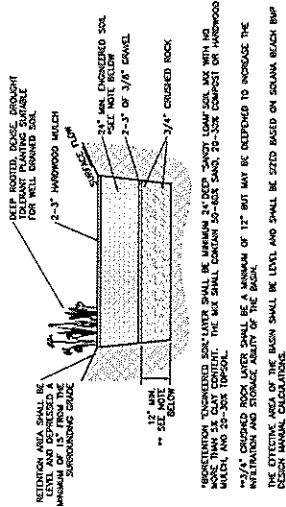
VICINITY MAP

ENGINEER OF WORK	APPROVE	CITY APPROVED CHANGES	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	ENGINEERING CONTRACT NO.
By: _____ Date: _____	By: _____ Date: _____	By: _____ Date: _____	By: _____ Date: _____	By: _____ Date: _____	SBOR
Checked by: _____	Checked by: _____	Checked by: _____	Checked by: _____	Checked by: _____	Parcel 2 of Parcel Map 1527 (APN 298-121-66)
Drawn by: _____	Drawn by: _____	Drawn by: _____	Drawn by: _____	Drawn by: _____	Sheet 1 of 2

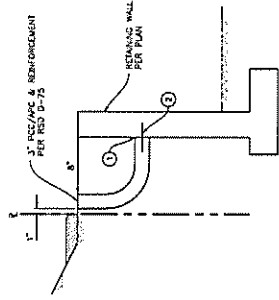


SCALE: 1" = 10'  
 AS-BUILT  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_

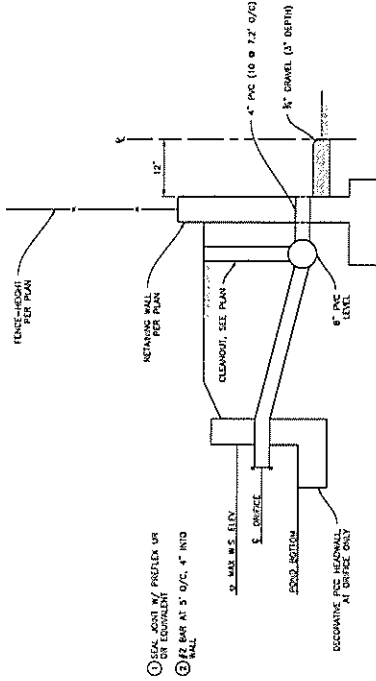
ENGINEERING CONTRACT NO. SBOR  
 PARCEL 2 OF PARCEL MAP 1527 (APN 298-121-66)  
 SHEET 1 OF 2



**BIO RETENTION/INFILTRATION**  
BASIN DETAIL  
INTS



**SECTION A-A**  
INTS



**SECTION B-B**  
INTS

AS-BUILT

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 By: \_\_\_\_\_ Date: \_\_\_\_\_

APP'D DATE	CITY APPROVED CHANGES	ENGINEER OF WORK	APPROVED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BOOK MARK	ENGINEERING DEPARTMENT	DRAWING NO.
		By: _____ Date: _____	By: _____ Date: _____	By: _____ Date: _____	DESCRIPTION: 12-17-18 SEE PLAN FOR LOCATION OF CURB AND RETAINING WALL. SEE PLAN FOR LOCATION OF CURB AND RETAINING WALL. SEE PLAN FOR LOCATION OF CURB AND RETAINING WALL.	CITY OF SOLANA BEACH	SBGR...
		By: _____ Date: _____	By: _____ Date: _____	By: _____ Date: _____	REVISIONS: 1. 12-17-18 SEE PLAN FOR LOCATION OF CURB AND RETAINING WALL. SEE PLAN FOR LOCATION OF CURB AND RETAINING WALL. SEE PLAN FOR LOCATION OF CURB AND RETAINING WALL.	PARCEL 2 OF PARCEL MAP 16227 (APN 288-421-66)	Sheet 2 of 2







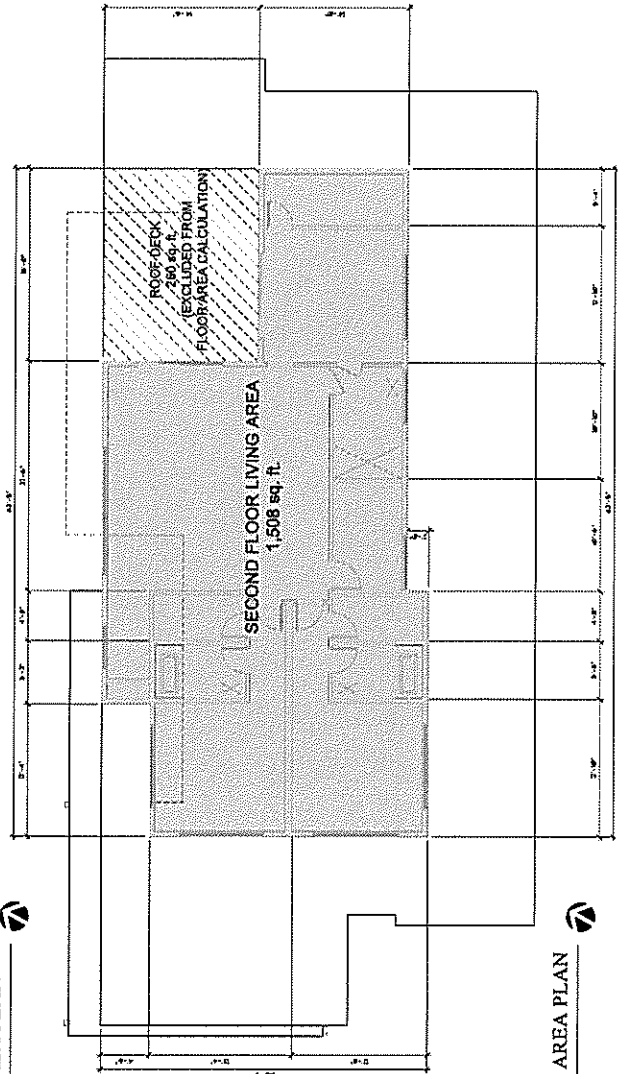
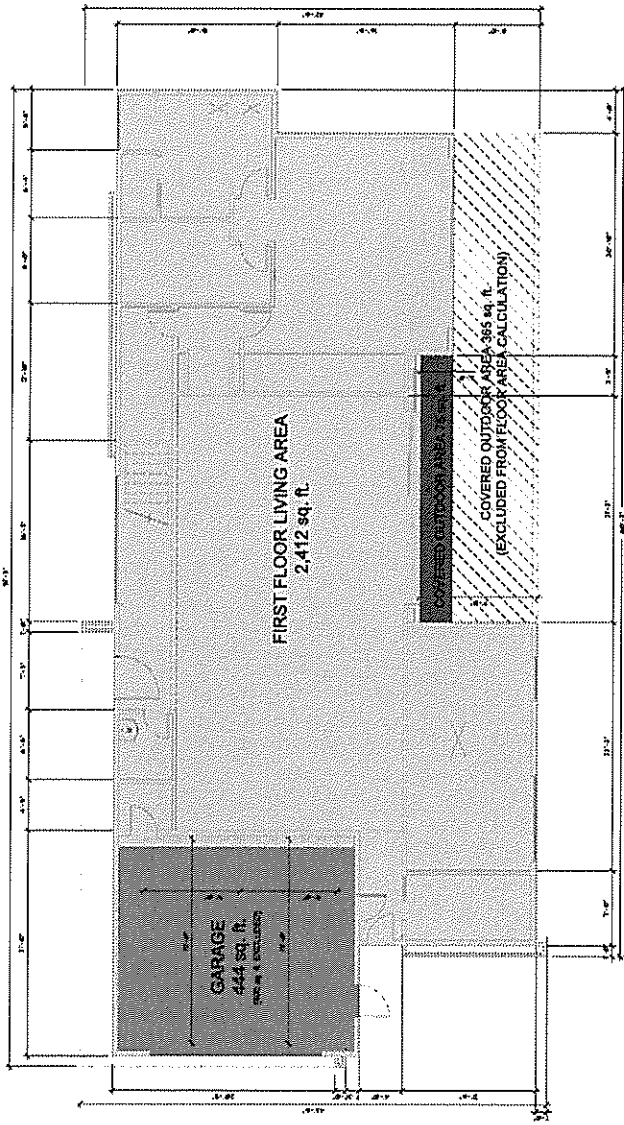


NO.	DESCRIPTION

LEGEND	
	HABITABLE AREA
	GARAGE AREA
	OUTDOOR COVERED (INCLUDED) AREA
	OUTDOOR AREA (EXCLUDED) AREA

TABULAR DATA	
MARKET ALLOWED F.A.R. CALCULATIONS: LOT AREA x 0.3 (FOR THE FIRST 6,000 sq. ft.) 6,000 sq. ft. x 0.3 = 1,800 sq. ft. LOT AREA x 0.175 (PORTIONS OF LOT AREA sq. ft. - 6,000 sq. ft.) 8,736 sq. ft. x 0.175 = 1,528 sq. ft. TOTAL ALLOWED = 3,328 sq. ft. (NOT APPLICABLE)	
TOTAL ALLOWED = 4,178 sq. ft. TOTAL PROPOSED = 3,554 sq. ft.	
PROPOSED CONDITIONS:	
FIRST FLOOR: 2,412 sq. ft. SECOND FLOOR: 1,508 sq. ft. GARAGE: 444 sq. ft. (EXCLUDED) COVERED OUTDOOR AREA: 365 sq. ft. (EXCLUDED) ROOF DECK: 280 sq. ft. (EXCLUDED) TOTAL: 3,554 sq. ft.	PARK DECK: 144 sq. ft. (EXCLUDED) COVERED PATIO: 218 sq. ft. (EXCLUDED) TOTAL: 3,554 sq. ft.













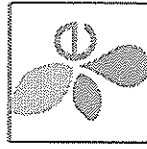
**NARDO  
RESIDENCE**

CONCEPTUAL DESIGN



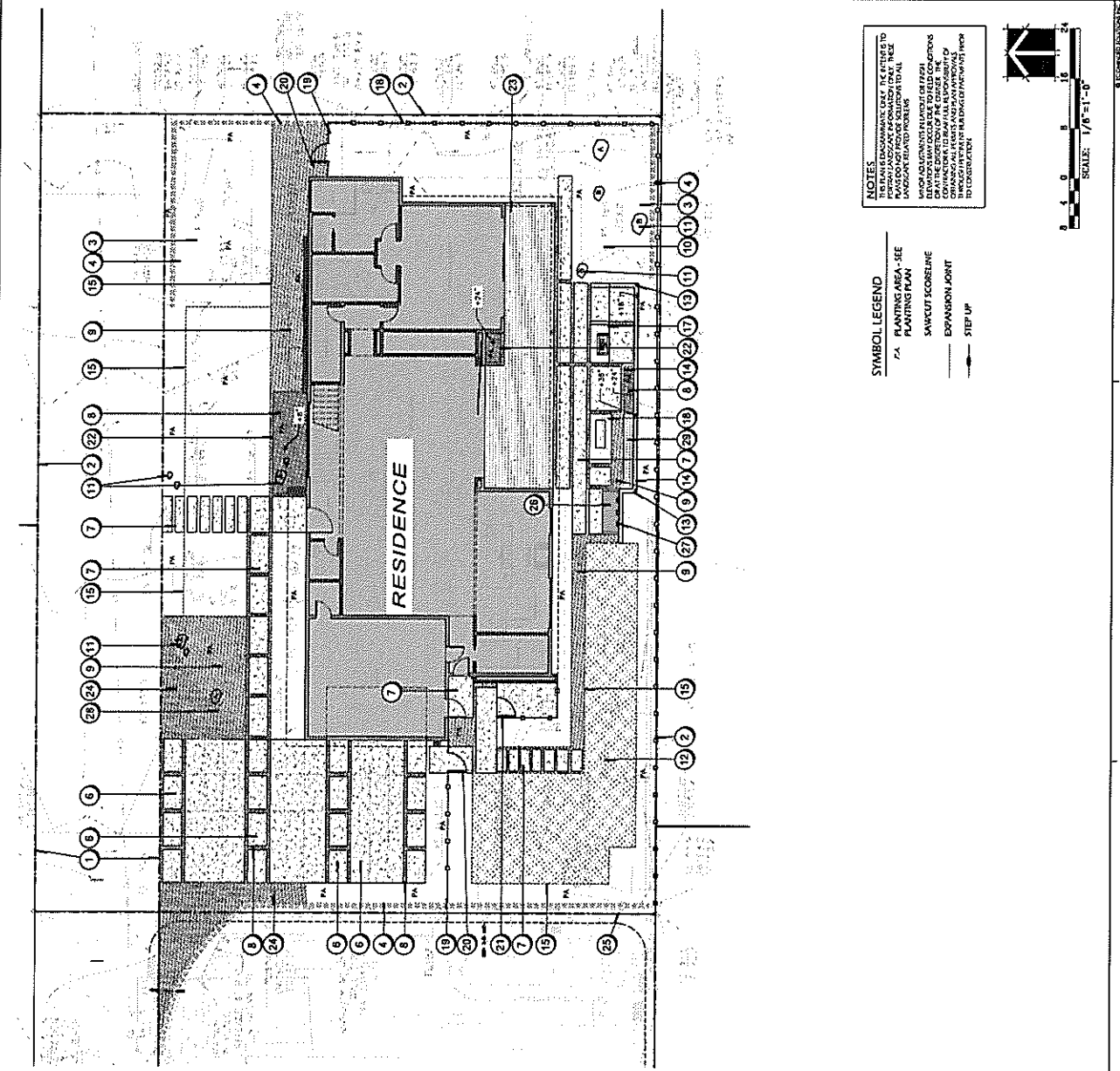
PROJECT ADDRESS:  
5 NARDO ST.  
SOLANA BEACH, CA

**ECOMINDED SOLUTIONS INC**  
9450 Black Mountain Rd. Suite 210, San Diego, CA 92126  
P: 658.779.1225 F: 658.779.1054  
www.ecomindedsolutions.com

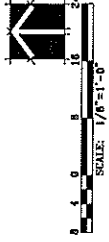


DATE:	SCALE:
REVISION:	PER PLAN:
DATE:	SCALE:
REVISION:	PER PLAN:
DATE:	SCALE:
REVISION:	PER PLAN:

**LC-01**



**NOTES:**  
1. THIS IS A CONCEPTUAL DESIGN ONLY. THE CLIENT IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.  
2. THE CLIENT IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.  
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**SYMBOL LEGEND**  
 PA PLANTING AREA - SEE PLANTING PLAN  
 SA SAWCUT SCORELINE  
 EA EXPANSION JOINT  
 SU STEP UP

**CONSTRUCTION LEGEND**

**EXISTING SITE ELEMENTS**

- 1 EDGE OF PAVING
- 2 PROPERTY LINE
- 3 BIOTENTION BASIN PER CIVIL
- 4 PROPOSED RETAINING WALL - PER CIVIL ENGINEER
- 5 DRAIN - PER CIVIL ENGINEER
- 6 INTEGRAL COLOR VEHICULAR CONCRETE - PEWTER W/ SAND FINISH
- 7 INTEGRAL COLOR CONCRETE PEWTER W/ SAND FINISH
- 8 DECORATIVE PEBBLE - TBD
- 9 CRUSHED GRAVEL - 1/4" HICKORY CREEK
- 10 4" COBBLE AT DETENTION BASIN, TBD
- 11 BOULDERS - SEE LEGEND
- 12 SYNTHETIC LAWN
- 13 2X T.S. POST FOR STRING LIGHTS
- 14 12" W. PIP CONCRETE SEATWALL - HT PER PLAN, WITH INTEGRAL COLOR DARK GRAY W/ SMOOTH TROWEL FINISH
- 15 4" ALUMINUM EDGING - MILL FINISH
- 16 1X REDWOOD EDGING
- 17 BBQ COUNTER W/ CANTILEVERED PIP BAR COUNTER (OPEN UNDERNEATH) W/ SMOOTH HAND TROWELED FINISH, COLOR TO BE DARK GRAY AND TILE FINISH TO INTERIOR
- 18 12" HT PIP CONCRETE FIREPIT
- 19 5' HT HORIZONTAL CEDAR FENCE
- 20 5' HT X 4' W CEDAR GATE TO MATCH FENCE
- 21 5' HT HORIZONTAL CEDAR TRASH ENCLOSURE FENCE W/ GATE
- 22 CORTEN STEEL PLANTER
- 23 PORCELAIN PAVERS OR TILE PAVING TO MATCH INTERIOR
- 24 GRAVEL PAVEZ DRIVEABLE SURFACE
- 25 EXISTING PRIVACY FENCE AT ADJACENT PROPERTY - SEE CIVIL PLANS
- 26 PIP WATER FEATURE BASIN WITH COBBLE FILL
- 27 BOX WATER SCUPPER BY BOBE
- 28 EMERGENCY VEHICLE TURNAROUND
- 29 FLOATING IPE BENCH SEAT ATTACHED TO WALL

**BOULDER LEGEND**

- A LARGE RETAINING BOULDER - 3' dia HICKORY CREEK
- B MEDIUM BOULDER - 2' dia HICKORY CREEK
- C SMALL BOULDERS - 12-18" HICKORY CREEK
- NOTE: FOR EACH BOULDER SHOULD BE PLACED BELOW FINISH GRADE

**NOTES**

ALL MEASUREMENTS ARE APPROXIMATE. CONTRACTORS TO VERIFY DIMENSIONS AND FINISH ELEVATIONS IN THE FIELD. MAJOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER.

THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

CONTRACTOR TO PROVIDE CLIENT WITH SAMPLES OF ALL STONE MATERIAL, DECORATED GRANITE, AND GROUT. CLIENT AND DESIGNER SHALL APPROVE SAMPLES BEFORE ORDERING MATERIALS.

SEE SHEET (COR) FOR GENERAL NOTES AND DRAINAGE AND GRADING NOTES.

THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS.

MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS IN THE FIELD MAY BE REQUIRED UNDER FIELD CONDITIONS OR AT THE DISCRETION OF THE CONTRACTOR. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

**GENERAL NOTES**

1. BEFORE START OF ANY EXCAVATION OR TRENCHING IN LOCATION ON PROJECT SITE, CONTRACTOR SHALL OBTAIN ALL NECESSARY UNDERGROUND UTILITIES. CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF RIGHT OF WAY UTILITIES AT 1-800-422-4133 AND PROPERTY OWNER FOR ON SITE UTILITIES A MINIMUM OF 48 WORKING HOURS PRIOR TO START OF ANY EXCAVATION. DO NOT COMMENCE ANY EXCAVATION UNTIL UTILITIES HAVE BEEN LOCATED.

2. CONTRACTOR AND/OR OWNER BUILDER IS TO BEAR FULL RESPONSIBILITY FOR OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH THE PERTINENT BUILDING DEPT. FOR THIS PROJECT.

3. CONTRACTOR SHALL ADHERE TO ALL PREVAILING BUILDING CODES, ZONING REQUIREMENTS AND SETBACKS RELATED TO THE PROJECT.

4. IN ADDITION, THE CONTRACTOR SHALL TAKE NOTE OF ANY UNUSUAL SITE CONDITIONS EFFECTING COST OR CONSTRUCTION FEASIBILITY AND WILL NOTIFY OWNER AND/OR LANDSCAPE DESIGNER PRIOR TO COMMENCEMENT OF WORK.

5. CONTRACTOR TO INSPECT SITE PRIOR TO START OF CONSTRUCTION AND VERIFY ALL CONDITIONS ARE AS SHOWN. CONTRACTOR TO BEAR FULL RESPONSIBILITY FOR ALL COSTS WHICH MAY BE INCURRED IN CONNECTION WITH SITE PREP, DEMOLITION, HAULING COSTS, ETC. PROVIDE OWNER WITH WRITTEN ESTIMATE OF ALL ANTICIPATED COSTS.

6. CONTRACTOR TO VERIFY ALL PROPERTY LINES, EASEMENTS, AND SETBACKS IN THE FIELD PRIOR TO INSTALLATION OF WORK.

**GRADING & DRAINAGE NOTES**

1. CONTRACTOR TO PROVIDE A BASIC SURVEY OF ELEVATIONS TO ENSURE THAT ALL GRADING AND CONSTRUCTION MAY PROCEED AS PLANNED.

2. IN ADDITION, CONTRACTOR TO PROVIDE FILL SOIL MATERIAL AS NEEDED TO FILL IN AROUND HARDSCAPE AND IN ORDER TO FILL IN UNEVEN TERRAIN, SWALES, IF ABANDONED, AND LOW AREAS.

3. CONTRACTOR TO PROVIDE OWNER WITH APPROXIMATE COST ESTIMATE OF FILL REQUIRED TO ACHIEVE SMOOTH AND EVEN GRADES THROUGHOUT PROJECT AREA.

4. CONTRACTOR TO REMOVE ALL DEBRIS ROCK, AND CORBLE FROM SITE UNLESS OTHERWISE SPECIFIED.

5. CONTRACTOR TO DEMO AND REMOVE ALL CONCRETE UNLESS CONCRETE IS INDICATED TO REMAIN (PER PLAN)

6. NOTE: LANDSCAPE CONTRACTOR TO WARRANTY ALL WORK IN THE FIELD RELATED GRADING AND DRAINAGE FOR A PERIOD OF ONE YEAR AFTER FINAL PAYMENT BY CLIENT.

7. SLABS, WALKS, AND PATIOS WILL HAVE POSITIVE SURFACE DRAINAGE SO NO PUDDLING OF WATER WILL OCCUR (MIN 1% SLOPE)

8. LAWNS AND PLANTER BEDS WILL HAVE POSITIVE SURFACE DRAINAGE SO NO PUDDLING OF WATER WILL OCCUR (MIN 2% SLOPE)

9. PROVIDE CURB CORES PER PLAN, IF REQUIRED.

10. RETAINING WALLS ABOVE 3 COURSES (WITH SURCHARGE) TO INCLUDE A FRENCH DRAIN SYSTEM WHICH CONFORMS TO SAN DIEGO COUNTY SPECIFICATIONS

11. FINISH GRADES OF PLANTER BEDS AND LAWNS TO BE APPROXIMATELY 1/2" BELOW FINISH GRADE OF ADJACENT CONCRETE WALKS AND PATIOS.

12. LAWNS AND PLANTER BEDS TO RECEIVE SILT LOAM TO DEPTH INDICATED ON PLANS AND/OR TO MEET FINISH GRADING REQUIREMENTS.

13. RAISED CONCRETE PATIOS AND SLABS TO RECEIVE D.G. FILL MATERIAL COMPACTED TO A RELATIVE FACTOR OF 90%

14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.

**NARDO RESIDENCE**  
CONCEPTUAL DESIGN



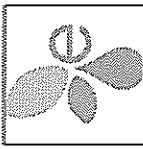
PROJECT ADDRESS:  
S. NARDO ST.  
SOLANA BEACH, CA

**FCOMINDED SOLUTIONS INC**  
9466 BIRCHWOOD BLVD, SUITE 210  
SAN DIEGO, CA 92126  
TEL: 619.779.1054  
WWW.FCOMINDEDDESIGN.COM



DATE:	10/27/17
SCALE:	AS SHOWN
DESIGNER:	FCOMINDED
CHECKER:	FCOMINDED
DATE:	10/27/17
SCALE:	AS SHOWN
DESIGNER:	FCOMINDED
CHECKER:	FCOMINDED

LC-02



Date: \_\_\_\_\_

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Client: \_\_\_\_\_

Project: \_\_\_\_\_

Sheet: \_\_\_\_\_

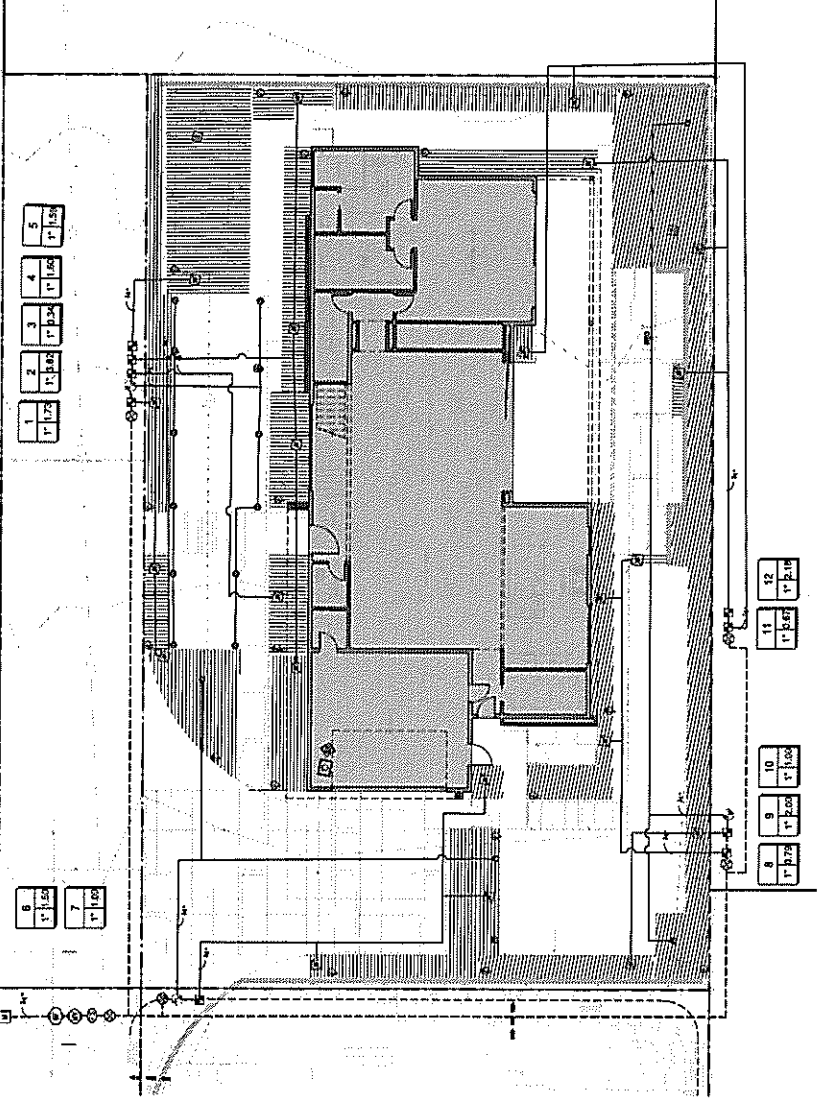
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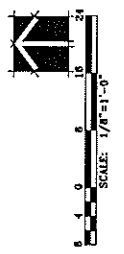
Design: \_\_\_\_\_

Project Manager: \_\_\_\_\_

LI-01



NOTE: AVOID SPRINKLER RISERS IN CORNERS, ALONG WALLS, AND HORIZONTAL ANGLES TO OVERHEAD IRRIGATION MAINS. IF ANY RISER IS REQUIRED, IT SHALL BE LOCATED OUTSIDE THE PROPERTY, AND PROTECTION SHALL BE PROVIDED. SPRINKLER RISERS SHALL BE LOCATED WITHIN THE PROPERTY OR OUTSIDE THE PROPERTY AS LONG AS THEY ARE PROTECTED. ALL IRRIGATION MAINS SHALL BE PROTECTED BY CONCRETE OR OTHER PROTECTIVE MEASURES. ALL IRRIGATION MAINS SHALL BE LOCATED AT AN APPROPRIATE LOCATION IN THE FIELD, PRIOR TO ANY CONSTRUCTION. ALL IRRIGATION MAINS SHALL BE LOCATED AT AN APPROPRIATE LOCATION IN THE FIELD, PRIOR TO ANY CONSTRUCTION. ALL IRRIGATION MAINS SHALL BE LOCATED AT AN APPROPRIATE LOCATION IN THE FIELD, PRIOR TO ANY CONSTRUCTION.

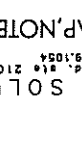


**APPLICANT'S STATEMENT OF COMPLIANCE:**  
I, JOE DODD, PLA #6925, AS APPLICANT, HAVE REVIEWED THE IRRIGATION PLAN CONTAINED IN THIS LANDSCAPE AND LANDSCAPE REGULATION PLAN. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE REGULATION PLAN. I HAVE IMPLEMENTED THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

APPLICANT SIGNATURE: \_\_\_\_\_  
JOE DODD, PLA #6925  
7-13-17  
DATE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1	IRREGULAR PERFORATED PIPING	48
2	1" POLYETHYLENE GLYCOL (PE) PIPE	300'
3	1" REX-ROBBER CHECK VALVE	10
4	1" REX-ROBBER CHECK VALVE	10
5	1" REX-ROBBER CHECK VALVE	10
6	1" REX-ROBBER CHECK VALVE	10
7	1" REX-ROBBER CHECK VALVE	10
8	1" REX-ROBBER CHECK VALVE	10
9	1" REX-ROBBER CHECK VALVE	10
10	1" REX-ROBBER CHECK VALVE	10
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27	1" REX-ROBBER CHECK VALVE	10
28	1" REX-ROBBER CHECK VALVE	10
29	1" REX-ROBBER CHECK VALVE	10
30	1" REX-ROBBER CHECK VALVE	10

Value Callout  
# Valve Number  
# Valve Size  
# Valve Size



Item	Description	Quantity
1	1/2" HDPE TUBING	5000.00
2	1/2" HDPE VALVES	20.00
3	1/2" HDPE FITTINGS	200.00

Date:	12/27/17
Scale:	AS SHOWN
Drawn by:	PERFORM
Check by:	PERFORM
Proj. Name:	ECOMMENDED SOLUTIONS INC.

HYDROZONE 4	VALVE # 6.10
WATER METHOD	BUBBLERS
AREA	140.57 SF
PLANT FACTOR	LOW

HYDROZONE 1	VALVE # 1.4-5.7-8.12
WATER METHOD	SPRINK
AREA	183.7 SF
PLANT FACTOR	LOW

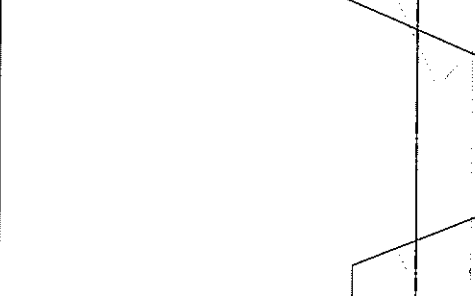
  

HYDROZONE 3	VALVE # 3.9.11
WATER METHOD	SPRINK
AREA	80.0 SF
PLANT FACTOR	MEDIUM

HYDROZONE 2	VALVE # 2.1-3.2-4.3-5.4
WATER METHOD	ROTARY
AREA	180.0 SF
PLANT FACTOR	MEDIUM

HYDROZONE 5	VALVE # N/A
WATER METHOD	WATER FEATURE
AREA	17.7 SF
PLANT FACTOR	HIGH



HYDROZONE 4	VALVE # 6.10	140.57 SF
HYDROZONE 1	VALVE # 1.4-5.7-8.12	183.7 SF
HYDROZONE 3	VALVE # 3.9.11	80.0 SF
HYDROZONE 2	VALVE # 2.1-3.2-4.3-5.4	180.0 SF
HYDROZONE 5	VALVE # N/A	17.7 SF
<b>TOTAL</b>		<b>602.0 SF</b>

HYDROZONE 4	VALVE # 6.10	140.57 SF
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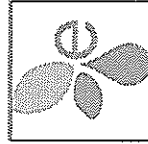
**GENERAL IRRIGATION NOTES**

- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING THE AREA TO WHICH PORTION OF THE WORK ARE REFERRED SHALL BE INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE ENFORCED BY THE CONTRACTOR. IN CASE OF CONFLICT BETWEEN THE SPECIFICATIONS, DRAWINGS, AND/OR CODE, THE SPECIFICATIONS SHALL PREVAIL.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE COMMENCING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN.
- THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE LAWS AND SHALL BE INSTALLED WITHIN THE LIMITS OF WORK BOUNDARIES AND IN SPRINKLER PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLUMBING AND ARCHITECTURAL FEATURES.
- IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION, REMOTE CONTROL VALVE, CHECK VALVE, AND OTHER EQUIPMENT AS SHOWN IN THE DRAWINGS AND SPECIFICATIONS. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE LANDSCAPE IRRIGATION DESIGNER.
- DO NOT WELD ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS DIVIDED IN THE FIELD THAT WOULD BE NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIELD CHANGES REQUIRED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- CONTRACTOR TO PROVIDE AN ADDITIONAL PLANT WIRE FROM CONTROLLER TO EACH END OF EACH ZONE.
- ALL ELECTRICAL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE LAWS AND SHALL BE INSTALLED WITHIN THE LIMITS OF WORK BOUNDARIES AND IN SPRINKLER PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLUMBING AND ARCHITECTURAL FEATURES.
- ALL ELECTRICAL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE LAWS AND SHALL BE INSTALLED WITHIN THE LIMITS OF WORK BOUNDARIES AND IN SPRINKLER PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLUMBING AND ARCHITECTURAL FEATURES.
- ALL CHECK VALVES SHALL BE INSTALLED IN SERIES ON GROUND COVER AREAS WHERE POSSIBLE. ALL CHECK VALVES SHALL BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL CHECK VALVES WITHIN 10' OF HYDROZONE.
- IRRIGATION HEADS AS SHOWN ON THE PLANS SHALL BE USED. A MINIMUM OF 10' SPACING OF HEADS SHALL BE MAINTAINED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND LANDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, THE FOLLOWING: ALL HEADS SHALL BE INSTALLED AT THE CORNERS OF ALL PLANTING AREAS AND SHALL BE INSTALLED AT THE CORNERS OF ALL PLANTING AREAS. ALL HEADS SHALL BE INSTALLED AT THE CORNERS OF ALL PLANTING AREAS. ALL HEADS SHALL BE INSTALLED AT THE CORNERS OF ALL PLANTING AREAS.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE LAWS AND SHALL BE INSTALLED WITHIN THE LIMITS OF WORK BOUNDARIES AND IN SPRINKLER PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLUMBING AND ARCHITECTURAL FEATURES.
- SHOULD FIELD CONDITIONS REQUIRE PIPE INSTALLATION OTHER THAN THAT SHOWN ON PLANS, THE CONTRACTOR SHALL LIMIT FIELD PIPING AND SIZE ALL PIPE NOT TO EXCEED A VELOCITY OF FEET PER SECOND (FPS) IN PVC AND CAST IRON PIPE AND SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- CHECK VALVES SHALL BE USED TO PREVENT ALL LOW HEAD DRAINAGE.

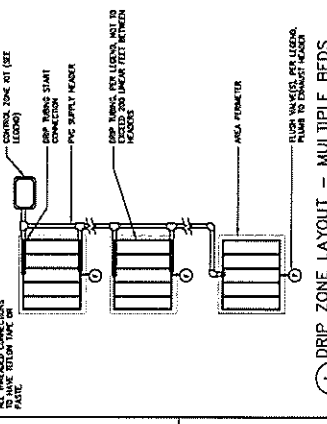
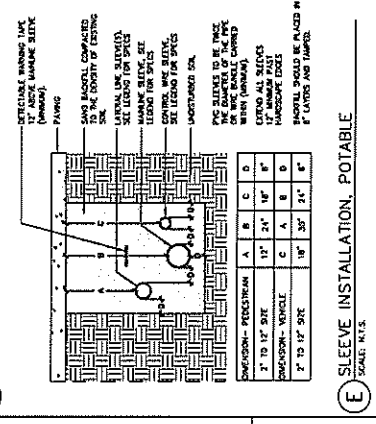
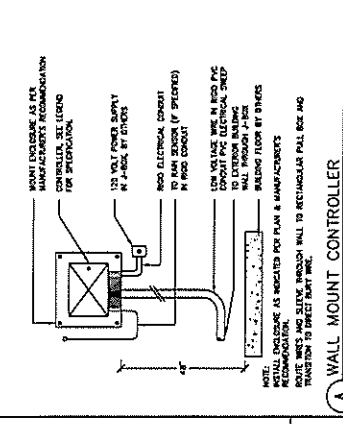
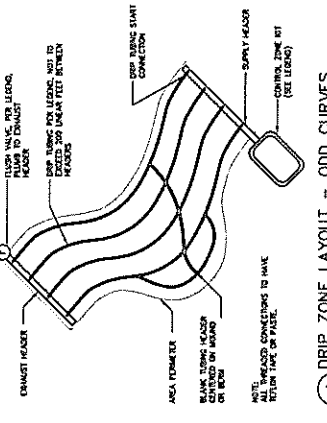
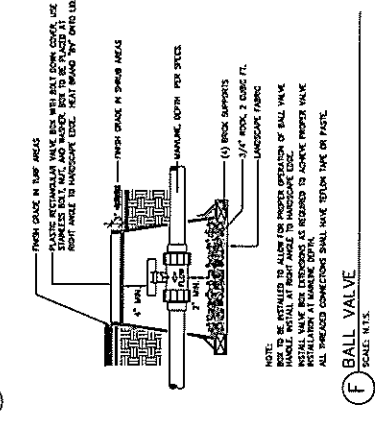
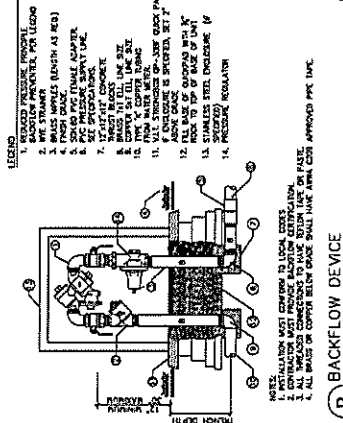
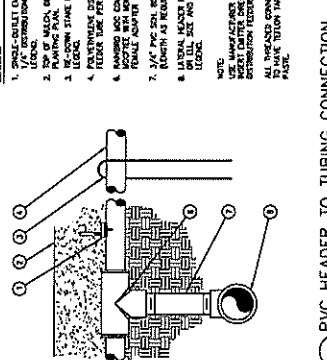
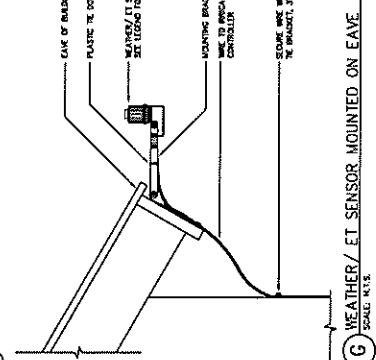
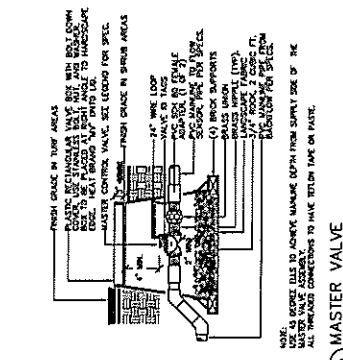
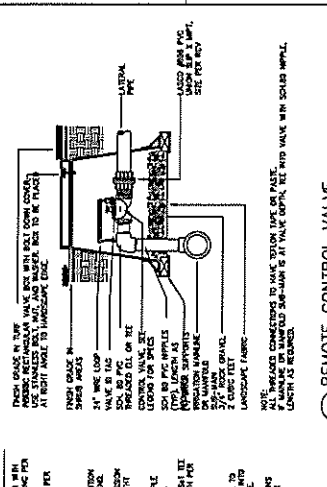
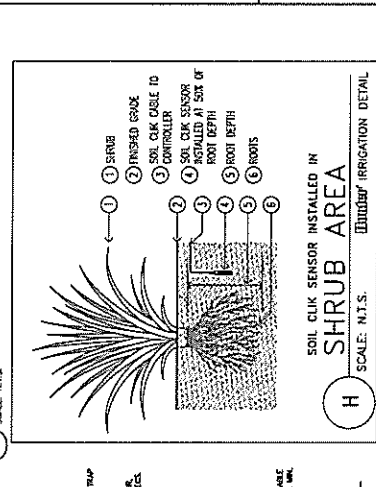
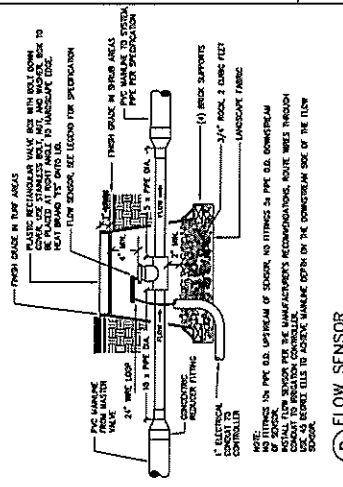


PROJECT ADDRESS:  
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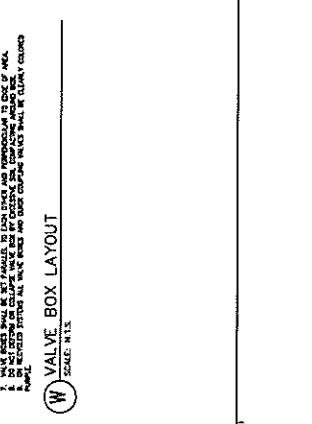
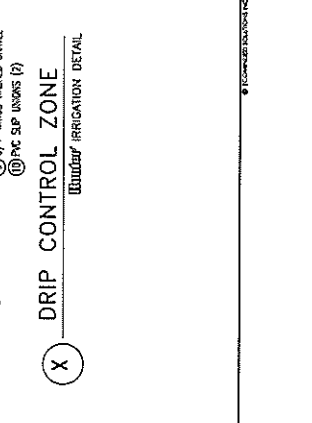
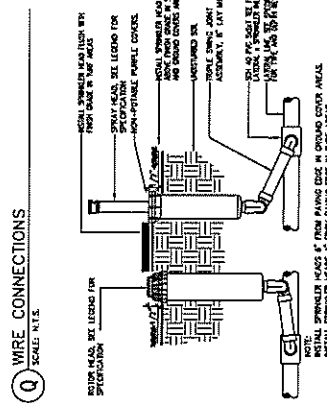
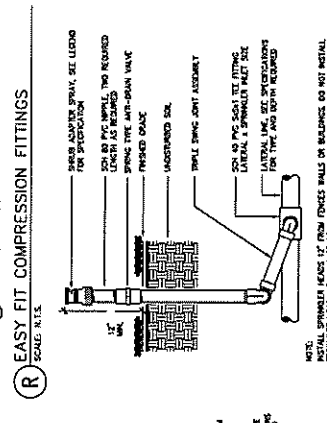
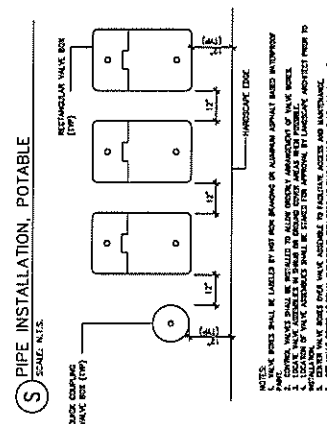
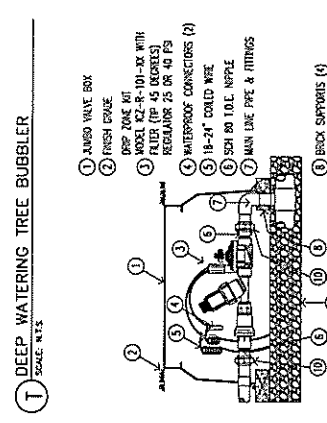
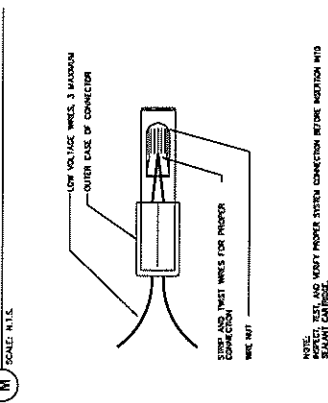
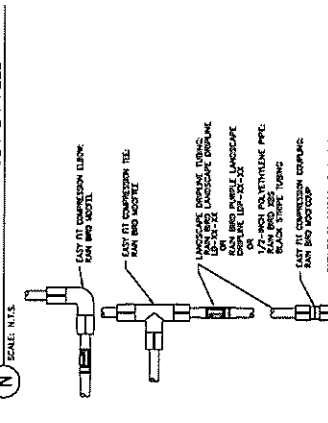
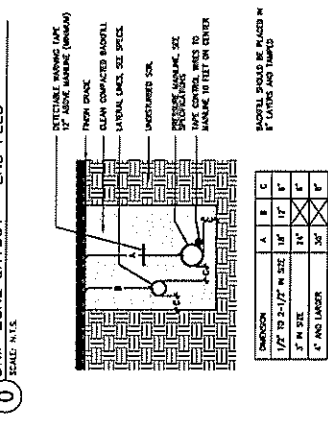
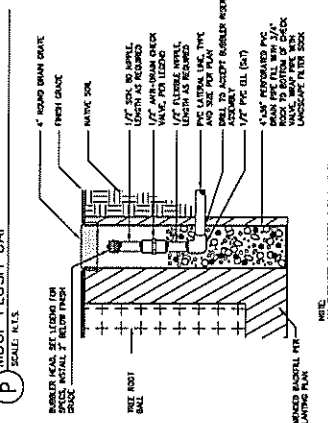
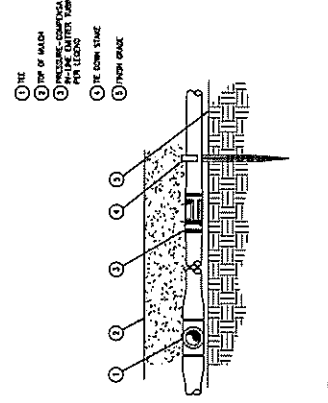
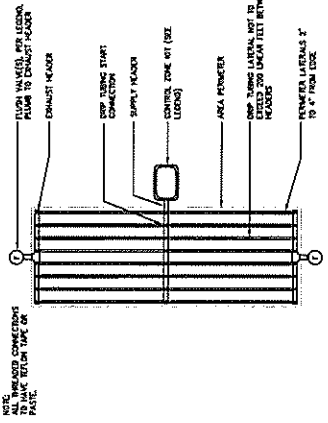
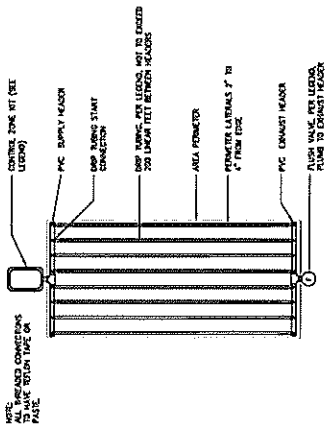
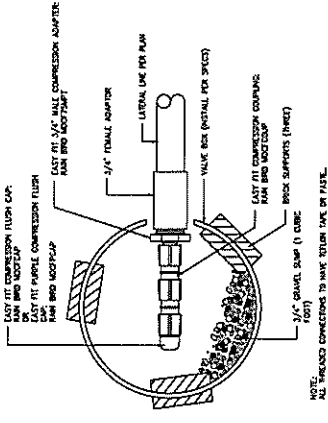
Rev.	Description	Date
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2	REVISIONS	11/11/11
3	ISSUED	11/11/11







Rev	Description	Date
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3	ISSUED FOR PERMITS	02/20/14
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20	ISSUED FOR PERMITS	02/20/14





**IRRIGATION SPECIFICATIONS**

- 2.10 LOW VOLTAGE CONTROL WIRING
  - A. POWER CABLES SHALL BE BRIDGE RATED AND IF THE SIZE IS INDICATED IN THE DRAWINGS, NO MORE THAN 14 GAUGE.
  - B. CONNECTIONS SHALL BE EITHER FROM SLIP-ON LEADS OR FROM THE CONNECTIONS SPECIFIED AND NOT OTHERWISE.
  - C. CONDUIT SHALL BE BLACK POLYETHYLENE AND SHALL BE SCHEDULE 40 GALVANIZED STEEL. ALL CONDUIT SHALL BE RIGID UNLESS OTHERWISE SPECIFIED. CONDUIT SHALL BE INSTALLED IN A MANNER TO PROVIDE PROTECTION FROM PHYSICAL DAMAGE.
  - D. CONDUIT SHALL BE INSTALLED IN A MANNER TO PROVIDE PROTECTION FROM PHYSICAL DAMAGE.
  - E. CONDUIT SHALL BE INSTALLED IN A MANNER TO PROVIDE PROTECTION FROM PHYSICAL DAMAGE.
  - F. PROVIDE A LIFT POINT FOR EASY REMOVAL OF THE CONDUIT FROM THE TRENCH.
- 2.11 REGULATION PIPES
  - A. SIZES SHALL BE AS SHOWN ON THE DRAWINGS. THE SIZE SHALL BE AS SHOWN ON THE DRAWINGS.
  - B. PROVIDE A LIFT POINT FOR EASY REMOVAL OF THE CONDUIT FROM THE TRENCH.

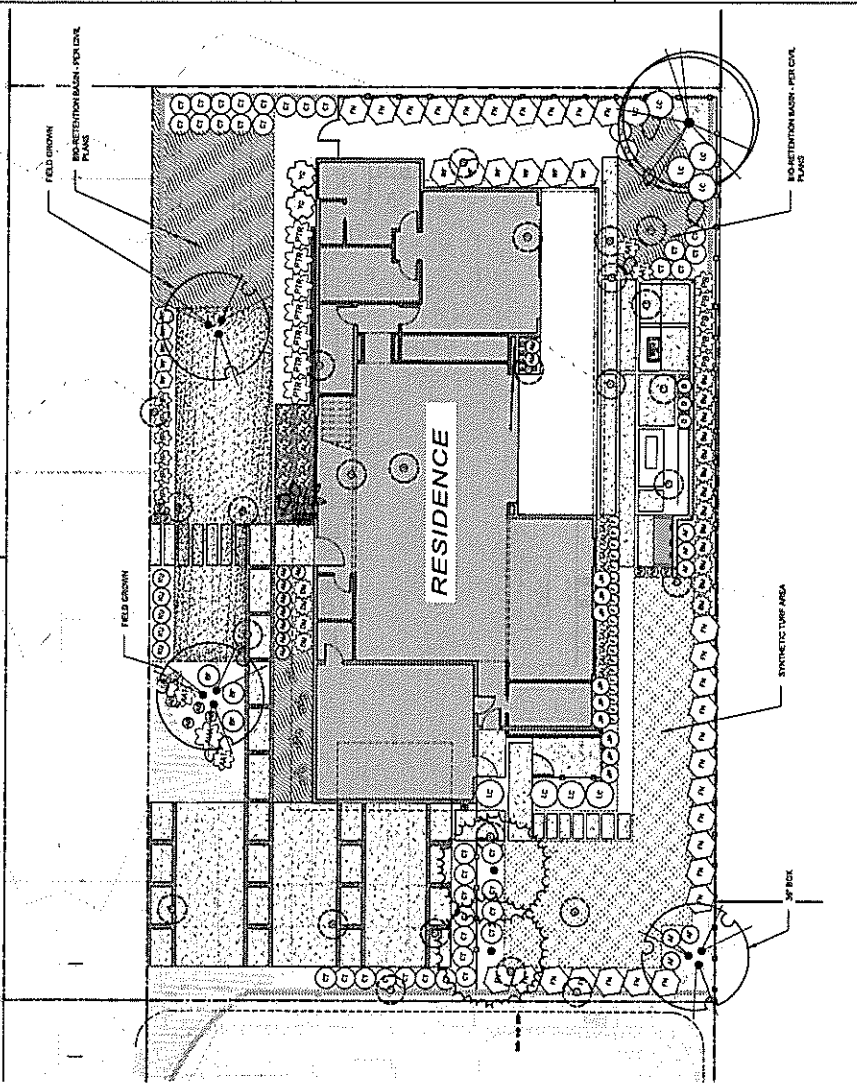
**PART III - EXECUTION**

- 3.01 SITE CONDITIONS
  - A. INSPECTIONS
    - 1. VERIFY ALL WORK IS COMPLETED AS SHOWN ON THE DRAWINGS.
    - 2. VERIFY THAT THE INSTALLATION IS IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
  - B. PREPARATION
    - 1. REMOVE ALL OBSTRUCTIONS FROM THE WORK AREA.
    - 2. PROVIDE A LIFT POINT FOR EASY REMOVAL OF THE CONDUIT FROM THE TRENCH.
  - C. GROUNDING
    - 1. VERIFY THAT THE GROUNDING IS IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
  - D. TRENCHING
    - 1. VERIFY THAT THE TRENCHING IS IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
  - E. CONDUIT INSTALLATION
    - 1. VERIFY THAT THE CONDUIT IS INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
  - F. WIRE INSTALLATION
    - 1. VERIFY THAT THE WIRING IS INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- 3.02 TRENCHING
  - A. TRENCHING SHALL BE ACCORDING TO THE DRAWINGS. THE SIZE AND LOCATION OF TRENCHES SHALL BE AS SHOWN ON THE DRAWINGS.
  - B. TRENCHES SHALL BE 18 INCHES DEEP AND 18 INCHES WIDE. TRENCHES SHALL BE 18 INCHES DEEP AND 18 INCHES WIDE.
  - C. TRENCHES SHALL BE 18 INCHES DEEP AND 18 INCHES WIDE. TRENCHES SHALL BE 18 INCHES DEEP AND 18 INCHES WIDE.
  - D. TRENCHES SHALL BE 18 INCHES DEEP AND 18 INCHES WIDE. TRENCHES SHALL BE 18 INCHES DEEP AND 18 INCHES WIDE.
- 3.03 BACKFILLING
  - A. BACKFILL SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF BACKFILL SHALL BE AS SHOWN ON THE DRAWINGS.
  - B. BACKFILL SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF BACKFILL SHALL BE AS SHOWN ON THE DRAWINGS.
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  - D. BACKFILL SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF BACKFILL SHALL BE AS SHOWN ON THE DRAWINGS.
- 3.04 FINISH
  - A. FINISH SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF FINISH SHALL BE AS SHOWN ON THE DRAWINGS.
  - B. FINISH SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF FINISH SHALL BE AS SHOWN ON THE DRAWINGS.
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- 3.05 CONTROLS
  - A. CONTROLS SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF CONTROLS SHALL BE AS SHOWN ON THE DRAWINGS.
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- 3.06 ELECTRICAL WIRING
  - A. ELECTRICAL WIRING SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF ELECTRICAL WIRING SHALL BE AS SHOWN ON THE DRAWINGS.
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- 3.07 VALVES
  - A. VALVES SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF VALVES SHALL BE AS SHOWN ON THE DRAWINGS.
  - B. VALVES SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF VALVES SHALL BE AS SHOWN ON THE DRAWINGS.
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  - D. VALVES SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF VALVES SHALL BE AS SHOWN ON THE DRAWINGS.
- 3.08 PRESSURE REGULATION
  - A. PRESSURE REGULATION SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF PRESSURE REGULATION SHALL BE AS SHOWN ON THE DRAWINGS.
  - B. PRESSURE REGULATION SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF PRESSURE REGULATION SHALL BE AS SHOWN ON THE DRAWINGS.
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- 3.09 SUPPLY SYSTEM
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- 3.10 WATER TREATMENT
  - A. WATER TREATMENT SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF WATER TREATMENT SHALL BE AS SHOWN ON THE DRAWINGS.
  - B. WATER TREATMENT SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF WATER TREATMENT SHALL BE AS SHOWN ON THE DRAWINGS.
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- 3.11 IRRIGATION EQUIPMENT
  - A. IRRIGATION EQUIPMENT SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF IRRIGATION EQUIPMENT SHALL BE AS SHOWN ON THE DRAWINGS.
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- 3.12 TESTING
  - A. TESTING SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF TESTING SHALL BE AS SHOWN ON THE DRAWINGS.
  - B. TESTING SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF TESTING SHALL BE AS SHOWN ON THE DRAWINGS.
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  - D. TESTING SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF TESTING SHALL BE AS SHOWN ON THE DRAWINGS.
- 3.13 ADJUSTING THE SYSTEM
  - A. ADJUSTING THE SYSTEM SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF ADJUSTING THE SYSTEM SHALL BE AS SHOWN ON THE DRAWINGS.
  - B. ADJUSTING THE SYSTEM SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF ADJUSTING THE SYSTEM SHALL BE AS SHOWN ON THE DRAWINGS.
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  - D. ADJUSTING THE SYSTEM SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF ADJUSTING THE SYSTEM SHALL BE AS SHOWN ON THE DRAWINGS.
- 3.14 TESTING AND OBSERVATION
  - A. TESTING AND OBSERVATION SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF TESTING AND OBSERVATION SHALL BE AS SHOWN ON THE DRAWINGS.
  - B. TESTING AND OBSERVATION SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF TESTING AND OBSERVATION SHALL BE AS SHOWN ON THE DRAWINGS.
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  - D. TESTING AND OBSERVATION SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF TESTING AND OBSERVATION SHALL BE AS SHOWN ON THE DRAWINGS.
- 3.15 MAINTENANCE
  - A. MAINTENANCE SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF MAINTENANCE SHALL BE AS SHOWN ON THE DRAWINGS.
  - B. MAINTENANCE SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF MAINTENANCE SHALL BE AS SHOWN ON THE DRAWINGS.
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- 3.16 COMPLETION CLEANUP
  - A. COMPLETION CLEANUP SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF COMPLETION CLEANUP SHALL BE AS SHOWN ON THE DRAWINGS.
  - B. COMPLETION CLEANUP SHALL BE ACCORDING TO THE DRAWINGS. THE TYPE AND LOCATION OF COMPLETION CLEANUP SHALL BE AS SHOWN ON THE DRAWINGS.
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Rev	Description	Date
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2	ISSUED FOR PERMIT	10/20/20
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19	ISSUED FOR PERMIT	10/20/20
20	ISSUED FOR PERMIT	10/20/20

**PLANT SCHEDULE**



CONTAINER	MATURE SIZE (H x W)	WATER
24" BOX	2'8" x 3'0"	LOW
24" BOX	3'0" x 3'0"	LOW
See Plant for Box	28" x 25"	LOW

CONTAINER	MATURE SIZE (H x W)	WATER
1 GAL	12" x 12"	LOW
1 GAL	4'-8" x 3'-4"	LOW
5 GAL	48" x 24"	LOW
5 GAL	15" x 2'	LOW
1 GAL	15" x 2'	LOW
24" BOX	8'0"	LOW
1 GAL	2' x 2'	MEDIUM
1 GAL	2' x 2'	MEDIUM
15 GAL	4' x 1' WIDES	MEDIUM
1 GAL	3' x 1.5'	LOW
5 GAL	3'4" x 3'4"	LOW
1 GAL	15" x 2'	LOW
15 GAL	4' x 1' WIDES	MEDIUM
1 GAL	12" x 12"	LOW
15 GAL	4' x 3' x 3'	MEDIUM
1 GAL	15" x 2'	LOW
1 GAL	2' x 2'	LOW
1 GAL	2' x 2'	LOW
5 GAL	3'4" x 3'4"	LOW
5 GAL	4' x 4'	MEDIUM
1 GAL	4' x 4'	LOW
1 GAL	3' x 3'	LOW
5 GAL	2' x 3'	LOW
5 GAL	4'-8" x 3'-4"	LOW
24" BOX	4' x 1' WIDES	LOW

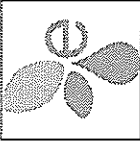
  

CONTAINER	MATURE SIZE (H x W)	WATER	SPACING
500	MEDIUM		1' @ 6"
1 GAL	LOW		1' @ 6"

**EXISTING PLANT LEGEND**

- 1. TO BE REMOVED
- 2. TO BE REMOVED
- 3. TO BE REMOVED
- 4. TO BE REMOVED
- 5. TO BE REMOVED
- 6. TO BE REMOVED
- 7. TO BE REMOVED
- 8. TO BE REMOVED
- 9. TO BE REMOVED

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 4668 E. 15th Avenue, Suite 210, San Diego, CA 92125  
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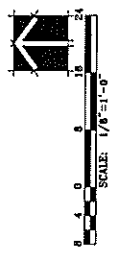
**PROJECT ADDRESS:**  
 5 N. WARD ST.  
 SOLANA BEACH, CA

**DATE:** 7/15/17  
**SCALE:** PER PLAN  
**BY:** PROJECT MANAGER

**LP-01**

**APPLICANT'S STATEMENT OF COMPLIANCE:**  
 I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE DESIGN MANUAL. I HAVE REVIEWED THIS PLAN FOR COMPLIANCE WITH THOSE REQUIREMENTS AND I CERTIFY THAT THE DESIGN MANUAL I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

**APPLICANT SIGNATURE:**  
 [Signature]  
**DATE:** 7-13-18  
**DATE:**



PLANTING NOTES

- 1. THE PLANTING PLAN IS QUANTITATIVE. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SPECIES AND PLANTING QUANTITIES SPECIFIED.
2. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
3. LANDSCAPE CONTRACTOR SHALL APPLY A CONTACT HERBICIDE WHERE WEEDS ARE PRESENT.
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PLANTING NOTES (Continued)

- 21. MAJOR: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES. EXCLUDING SLOPES REQUIRING REINFORCEMENT. MULCHING SHALL BE PERFORMED IN PLANTING AREAS WITHOUT VEGETATION SHALL ALSO BE APPLIED TO THIS MINIMUM DEPTH (SOWING 142.0418.16).
22. ALL TREES PLANTED WITHIN 15 FEET OF ANY HARDSCAPE PAVEMENT, OR CURBS SHALL RECEIVE 100-100 GALLONS OF MULCH AND 50% OF THE ROOT BARRIER SHALL NOT ENDURE THE ROOT BALL. SEE ROOT BARRIER DETAIL.
23. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
24. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.

PLANTING NOTES (Continued)

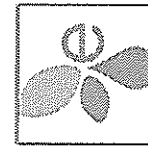
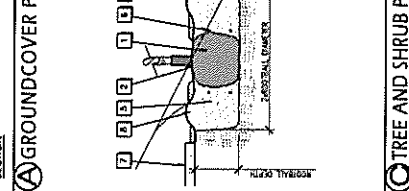
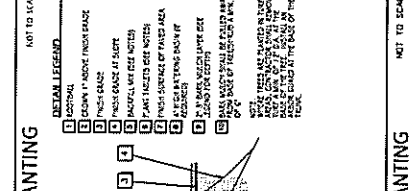
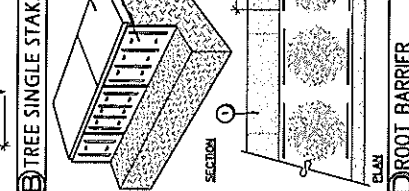
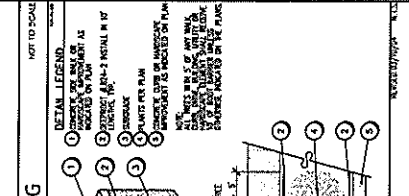
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RESEARCH UNIVERSITY
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CONCEPTUAL DESIGN
P. 858.779.1235
WWW.COMMDESIGN.COM

RECOMMENDED SOLUTIONS INC.
PLANTING NOTES & DETAILS



# PLANTING SPECIFICATIONS

SECTION 05 11 00 - LANDSCAPING  
1. RELATED DOCUMENTS

A. This section includes the following:  
1. Trees  
2. Plants  
3. Fertilizer  
4. Watering system  
5. Signs  
6. Irrigation system

1.3. SUBMITTALS  
A. General: Submit each item on this list according to the Conditions of the Contract.  
1. Product literature: Supply manufacturer's literature certifying that their products comply with specified requirements.  
2. Analyze for other materials: Analyze for other materials made according to methods established by the Association of Official Agricultural Chemists.  
3. Soil test results: Provide soil test results to the landscape architect.  
4. Material test results: Provide laboratory testing agency indicating and interpreting test results relative to compliance of the following materials with requirements indicated.  
5. Analysis of growing substrate: Provide analysis of growing substrate.

D. Fencing: Submit evidence including anticipated drains and basins for each type of planting.  
1.4. QUALITY ASSURANCE  
A. Installer Qualification: Fencing an experienced installer who has completed satisfactory work similar in material, design, and extent to that shown on the Contract Documents.  
1. Manufacturer: Fencing manufacturer to maintain an established relationship with the manufacturer on the project site during trees that landscaping is in progress.

C. Maintenance Contractor: Conduct conference at project site with City of San Diego Landscape Architect, allow 48-hour notice.  
1.5. DELIVERY, STORAGE, AND HANDLING  
A. Materials: Maintain driver-piloted trucks in constant showing weight, analysis, and name of manufacturer. Project materials should be delivered and stored in accordance with manufacturer's instructions.  
1. Trees and shrubs: Do not plant trees and shrubs before growing, except as approved by Landscape Architect. Project bars, burlap, and other materials should be removed at delivery. Do not plant materials in dry weather. Do not place materials in storage until they are ready for planting. Do not place materials in storage until they are ready for planting. Do not place materials in storage until they are ready for planting.

C. Remove and replace damaged materials immediately upon receipt to plant in the subsequent planting season.  
1.6. PROJECT CONDITIONS  
A. Do not remove containers from trees from containers before tree, and keep them moist.  
1. Do not expose trees and shrubs to direct sunlight for more than 24 hours.  
2. Water as often as necessary to maintain root systems in a moist condition.  
1.7. COORDINATION AND SCHEDULING  
A. Coordinate installation of planting materials during normal planting seasons for each type of plant material required.  
1.8. WARRANTY  
A. This warranty shall be in addition to any other warranties provided by the manufacturer.  
1. Special Warranty: Provide the following planting materials for a period of one year for trees and shrubs, and for one year for plants, groundcover plants, and other materials.  
2. Fertilizer and other materials: Provide the following materials for a period of one year for trees and shrubs, and for one year for plants, groundcover plants, and other materials.  
3. Watering system: Provide the following materials for a period of one year for trees and shrubs, and for one year for plants, groundcover plants, and other materials.  
4. Signs: Provide the following materials for a period of one year for trees and shrubs, and for one year for plants, groundcover plants, and other materials.

2.3. PRODUCTION EXPERTISE  
A. Firm and Site: Non-sustainable, wet-swampy, broadleaf evergreens, of type, height, spread, and usage required, conforming to ANSI Z601.  
B. Plant and Soil: Non-sustainable, wet-swampy, broadleaf evergreens, of type, height, spread, and usage required, conforming to ANSI Z601.

2.4. PLANTS  
A. Plants: Plants shall be healthy, well-rooted, and free from pests and diseases. They shall be suitable for the climate and soil conditions of the project site.  
B. Root Systems: Plants shall have a well-developed root system, free from rot and other defects. The root system shall be suitable for the climate and soil conditions of the project site.  
C. Fertilizer: Plants shall be supplied with a fertilizer containing the following nutrients: Nitrogen, Phosphorus, Potassium, Magnesium, Calcium, Sulfur, Zinc, Iron, and Manganese.  
D. Watering: Plants shall be watered during the planting season and for a period of one year after planting. The watering shall be done at intervals of not less than 30 days, and shall be sufficient to keep the plants moist.  
E. Signs: Plants shall be marked with a sign indicating the name of the plant, the height, spread, and usage required. The sign shall be made of durable material and shall be placed in a visible location.  
F. Irrigation: Plants shall be supplied with an irrigation system consisting of a main line, sub-main, and laterals. The irrigation system shall be designed to provide a uniform distribution of water to all plants.

2.5. SOIL AMENDMENTS  
A. Lime: Apply 200 lbs per acre of agricultural lime to all areas where the soil pH is below 6.0.  
B. Fertilizer: Apply 200 lbs per acre of fertilizer to all areas where the soil nutrient levels are below the minimum required.  
C. Sand: Clean, washed, natural or manufactured sand, free of toxic materials.  
D. Fertilizer: Commercial grade, unadulterated.  
E. Fertilizer: Fertilizer should be applied to the soil in a band or broadcast manner, and should be watered in immediately after application.  
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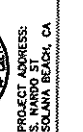
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2.53. FERTILIZER: Fertilizer should be applied to the soil in a band or broadcast manner, and should be watered in immediately after application.

2.54. SAND: Clean, washed, natural or manufactured sand, free of toxic materials.  
2.55. FERTILIZER: Fertilizer should be applied to the soil in a band or broadcast manner, and should be watered in immediately after application.



PROJECT ADDRESS:  
SOLANA BEACH, CA



PLANTING SPECIFICATIONS  
P. 858.779.1225  
F. 858.779.1044  
www.ecoland.com

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**Katie Benson**

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**From:** Lina <[REDACTED]>  
**Sent:** Tuesday, October 16, 2018 12:45 PM  
**To:** Katie Benson  
**Subject:** 454 456 Nardo Ave

Hello Katie,

Joe Krupp is in the process of getting approval for building a house on a lot behind 454 Nardo Ave. Our property is 502 Nardo Ave and we are in support of this project. Please let me know if you have any further questions.

Thank you,  
Lina Gantman

Sent from Yahoo Mail for iPhone

**ATTACHMENT 3**



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 12, 2018  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing: Request for a DRP to a Construct a Replacement, Split-Level, Single-Family Residence and Perform Associated Site Improvements at 607 North Cedros Avenue. (Case # 17-17-37 Applicant: Greg Agee; APN: 263-062-20; Resolution No. 2018-153)**

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## **BACKGROUND:**

The Applicant, Greg Agee, is requesting City Council approval of a Development Review Permit (DRP) to demolish an existing single-story, single-family residence, construct a replacement 3,447 square-foot, split-level, single-family residence with an attached, partially subterranean two-car garage, and perform associated site improvements. The 9,115 square-foot lot is located at 607 North Cedros Avenue and within the Medium Residential (MR) Zone and Scaled Residential Overlay Zone (SROZ).

The project proposes grading in the amounts of 550 cubic yards of cut, 50 cubic yards of fill, 23 cubic yards of excavation for footings, and 205 cubic yards of removal and recompaction, which would result in 500 cubic yards of export. The project meets three thresholds for the requirement of a DRP, including: 1) an aggregate grading quantity in excess of 100 cubic yards; 2) construction in excess of 60 percent of the allowable floor area; and 3) construction of a second story that exceeds 35% of the floor area of the first floor.

On October 16, 2017, the Applicant applied for a DRP and Structure Development Permit (SDP). The proposal included a 25-foot high, two-story replacement single-family residence. Following the SDP process for a structure in excess of 16 feet above pre-existing grade, story poles were installed in May of 2018 and a SDP notice was mailed to neighbors establishing a deadline for View Assessment on July 9, 2018. One application for View Assessment was filed by an adjacent property owner, John Boat, at 611 Seabright Lane. As a result, the Applicant revised the project by lowering the finished floor of the western (formerly two-story) portion of the residence by approximately 5.5 feet below the existing grade, creating a split-level residence (Main Level and Upper Level)

CITY COUNCIL ACTION:

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with a partially subterranean garage and bedroom (Lower Level). As a result, the project no longer requires a SDP because the structure would not exceed 16 feet in height above the pre-existing grade, or 81.0 feet measured above mean sea level (MSL). Therefore, the Applicant's request for the SDP has been withdrawn and Mr. Boat's application and payment for View Assessment has been deemed withdrawn and refunded.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2018-153 (Attachment 1).

**DISCUSSION:**

The subject property is located at the northeastern terminus of North Cedros Avenue and is currently developed with a single-story, single-family residence, which would be demolished as part of this project. The lot is rectangular in shape except for the southwest corner that fronts along the radial curve of the North Cedros Avenue cul-de-sac. The Engineering Department is requiring a dedication of right-of-way to match the 50-foot radius provided at the west end of the North Cedros Avenue to complete the cul-de-sac. The existing topography of the lot is predominately flat.

The Applicant proposes to construct a 2,942 square-foot, replacement, split-level, single-family residence with an attached partially subterranean 378 square-foot bedroom and 527 square-foot garage. The project would also include associated site improvements including cut and fill grading, a covered veranda with an outdoor fireplace, a pool and spa, fencing, hardscaping, and landscaping. The project plans are provided in Attachment 2.

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

<b>Table 1</b>			
<b>LOT INFORMATION</b>			
<b>Property Address:</b>	607 N Cedros Ave	<b>Zoning Designation:</b>	MR (5-7 du/ac)
<b>Lot Size (Net):</b>	9,115 ft <sup>2</sup>	<b># of Units Allowed:</b>	1 Dwelling Unit, 1 ADU
<b>Max. Allowable Floor Area:</b>	3,545 ft <sup>2</sup>	<b># of Units Requested:</b>	1 Dwelling Unit
<b>Proposed Floor Area:</b>	3,447 ft <sup>2</sup>	<b>Setbacks:</b>	<b>Required</b> <b>Proposed</b>
<b>Below Max. Floor Area by:</b>	98 ft <sup>2</sup>	Front (SW)	25 ft.      25 ft.
<b>Max. Allowable Height:</b>	25 ft.	Interior Side (S)	10 ft.      14.62 ft.
<b>Max. Proposed Height:</b>	16.0 ft.	Interior Side (E)	10 ft.      10 ft.
<b>Highest Point/Ridge:</b>	81.0 MSL	Interior Side (W)	10 ft.      10 ft.
<b>Overlay Zone(s):</b>	SROZ	Rear (N)	25 ft.      25 ft.
<b>PROPOSED PROJECT INFORMATION</b>			
<b>Floor Area Breakdown:</b>		<b>Required Permits:</b>	
Main Level	1,949 ft <sup>2</sup>	<b>DRP:</b> A DRP is required for grading in excess of 100 cubic yards (aggregate), a structure that exceeds 60% of the maximum allowable floor area, and a second story that exceeds 35% of the first floor.	
Upper Level	993 ft <sup>2</sup>		
Lower Level Bedroom	378 ft <sup>2</sup>		
Garage (Lower Level)	527 ft <sup>2</sup>		
Subtotal	3,847 ft <sup>2</sup>		
Off-Street Parking Exemption	- 400 ft <sup>2</sup>		
<b>Total Floor Area</b>	<b>3,447 ft<sup>2</sup></b>		

<b>Proposed Grading:</b> 550 yd <sup>3</sup> of cut, 50 yd <sup>3</sup> of fill, 23 yd <sup>3</sup> of excavation for footings, 205 yd <sup>3</sup> of removal and recompaction for slabs (500 yd <sup>3</sup> of export)	
<b>Proposed Parking:</b> Attached 2-Car Garage <b>Proposed Fences and Walls:</b> Yes <b>Proposed Accessory Dwelling Unit:</b> No <b>Proposed Accessory Structure:</b> No	<b>Existing Development:</b> One-Story, Single-Family Residence to be Demolished

Staff has prepared draft findings for approval of the project in the attached Resolution 2018-153 for Council’s consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2018-153.

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

A DRP is required for the following reasons: 1) an aggregate grading quantity in excess of 100 cubic yards; 2) construction in excess of 60 percent of the allowable floor area; and 3) construction of a second story that exceeds 35% of the floor area of the first floor. The total floor area proposed is 3,447 square feet, which is 97 percent of the maximum allowable floor area for the subject lot. The total floor area of the upper level would be 993 square feet and the main and lower levels would be 2,454 square feet. The upper level would be 40 percent of the size of the main and lower levels. There would be a total of 550 cubic yards of cut, 50 cubic yards of fill, 23 cubic yards of excavation for footings, and 205 cubic yards of removal and recompaction, which would result in 500 cubic yards of export.

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 2018-153 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 MR Zone. The four properties immediately south of the property, along the east side of North Cedros Avenue, are also located in the MR Zone. The east side of North Cedros Avenue then transitions to the Light Commercial (LC) Zone. The property immediately west of the site as well as the other properties north of East Cliff Street along the west side of North Cedros Avenue are located in the Medium-High Residential (MHR) Zone. The property is also adjacent to properties located along Seabright Lane in the Low-Medium Residential (LMR) Zone. The surrounding neighborhood consists of a mix of properties that are custom one- and two-story, single-family residences on the east side of North Cedros Avenue and Seabright Lane, the Cedros Seaside development of two-story row homes on the west side of North Cedros, and two-story commercial buildings on the east side of North Cedros Avenue. The project site is currently developed with a one-story, single-family residence.

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

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated, and could be found to be in conformance with, the regulations of the SROZ, which are discussed further in this report. 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 Applicant proposes to demolish the existing residence and construct a new split-level, single-family residence with an attached partially subterranean, two-car garage and bedroom, and perform associated improvements including grading, hardscaping, landscaping, and construction of a pool, spa, fences and walls.

Driveway access would be relocated further south along the curved North Cedros Avenue street frontage. The driveway would slope down approximately six feet from the cul-de-sac to the partially subterranean two-car garage located on the southwestern most portion of the buildable area. Pedestrian access would be taken from the driveway and enter the residence immediately east of the garage at the "Main Level" of the residence.

The proposed residence would utilize the majority of the buildable area on site and adhere to the required 25-foot front and rear-yard setbacks to the southwest and north and the 10-foot interior side-yard setbacks to the south, east, and west. Portions of the residence would be stepped back further than the 25-foot required front-yard setback as the structure footprint follows the radial curve of the front-yard setback.

The proposed split-level residence would include three levels. The 1,949 square-foot Main Level would consist of the main entry, powder room, master suite, and an open concept kitchen and living room. The 993 square-foot Upper Level would consist of two bedrooms, one bathroom, and a laundry room. The Lower Level would consist of a 378 square-foot bedroom and bathroom and a 527 square-foot, two-car garage. The Lower Level would not qualify for a floor area exemption for a "Basement" in the SROZ due to the amount of above-grade exposure of the exterior walls. Proposed yard improvements include a covered veranda with an outdoor fireplace in the northeast corner of the buildable area between the kitchen, living, and dining areas of the residence and a pool and spa located in the northeast corner of the rear yard.

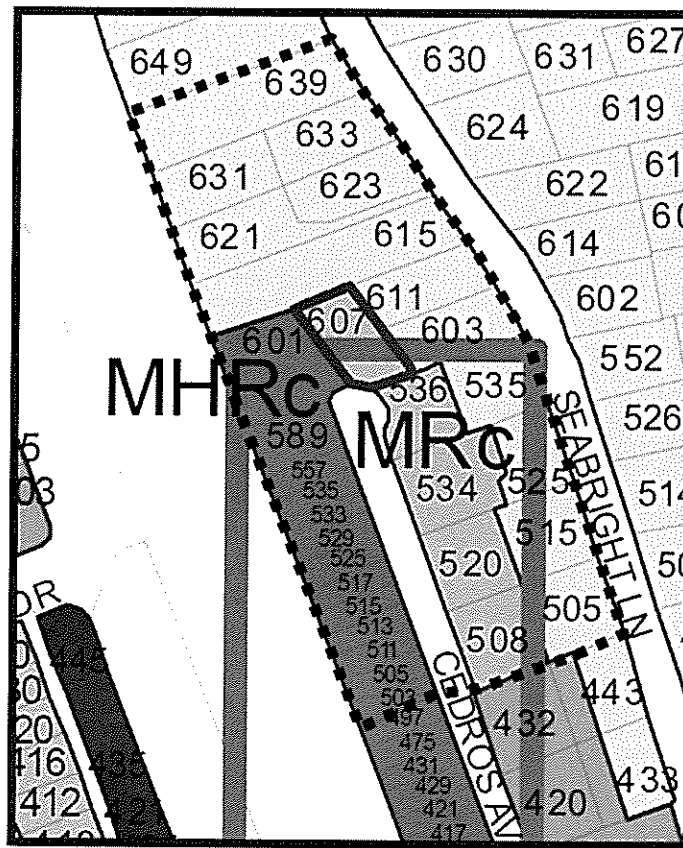
The SBMC parking regulations require two off-street parking spaces per single-family residence. The Code indicates that when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The site is required to provide two parking spaces; therefore, the project is afforded a 400 square-foot exemption, and the total proposed floor area would be 3,447 square feet, which is 98 square feet below the maximum allowable floor area for the 9,115 square-foot lot pursuant to the SROZ. The maximum floor area calculation for this project is as follows:

0.500 for first 6,000 ft <sup>2</sup>	3,000 ft <sup>2</sup>
0.175 for 6,001-15,000 ft <sup>2</sup>	545 ft <sup>2</sup>
<b>Total Allowable Floor Area:</b>	<b>3,545 ft<sup>2</sup></b>

The proposed project, as designed, meets the minimum required setbacks and is 98 square-feet below the maximum allowable floor area for the property.

**Neighborhood Comparison:**

Staff compared the proposed project to 29 other properties within the surrounding area. This area includes properties along North Cedros Avenue and the west side of Seabright Lane, as shown on the following map:



The properties evaluated in this comparison are located in the MR, MHR, and LMR Zones. The existing homes range in size from 888 square feet to 3,247 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered patio area, or accessory building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garage:

Project Gross Building Area:	3,487 ft <sup>2</sup>
Delete Attached Garage:	- 527 ft <sup>2</sup>
<b>Project Area for Comparison to Assessor's Data:</b>	<b>3,320 ft<sup>2</sup></b>

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.

<b>Table 2</b>						
#	Property Address	Lot Size in ft2 (GIS)	Existing ft2 Onsite (Assessor's)	Proposed / Recently Approved ft2	Max. Allowable ft2	Zone
1	639 Seabright Ln	21,300	888		5,140	LMR
2	633 Seabright Ln	11,300	2,660		3,928	LMR
3	631 Seabright Ln	11,200	1,284		3,910	LMR
4	623 Seabright Ln	10,150*	2,659		3,726	LMR
5	621 Seabright Ln	13,300*	1,480		4,278	LMR
6	615 Seabright Ln	24,829	2,212		5,316	LMR
7	611 Seabright Ln	10,200	2,477		3,735	LMR
8	603 Seabright Ln	10,400	1,260		3,770	LMR
9	535 Seabright Ln	10,900	3,247		3,858	LMR
10	525 Seabright Ln	8,200	3,203		3,385	LMR
11	515 Seabright Ln	10,300	2,556		3,753	LMR
12	505 Seabright Ln	10,600	984		3,805	LMR
<b>13</b>	<b>607 N Cedros Ave</b>	<b>9,115</b>	<b>1,008</b>	<b>3,320</b>	<b>3,545</b>	<b>MR</b>
14	536 N Cedros Ave	9,392*	2,542		3,594	MR
15	534 N Cedros Ave	13,240*	2,745		4,267	MR
16	520 N Cedros Ave	10,460*	1,244		3,781	MR
17	508 N Cedros Ave	10,460*	1,170		3,781	MR
18	601 N Cedros Ave	15,450*	1,282		11,588	MR
19	589 N Cedros Ave	2,700*	2,292		2,025	MHR
20	557 N Cedros Ave	3,000*	2,667		2,250	MHR
21	535 N Cedros Ave	3,000*	2,292		2,250	MHR
22	533 N Cedros Ave	3,000*	2,292		2,250	MHR
23	529 N Cedros Ave	3,000*	2,667		2,250	MHR
24	525 N Cedros Ave	3,000*	2,292		2,250	MHR
25	517 N Cedros Ave	3,000*	2,142		2,250	MHR
26	515 N Cedros Ave	3,000*	2,292		2,250	MHR
27	513 N Cedros Ave	3,000*	2,142		2,250	MHR
28	511 N Cedros Ave	3,000*	2,292		2,250	MHR
29	505 N Cedros Ave	3,000*	2,292		2,250	MHR
30	503 N Cedros Ave	3,000*	2,054		2,250	MHR

\*Estimated. Lot size information was not available from the County Assessor.

#### Fences, Walls and Retaining Walls:

Within the front yard setback area, SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional two feet of fence that is at least 80% open to light. 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 project plans depict existing wood fences along the north and east property lines, located on the neighboring properties, to be maintained. New 5-foot high wooden gates would be installed on the west and east side yards in compliance with pool fencing requirements. A new 5-foot high freestanding concrete masonry unit (CMU) wall would be constructed along the west property line on the subject property.

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 Applicant is proposing to construct an attached, partially-subterranean two-car garage accessed by a driveway from North Cedros Avenue along the southwestern side of the property. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two 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 proposes grading in the amounts of 550 cubic yards of cut, 50 cubic yards of fill, 23 cubic yards of excavation for footings, and 205 cubic yards of removal and recompaction. The grading would result in 500 cubic yards of export. The majority of the grading is attributed to excavation to accommodate the partially subterranean Lower Level, consisting of the garage and bedroom, as well as the driveway. The finished floor of the Lower Level would be approximately 5.5 feet below the existing grade. Two retaining walls would follow the east and west sides of the downward sloping driveway. The western retaining wall would continue to the north as the grade steps back up to the existing grade on the west side of the residence, providing access around the residence to the rear yard. Another retaining wall would parallel the northern elevation of the residence providing on-grade stairs accessing the Lower Level bedroom. An additional low retaining wall would follow the east and south sides of the property.

#### Lighting:

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

#### Usable Open Space:

The project consists of the construction of a replacement split-level, single-family residence with an attached garage; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

#### Structure Development Permit Compliance:

The Applicant originally proposed a two-story, single-family residence with relatively the same footprint and floorplans. Since the original project exceeded 16 feet in height above the pre-existing grade, the project was required to comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to complete the Structure Development Permit (SDP) process. Story poles depicting the three-dimensional envelope of the proposed structure were installed in May of 2018, and notices for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on July 9, 2018. One application for View Assessment was received. The Applicant chose to redesign the project to not exceed 16 feet from the pre-existing grade (or 81.0 feet measured above Mean Sea Level (MSL)) by lowering the two story portion of the residence into the existing grade, creating a split-level design. Since a SDP is no longer required, the Applicant's request for the SDP has been withdrawn and the View Claimant's application and payment for View Assessment has been deemed withdrawn and refunded.



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 will not exceed 16.0 feet above the pre-existing grade or 81.0 feet above 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 November 29, 2018. As of the date of preparation of this Staff Report, Staff has not received written correspondence regarding the project.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan.

**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 2018-153.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

**DEPARTMENT RECOMMENDATION:**

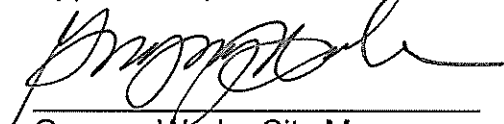
The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.

2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2018-153 conditionally approving a DRP to construct a replacement split-level, single-family residence with an attached, partially subterranean two-car garage, and perform associated site improvements 607 North Cedros Avenue, Solana Beach.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachments:

1. Resolution 2018-153
2. Project Plans

**RESOLUTION NO. 2018-153**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT FOR THE DEMOLITION OF AN SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A REPLACEMENT, SPLIT-LEVEL SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE AND ASSOCIATED SITE IMPROVEMENTS AT 607 NORTH CEDROS AVENUE, SOLANA BEACH**

**APPLICANT: GREG AGEE  
CASE NO.: 17-17-37 DRP**

**WHEREAS**, Greg Agee (hereinafter referred to as “Applicant”), has submitted an application for a Development Review Permit (DRP) 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 December 12, 2018, the City Council received and considered evidence concerning the proposed application; and

**WHEREAS**, the City Council 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 resolves as follows:

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to demolish a single-family residence and to construct a replacement split-level, single-family residence with an attached, partially subterranean two-car garage, and perform associated site improvements at 607 North Cedros Avenue, 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 Medium Density Residential, which allows for single- and multi-family residential development with a maximum density range of five to seven dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

The project is consistent with the provisions for minimum yard dimensions (i.e., setbacks) and the maximum allowable Floor Area Ratio (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 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 MR Zone. The four properties immediately south of the property, along the east side of North Cedros Avenue, are also located in the MR Zone. The east side of North Cedros Avenue then transitions to the Light Commercial (LC) Zone. The property immediately west of the property as well as the other properties north of East Cliff Street along the west side of North Cedros Avenue are located in the Medium-High Residential (MHR) Zone. The property is also adjacent to properties located along Seabright Lane in the Low-Medium Residential (LMR) Zone. The surrounding neighborhood consists of a mix of properties that are custom one- and two-story, single-family residences on the east side of North Cedros Avenue and Seabright Lane, the Cedros Seaside development

of two-story row homes on the west side of North Cedros, and two-story commercial buildings on the east side of North Cedros Avenue. The project site is currently developed with a one-story, single-family residence.

The project, as designed, is consistent with permitted uses for the MR Zone. The property is designated Medium Density Residential in the General Plan and intended for single- and multi-family residential development within a density range of five to seven units per acre. 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 located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated, and is in conformance with, the regulations of the SROZ, which are discussed further in this report. As a condition of project approval, the Applicant is 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 Applicant proposes to demolish the existing residence and construct a new split-level, single-family residence with an attached partially subterranean, two-car garage and bedroom, and perform associated improvements including grading, hardscaping, landscaping, and construction of a pool, spa, fences and walls.

Driveway access will be relocated further south along the curved North Cedros Avenue street frontage. The driveway will slope down approximately six feet from the cul-de-sac to the partially subterranean two-car garage located on the southwestern most portion of the buildable area. Pedestrian access will be taken from the driveway and enter the residence immediately east of the garage at the "Main Level" of the residence.

The proposed residence will utilize the majority of the buildable area on site and adhere to the required 25-foot front and rear-yard setbacks to the southwest and north and the 10-foot interior side-yard setbacks to the south, east, and west. Portions of the residence will be stepped back further than the 25-foot required front-yard setback as the structure footprint follows the radial curve of the front-yard setback.

The proposed split-level residence will include three levels. The 1,949 square-foot Main Level would consist of the main entry, powder room, master suite, and an open concept kitchen and living room. The 993 square-foot Upper Level will consist of two bedrooms, one bathroom, and a laundry room. The Lower Level will consist of a 378 square-foot bedroom and bathroom and a 527 square-foot, two-car garage. The Lower Level will not qualify for a floor area exemption for a "Basement" in the SROZ due to the amount of above-grade exposure of the exterior walls. Proposed yard improvements include a covered veranda with an outdoor fireplace in the northeast corner of the buildable area between the kitchen, living, and dining areas of the residence and a pool and spa located in the northeast corner of the rear yard.

The SBMC parking regulations require two off-street parking spaces per single-family residence. The Code indicates that when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The site is required to provide two parking spaces; therefore, the project is afforded a 400 square-foot exemption, and the total proposed floor area would be 3,447 square feet, which is 98 square feet below the maximum allowable floor area for the 9,115 square-foot lot pursuant to the SROZ. The maximum floor area calculation for this project is as follows:

0.500 for first 6,000 ft <sup>2</sup>	3,000 ft <sup>2</sup>
0.175 for 6,001-15,000 ft <sup>2</sup>	545 ft <sup>2</sup>
<hr/> Total Allowable Floor Area:	<hr/> 3,545 ft <sup>2</sup>

The proposed project, as designed, meets the minimum required setbacks and 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. 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 is 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 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 Applicant is proposing to construct an attached, partially-subterranean two-car garage accessed by a driveway from North Cedros Avenue along the southwestern side of the property. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two 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 proposes grading in the amounts of 550 cubic yards of cut, 50 cubic yards of fill, 23 cubic yards of excavation for footings, and 205 cubic yards of removal and recompaction. The grading will result in 500 cubic yards of export. The majority of the grading is attributed to excavation to accommodate the partially subterranean Lower Level, consisting of the garage and bedroom, as well as the driveway. The finished floor of the Lower Level will be approximately 5.5 feet below the existing grade. Two retaining walls will follow the east and west sides of the downward sloping driveway. The western retaining wall will continue to the north as the grade steps back up to the existing grade on the west side of the residence, providing access around the residence to the rear yard. Another retaining wall will parallel the northern elevation of the residence providing on-grade stairs accessing the Lower Level bedroom. An additional low retaining wall will follow the east and south sides of the property.

- 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).*

All new exterior lighting fixtures shall 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 single-family residence with an attached 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.

- 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 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 Applicant shall obtain approval from the California Coastal Commission prior to issuance of Building Permits.

#### IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicant shall pay required Public Facilities Fees, as established by SBMC Section 17.72.020 and Resolution 1987-36.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on December 12, 2018, and located in the project file with a submittal date of December 4, 2018.
- III. Prior to requesting a framing inspection, the Applicant 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 December 12, 2018 and will not exceed 16 feet above pre-existing grade noted on the existing topography plan provided in the project plans or 81.0 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 Applicant 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 Applicant 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. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
- IX. 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on W. Cliff Street and N. Sierra Avenue and minimize impact to the surrounding neighbors.
- XI. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.

B. Fire Department Conditions:

- I. DEAD ENDS: All dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. A cul-de-sac shall be provided in residential areas where the access roadway serves more than four (4) structures. The minimum unobstructed paved radius width for a cul-de-sac shall be 36 feet in residential areas with no parking.
  - **Fire access turn-around improvements shall be required.**
- II. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- III. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4 inches high with a ½ inch stroke width for residential buildings, 8 inches high with a ½

inch stroke for commercial and multi-family residential buildings, and 12 inches high with a 1 inch stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

IV. AUTOMATIC FIRE SPRINKLERS SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic 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.

V. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

- I. The Applicant shall widen the existing drainage easement along the southern property line from its current 6' width to a 10' width by granting an additional 4' of easement onto the northern edge of the easement.
- II. 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, and the Highway 101 Corridor Specific Plan.
- III. The Applicant shall construct concrete curb, gutter and sidewalk to replace the existing driveway opening and shall construct a G-14A driveway approach as shown on the Preliminary Grading Plan prepared by Rancho Coastal Engineering and Surveying.
- IV. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- V. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with Chapter 11.20 of the SBMC which allows otherwise.
- VI. The Applicant shall record a document holding the City of Solana Beach harmless in case of a sanitary sewer backup due to a blockage in the public sewer main, A backflow prevention device shall be installed on private property.

Grading:

- VII. Prior to issuance of a Building Permit, the Applicant shall obtain a Grading Permit. 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. Install an 18" Reinforced Concrete Pipe within the 10' wide drainage easement connecting to the existing storm drain manhole in North Cedros Avenue cul-de-sac as shown on the Preliminary Grading Plan.
  - f. 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.
  - g. The Applicant is responsible to protect the adjacent properties during construction. If any grading or other types of construction are anticipated beyond the property lines, the Applicant 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.

- h. 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.
- i. Obtain and submit grading security in a form prescribed by the City Engineer.
- j. Obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- k. 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.
- l. 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.
- m. 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.
- n. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- o. 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 for the project shall expire 24 months from the date of this Resolution, unless the Applicant has 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 Applicant 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 Applicant 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 Applicant 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 Applicant 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 Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

**NOTICE TO APPLICANT:** 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 12<sup>th</sup> day of December, 2018, by the following vote:

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

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

APPROVED AS TO FORM:

ATTEST:

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

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

**PROJECT DATA**

**OWNER:** GREG AGEE HOMES  
130 SOUTH CEDROS AVE. #200  
SOLANA BEACH, CA 92075  
(857) 949-5294

**SITE ADDRESS:** 607 NORTH CEDROS AVE.  
SOLANA BEACH, CA 92075

**APN:** 332-082-20-00  
GROSS AREA: 138,130 S.F.  
TYPE OF CONSTRUCTION: V-B  
TYPE OF FIRE SPRINKLERS: 130  
ZONING: MRS-300-Z

**SITE AREA:** 0.23 ACRES GROSS (0.010 S.F.),  
0.21 ACRES NET (0.115 S.F.)

**SETBACKS:**  
CITY OF SOLANA BEACH FRONT SETBACK: 25'  
CITY OF SOLANA BEACH SIDE SETBACK: 10'  
CITY OF SOLANA BEACH REAR SETBACK: 25'

**PARKING:** REQUIRED=2 SPACES, PROPOSED=2 SPACES

**EASEMENTS PER PRELIMINARY TITLE REPORT FROM TICOR TITLE CO. DATED 04-12-2017:**

NO. 130-32-62-7-2-352-2-531  
AP. 130-32-62-7-2-352-2-531  
PRELIMINARY RECORD  
GASMENT TO SOLANA BEACH SANITATION DISTRICT RECORDED 12-09-1981, AS ENDC.  
EASEMENT RECORDED PER MAY 23TH, 1975  
EASEMENT FOR PUBLIC ROAD RECORDED 03-03-1970, AS ENDC.  
NO. 130-32-62-7-2-352-2-531

**LEGEND**

- BOUNDARY
- FRASE
- CONCRETE
- STONE DRAIN WHOLE
- WATER VALVE
- EXISTING CONTOURS
- NEW CONTOURS
- ACTUAL TOP OF WALL
- TOP OF WALL
- EXISTING WALL
- EXISTING CURB
- E.O.
- MSL
- NEAR SEA LEVEL

**NOTES:**

1. ROAD SHALL BE PLACED IN THE APPROVED AREA FOR TURNING AROUND WHERE THE ACCESS ROADWAY SERVES THE MAIN ROAD (FOUR) STRUCTURES. THE MAIN ROAD SHALL BE 20' WIDE WITH A 4'-0" CURB-S&G SHALL BE 2' IN RESIDENTIAL AREAS WITH NO IMPROVEMENTS SHALL BE NEEDED. APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROADWAY DIRECTION OF APPROACH AND NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ALL ADDRESSES SHALL FOLLOWING MAIL DELIVERY ROUTES: 4" HIGH W/4" STROKE WIDTH FOR RESIDENTIAL BLDGS, 6" HIGH W/4" STROKE FOR COMMERCIAL AND MULTI-FAMILY BLDGS. ALL ADDRESSES SHALL BE APPROVED BY THE FIRE DEPT. PRIOR TO INSTALLATION.

**EXISTING HOUSE TO BE DEMOLISHED: #1,294 S.F.**

**PROPOSED RESIDENCE**

**MAIN FLOOR LIVING AREA: #1,848 S.F.**

**LOWER FLOOR LIVING AREA: #378 S.F.**

**GARAGE AREA: #572 S.F.**

**TOTAL OF FLOOR AREA: #3,847 S.F.**

**OFF STREET PARKING EXEMPTION: #409 S.F.**

**TOTAL PROPOSED FLOOR AREA: #4,256 S.F.**

**ALLOWABLE F.A.R. (1.0x 6000 S.F./191,175 ± 3115 S.F.) = 3.143**  
3,847 S.F. < 3,143 S.F.

**EXISTING (RF) PROPOSED TOTAL (B)**

BOOK LANDSCAPED AREA	729.5 S.F.	2294.5 S.F.
IRRIGATED LANDSCAPE	33.0 S.F.	33.0 S.F.
IRRIGATED LANDSCAPE	13.5 S.F.	13.5 S.F.
WATER FEATURES	6.5 S.F.	462.0 S.F.
ASPHALT DRIVEWAY	8.5 S.F.	2000.0 S.F.
ASPHALT DRIVEWAY	18.0 S.F.	18.0 S.F.
TOTAL GROSS LOT AREA	18,013.5 S.F.	18,013.5 S.F.

**PERMITTED LANDSCAPE: 2494.5 S.F.**

**WATER FEATURES: 2845 S.F.**

**PERAGGREGATE LANDSCAPE AREA: 2523.5 S.F.**

**GRADING**

60% C.T. - SITE GRADING (Cont: 496 & 497, P. 115 & 116)

1% C.T. - EXCAVATION FOR THE FOOTINGS OF NEW CONSTRUCTION

2% C.T. - REMOVAL & RE-COMPACTION FOR CONSTRUCTION

2% C.T. - 2.00%

**VICINITY MAP**



**ARCHITECT**

GREG AGEE HOMES

**REVISIONS**

63.03.17

**REVISIONS**

63.03.17

**REVISIONS**

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**REVISIONS**

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**REVISIONS**

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**GREG AGEE HOMES**

607 NORTH CEDROS AVE.  
SOLANA BEACH, CA 92075

**A-1**

**SITE PLAN**

1" = 10'

**SITE PLAN**

1" = 10'

**SITE PLAN**

1" = 10'

**SITE PLAN**

1" = 10'

**SITE PLAN**

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1" = 10'

**SITE PLAN**

1" = 10'

**DETAIL 1**

NEW T.W. = 67.0MSL

EXISTING WOOD FENCE TO REMAIN

CONCRETE BROWN PATCH

**DETAIL 1**

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NEW T.W. = 67.0MSL

EXISTING WOOD FENCE TO REMAIN

CONCRETE BROWN PATCH

**DETAIL 1**

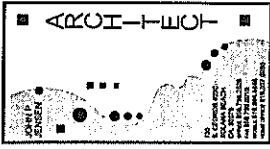
NEW T.W. = 67.0MSL

EXISTING WOOD FENCE TO REMAIN

CONCRETE BROWN PATCH

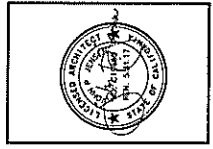
**ATTACHMENT 2**





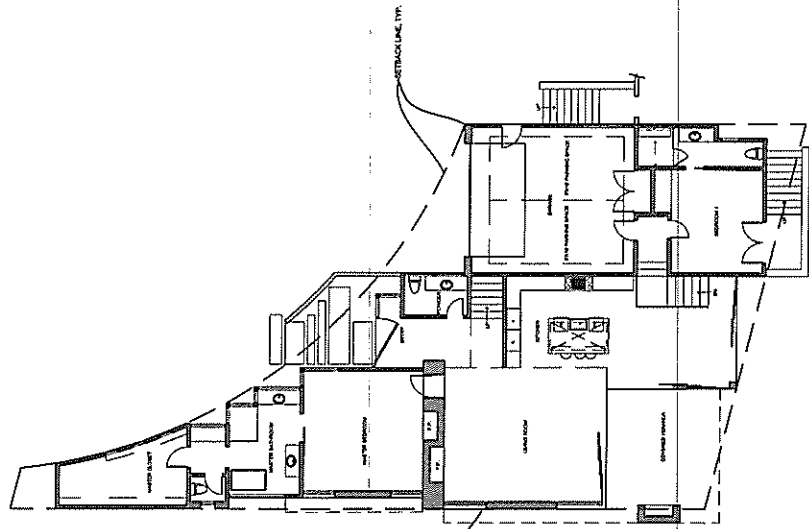
PLOT DATE  
03.20.17

REVISIONS

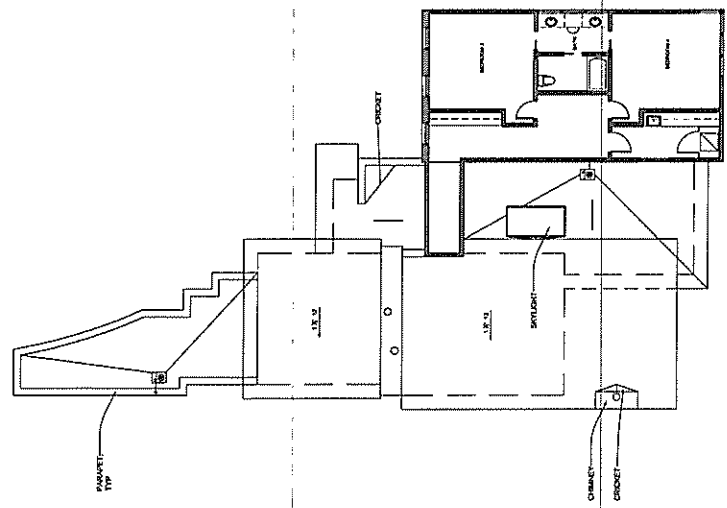


**GREG AGEE HOMES**  
607 NORTH GREGOS AVE  
SOLANA BEACH, CA 92075

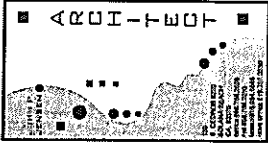
**A-2**



**FIRST FLOOR PLAN**  
1/8" = 1'-0"



**SECOND FLOOR PLAN**  
1/8" = 1'-0"



PLOT DATE  
03.30.17

REVISIONS



**GREG AGEE HOMES**  
607 NORTH CEDROS AVE  
SOLANA BEACH, CA 92075

**A-2.1**

EXISTING HOUSE TO BE DEMOLISHED: =1,236 S.F.

PROPOSED RESIDENCE

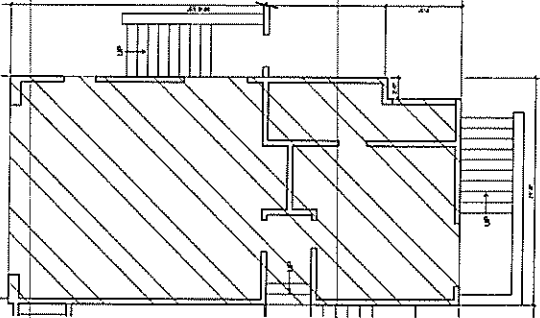
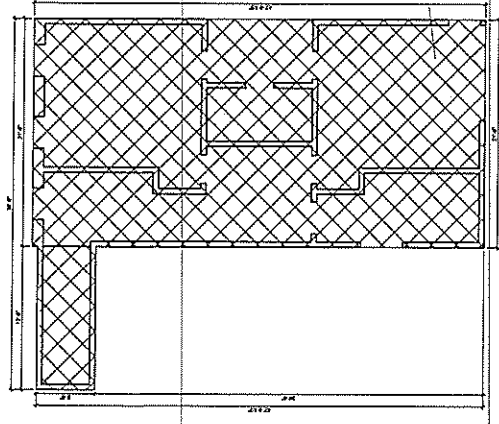
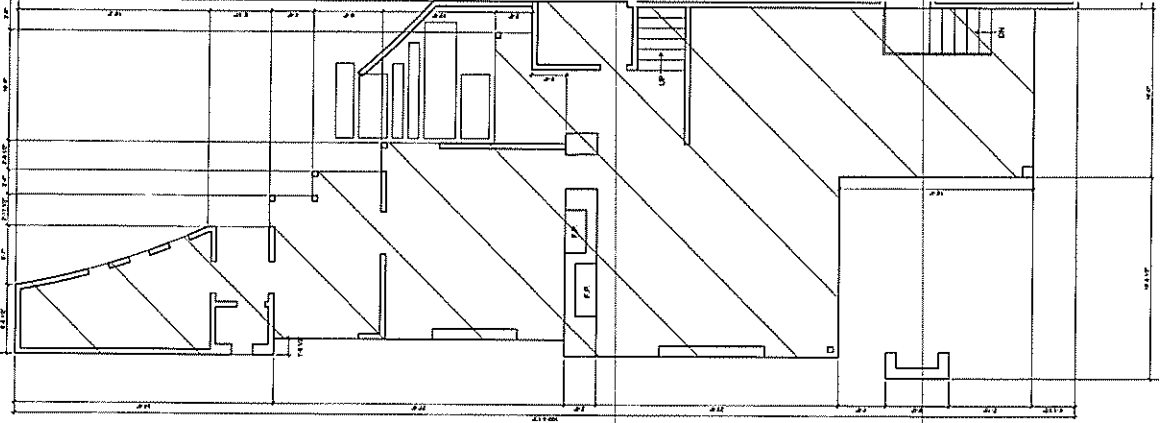
MAIN FLOOR LIVING AREA = 1,169 S.F.  
UPPER FLOOR LIVING AREA = 1,173 S.F.  
LOWER FLOOR LIVING AREA = 473 S.F.  
GARAGE AREA = 477 S.F.



TOTAL OF FLOOR AREA = 4,411 S.F.  
OFF STREET PARKING EXEMPTION = -400 S.F.  
TOTAL PROPOSED FLOOR AREA = 4,011 S.F.

ALLOWABLE F.A.R.: (5 x 8000 S.F.) / (0.173 x 3113 S.F.) = 3.543  
3,447 S.F. = 2,245 S.F.

\*ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES



**UPPER FLOOR AREA CALCS**  
3/16" = 1/8"

**MAIN FLOOR AREA CALCS**  
3/16" = 1/8"

**LOWER FLOOR AREA CALCS**  
3/16" = 1/8"



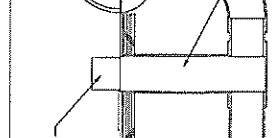


667 NORTH BEDROS AVE  
SOLANA BEACH, CA 92075

**GREG AGEE HOMES**

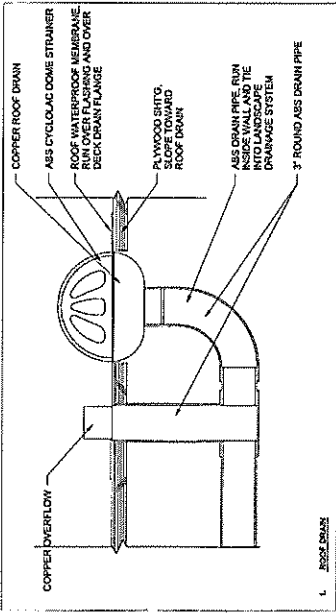
**REVISIONS**

**PLOT DATE**  
03.30.17



**JOHN P. SEIBER**  
ARCHITECT  
1000 S. GARDEN ST.  
SOLANA BEACH, CA 92083  
TEL: 949.433.1111  
WWW.JPSEIBER.COM

**A-3**



1. ROOF DRAIN

**ROOF VENT CALCULATION**

PROVIDE AT LEAST ONE VENT FOR EACH 150 SQ. FT. OF ATTIC SPACE.  
 ATTIC SPACE = 4,825 SF. 150 SQ. FT. = 32.17 VENTS  
 4,825 SF. / 150 SQ. FT. = 32.17 VENTS  
 32.17 VENTS x 1.25 = 40.21 VENTS (ROUND UP TO 41 VENTS)

A.1 INDIVIDUAL VENTILATION OPENINGS SHALL NOT EXCEED 14 SQUARE INCHES. (DMC SEC. 10.29.01.09)

A.2 ALL VENTILATION OPENINGS SHALL BE COVERED WITH METAL SCREENS AND SHALL NOT EXCEED 1/8" MESH. SCREENS SHALL BE INSTALLED OVER THE VENT OPENINGS AND SHALL BE SECURED TO THE VENT OPENINGS IN ACCORDANCE WITH CHAPTER 10 OF THE CALIFORNIA CHIMNEY, ROOF AND VENTING CODE (CALIFORNIA TITLE 24).

A.3 VENTILATION OPENINGS SHALL BE DIRECTED TOWARD THE BEACH MANAGEMENT ZONE (BAMZ) OR BE DIRECTED TOWARD THE BEACH MANAGEMENT ZONE (BAMZ) OR BE DIRECTED TOWARD THE BEACH MANAGEMENT ZONE (BAMZ).

A.4 VENTILATION OPENINGS SHALL NOT BE LOCATED IN SPITALS, KITCHENS, BATHS, OR OTHER AREAS WHERE CONDENSED VAPOR, OIL, OR OTHER CONTAMINANTS MAY BE PRESENT. VENTS SHALL BE COVERED WITH METAL SCREENS AND SHALL NOT EXCEED 1/8" MESH. SCREENS SHALL BE INSTALLED OVER THE VENT OPENINGS AND SHALL BE SECURED TO THE VENT OPENINGS IN ACCORDANCE WITH CHAPTER 10 OF THE CALIFORNIA CHIMNEY, ROOF AND VENTING CODE (CALIFORNIA TITLE 24).

A.5 VENTILATION OPENINGS SHALL BE COVERED WITH METAL SCREENS AND SHALL NOT EXCEED 1/8" MESH. SCREENS SHALL BE INSTALLED OVER THE VENT OPENINGS AND SHALL BE SECURED TO THE VENT OPENINGS IN ACCORDANCE WITH CHAPTER 10 OF THE CALIFORNIA CHIMNEY, ROOF AND VENTING CODE (CALIFORNIA TITLE 24).

A.6 VENTILATION OPENINGS SHALL BE COVERED WITH METAL SCREENS AND SHALL NOT EXCEED 1/8" MESH. SCREENS SHALL BE INSTALLED OVER THE VENT OPENINGS AND SHALL BE SECURED TO THE VENT OPENINGS IN ACCORDANCE WITH CHAPTER 10 OF THE CALIFORNIA CHIMNEY, ROOF AND VENTING CODE (CALIFORNIA TITLE 24).

A.7 VENTILATION OPENINGS SHALL BE COVERED WITH METAL SCREENS AND SHALL NOT EXCEED 1/8" MESH. SCREENS SHALL BE INSTALLED OVER THE VENT OPENINGS AND SHALL BE SECURED TO THE VENT OPENINGS IN ACCORDANCE WITH CHAPTER 10 OF THE CALIFORNIA CHIMNEY, ROOF AND VENTING CODE (CALIFORNIA TITLE 24).

A.8 VENTILATION OPENINGS SHALL BE COVERED WITH METAL SCREENS AND SHALL NOT EXCEED 1/8" MESH. SCREENS SHALL BE INSTALLED OVER THE VENT OPENINGS AND SHALL BE SECURED TO THE VENT OPENINGS IN ACCORDANCE WITH CHAPTER 10 OF THE CALIFORNIA CHIMNEY, ROOF AND VENTING CODE (CALIFORNIA TITLE 24).

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A.10 VENTILATION OPENINGS SHALL BE COVERED WITH METAL SCREENS AND SHALL NOT EXCEED 1/8" MESH. SCREENS SHALL BE INSTALLED OVER THE VENT OPENINGS AND SHALL BE SECURED TO THE VENT OPENINGS IN ACCORDANCE WITH CHAPTER 10 OF THE CALIFORNIA CHIMNEY, ROOF AND VENTING CODE (CALIFORNIA TITLE 24).

A.11 VENTILATION OPENINGS SHALL BE COVERED WITH METAL SCREENS AND SHALL NOT EXCEED 1/8" MESH. SCREENS SHALL BE INSTALLED OVER THE VENT OPENINGS AND SHALL BE SECURED TO THE VENT OPENINGS IN ACCORDANCE WITH CHAPTER 10 OF THE CALIFORNIA CHIMNEY, ROOF AND VENTING CODE (CALIFORNIA TITLE 24).

A.12 VENTILATION OPENINGS SHALL BE COVERED WITH METAL SCREENS AND SHALL NOT EXCEED 1/8" MESH. SCREENS SHALL BE INSTALLED OVER THE VENT OPENINGS AND SHALL BE SECURED TO THE VENT OPENINGS IN ACCORDANCE WITH CHAPTER 10 OF THE CALIFORNIA CHIMNEY, ROOF AND VENTING CODE (CALIFORNIA TITLE 24).

A.13 VENTILATION OPENINGS SHALL BE COVERED WITH METAL SCREENS AND SHALL NOT EXCEED 1/8" MESH. SCREENS SHALL BE INSTALLED OVER THE VENT OPENINGS AND SHALL BE SECURED TO THE VENT OPENINGS IN ACCORDANCE WITH CHAPTER 10 OF THE CALIFORNIA CHIMNEY, ROOF AND VENTING CODE (CALIFORNIA TITLE 24).

A.14 VENTILATION OPENINGS SHALL BE COVERED WITH METAL SCREENS AND SHALL NOT EXCEED 1/8" MESH. SCREENS SHALL BE INSTALLED OVER THE VENT OPENINGS AND SHALL BE SECURED TO THE VENT OPENINGS IN ACCORDANCE WITH CHAPTER 10 OF THE CALIFORNIA CHIMNEY, ROOF AND VENTING CODE (CALIFORNIA TITLE 24).

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A.16 VENTILATION OPENINGS SHALL BE COVERED WITH METAL SCREENS AND SHALL NOT EXCEED 1/8" MESH. SCREENS SHALL BE INSTALLED OVER THE VENT OPENINGS AND SHALL BE SECURED TO THE VENT OPENINGS IN ACCORDANCE WITH CHAPTER 10 OF THE CALIFORNIA CHIMNEY, ROOF AND VENTING CODE (CALIFORNIA TITLE 24).

A.17 VENTILATION OPENINGS SHALL BE COVERED WITH METAL SCREENS AND SHALL NOT EXCEED 1/8" MESH. SCREENS SHALL BE INSTALLED OVER THE VENT OPENINGS AND SHALL BE SECURED TO THE VENT OPENINGS IN ACCORDANCE WITH CHAPTER 10 OF THE CALIFORNIA CHIMNEY, ROOF AND VENTING CODE (CALIFORNIA TITLE 24).

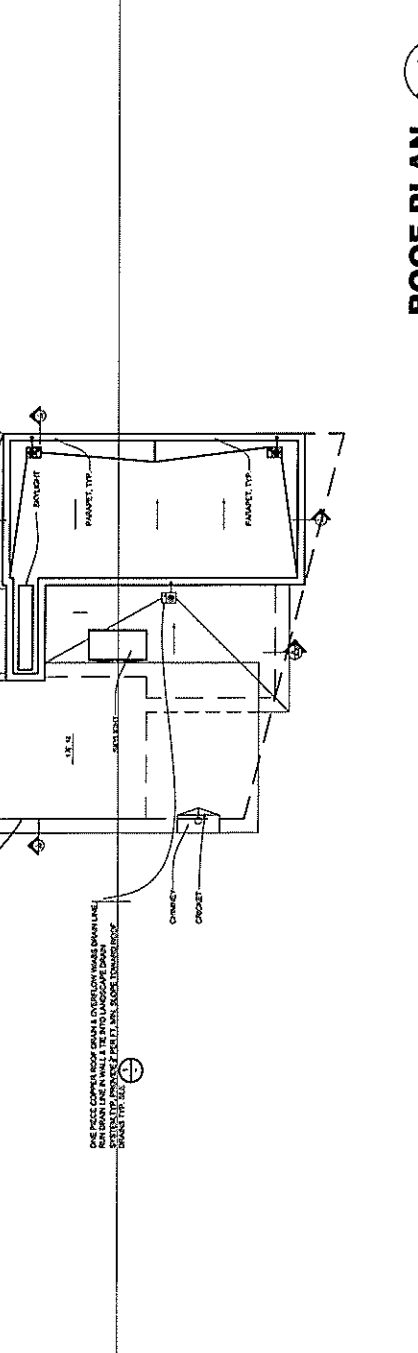
A.18 VENTILATION OPENINGS SHALL BE COVERED WITH METAL SCREENS AND SHALL NOT EXCEED 1/8" MESH. SCREENS SHALL BE INSTALLED OVER THE VENT OPENINGS AND SHALL BE SECURED TO THE VENT OPENINGS IN ACCORDANCE WITH CHAPTER 10 OF THE CALIFORNIA CHIMNEY, ROOF AND VENTING CODE (CALIFORNIA TITLE 24).

A.19 VENTILATION OPENINGS SHALL BE COVERED WITH METAL SCREENS AND SHALL NOT EXCEED 1/8" MESH. SCREENS SHALL BE INSTALLED OVER THE VENT OPENINGS AND SHALL BE SECURED TO THE VENT OPENINGS IN ACCORDANCE WITH CHAPTER 10 OF THE CALIFORNIA CHIMNEY, ROOF AND VENTING CODE (CALIFORNIA TITLE 24).

A.20 VENTILATION OPENINGS SHALL BE COVERED WITH METAL SCREENS AND SHALL NOT EXCEED 1/8" MESH. SCREENS SHALL BE INSTALLED OVER THE VENT OPENINGS AND SHALL BE SECURED TO THE VENT OPENINGS IN ACCORDANCE WITH CHAPTER 10 OF THE CALIFORNIA CHIMNEY, ROOF AND VENTING CODE (CALIFORNIA TITLE 24).

**LEGEND**

BRACKETS OVER ROOF VENT  
MODEL NO. "SP" 18.25 IN. UNIT ANGS EACH



ROOF PLAN NOTE

**ROOF PLAN**  
1/8" = 1'-0"

**\*NO SOLAR PANELS ARE PROPOSED AT THIS TIME.**



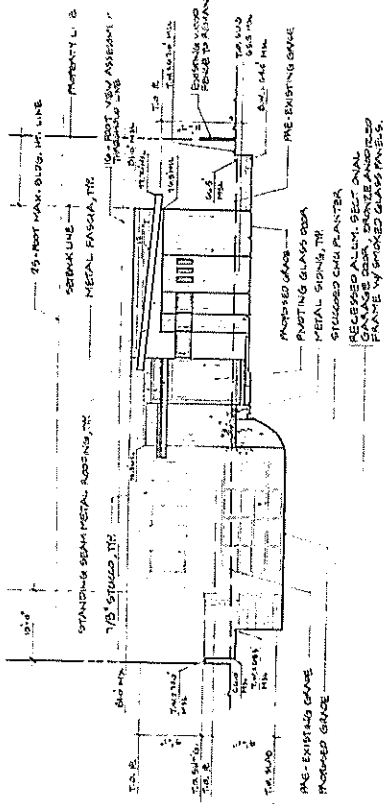
ARCHITECT  
 1000 S. GARDEN ST.  
 SUITE 100  
 ANAHEIM, CA 92805  
 TEL: 714.771.1111  
 FAX: 714.771.1112  
 WWW.ARCHITECT.COM

REVISIONS

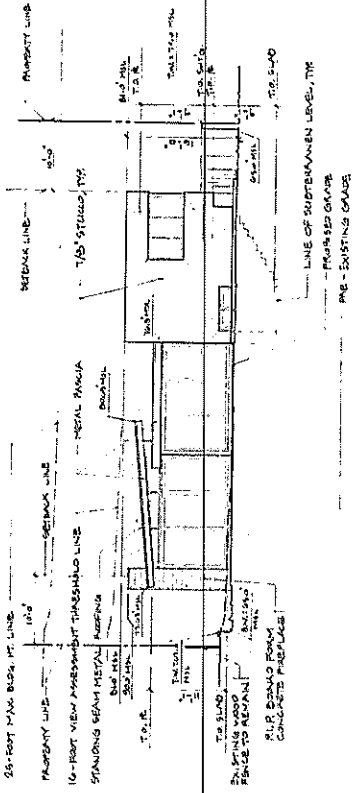


**GREG AGEE HOMES**  
 807 NORTH CEDROS AVE.  
 SOLANA BEACH, CA 92075

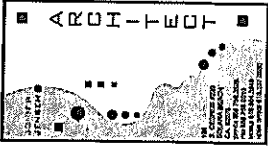
**A-4**



**SOUTH ELEVATION**  
 1/8" = 1'-0"



**NORTH ELEVATION**  
 1/8" = 1'-0"



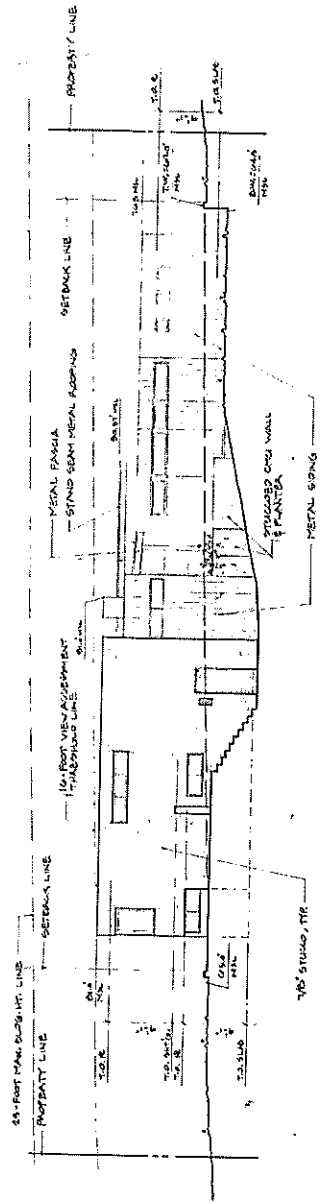
PLOT DATE  
03.20.17

REVISIONS

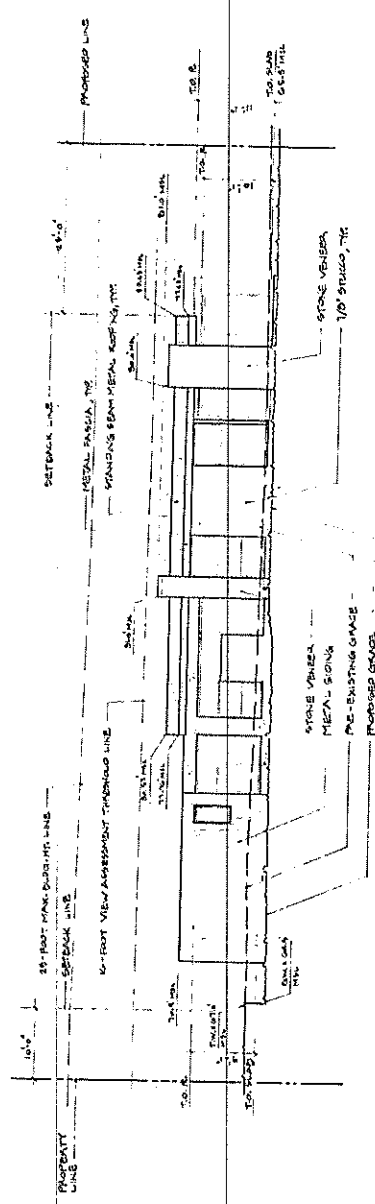


**GREG AGEE HOMES**  
807 NORTH CEDROS AVE  
SOLEA BEACH, CA 92075

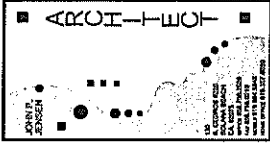
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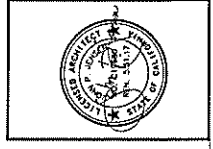
**WEST ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"



PLOT DATE	03-28-17
REVISIONS	

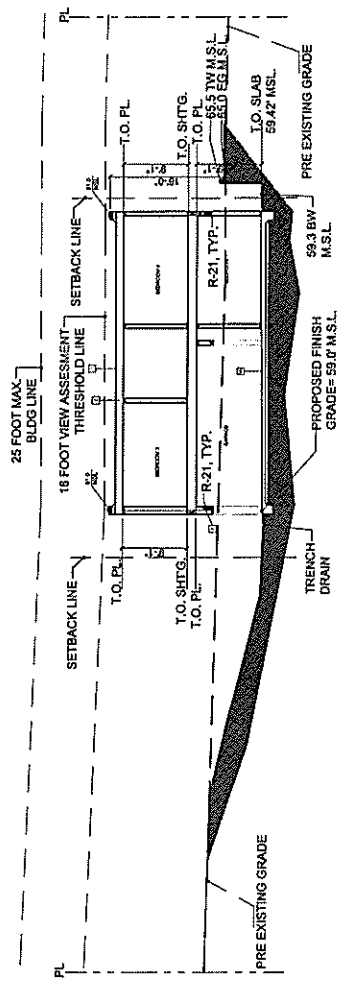


**GREG AGEE HOMES**  
 607 NORTH CERRITOS AVE  
 SOLANA BEACH, CA 92075

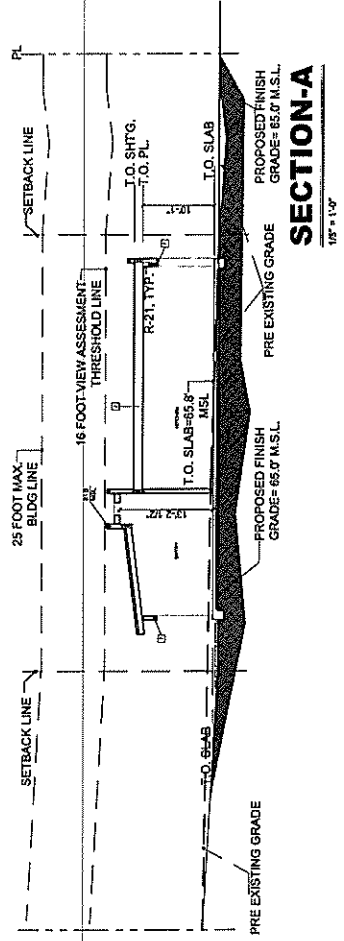
**A-6**

**BUILDING SECTION NOTES**

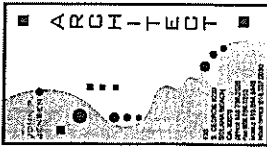
1. Roof sheathing per roof framing plan.
2. Ridge beam per roof framing plan.
3. Roof rafters per roof framing plan.
4. Floor joists per floor framing plan.
5. Posts and support per roof framing plan.
6. Ceiling joists per wall & ceiling framing plan.
7. Header per wall & ceiling framing plan.
8. Stud per wall & ceiling framing plan.
9. Floor joists per floor framing plan.
10. Concrete slab per foundation plan and/or sub engineer's recommendations.



**SECTION-B**  
 1/8" = 1'-0"



**SECTION-A**  
 1/8" = 1'-0"



PLOT DATE  
03.26.17

REVISIONS

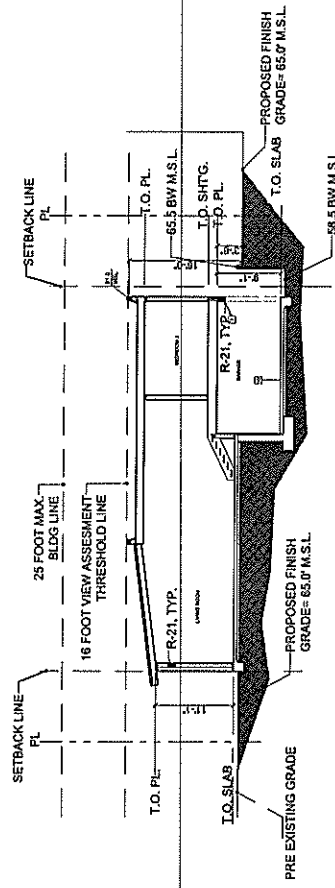


**GREG AGEЕ HOMES**  
507 NORTH CEDROS AVE  
SOLANA BEACH, CA 92075

**A-6.1**

**BUILDING SECTION NOTES**

1. Roof sheathing per roof framing plan.
2. Ridge beam per roof framing plan.
3. Roof joists per roof framing plan.
4. Rafter supports per roof framing plan.
5. Purlin and support per roof framing plan.
6. Ceiling joists per wall & ceiling framing plan.
7. Floor joists per wall & ceiling framing plan.
8. Floor joists per floor framing plan.
9. Floor joists per floor framing plan.
10. Concrete slab per foundation plan and/or soils engineer's recommendations.



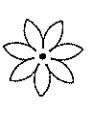
**SECTION-C**  
1/8" = 1'-0"



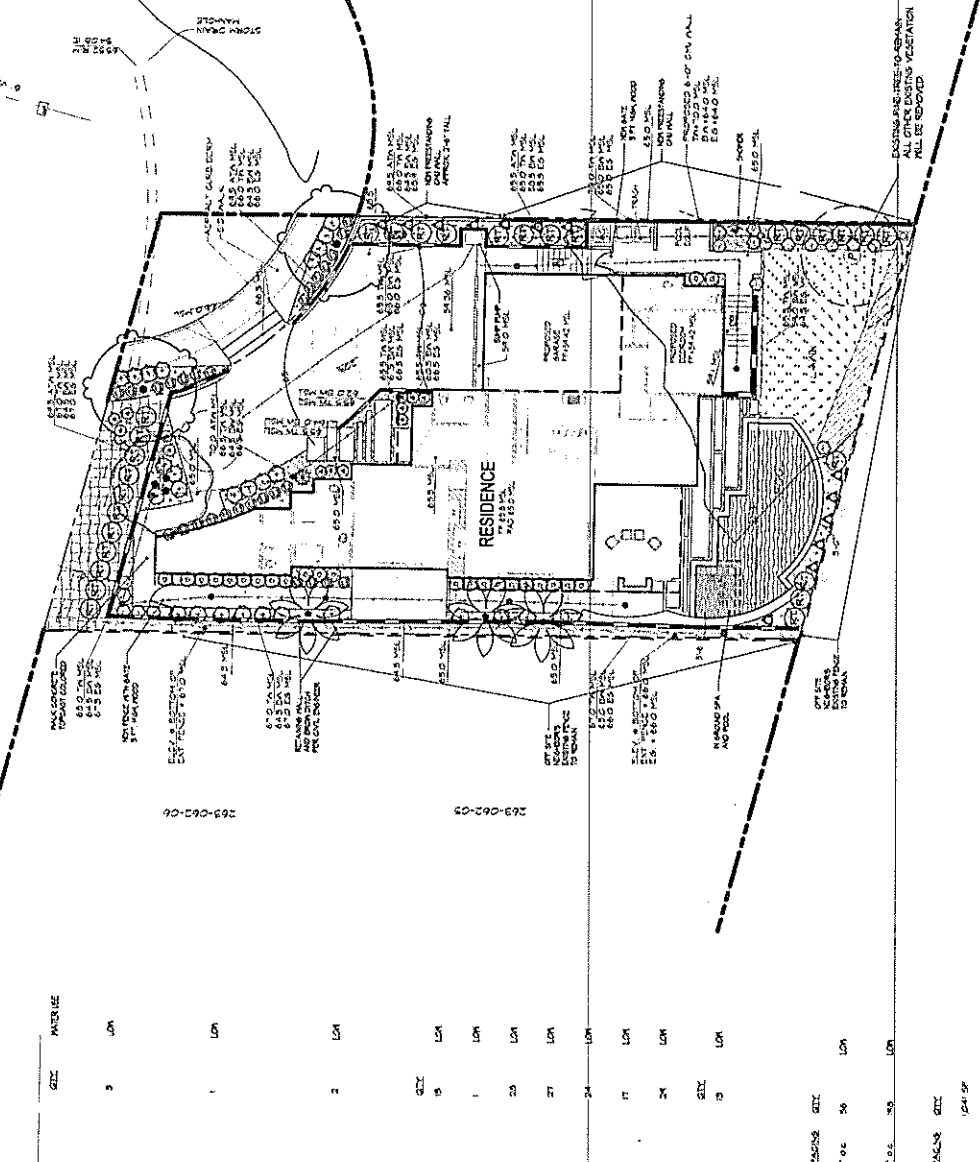


PLANT SCHEDULE

SPACES



SPACES	ROZASAL NAME	SIZE	QTY	NOTE
	DRAGON BLOOD	3 GALLON	3	LOA
	24 IN. BOX		1	LOA
	60 IN. BOX		2	LOA
	ROZASAL NAME	SIZE	QTY	NOTE
	1 GAL.	15	15	LOA
	3 GALLON	1	1	LOA
	25	25	25	LOA
	3 GALLON	27	27	LOA
	3 GALLON		24	LOA
	3 GALLON		17	LOA
	3 GAL.	24	24	LOA
	3 GAL.		15	LOA
	ROZASAL NAME	SIZE	QTY	NOTE
	1 GAL.	56	56	LOA
	FLAT	50	50	LOA
	ROZASAL NAME	SIZE	QTY	NOTE
	3 IN. DEPTH	1041	1041	SP
	3 IN. DEPTH	229	229	SP
	ROZASAL NAME	SIZE	QTY	NOTE
	300	300	300	SP



CONCEPTUAL LANDSCAPE PLAN



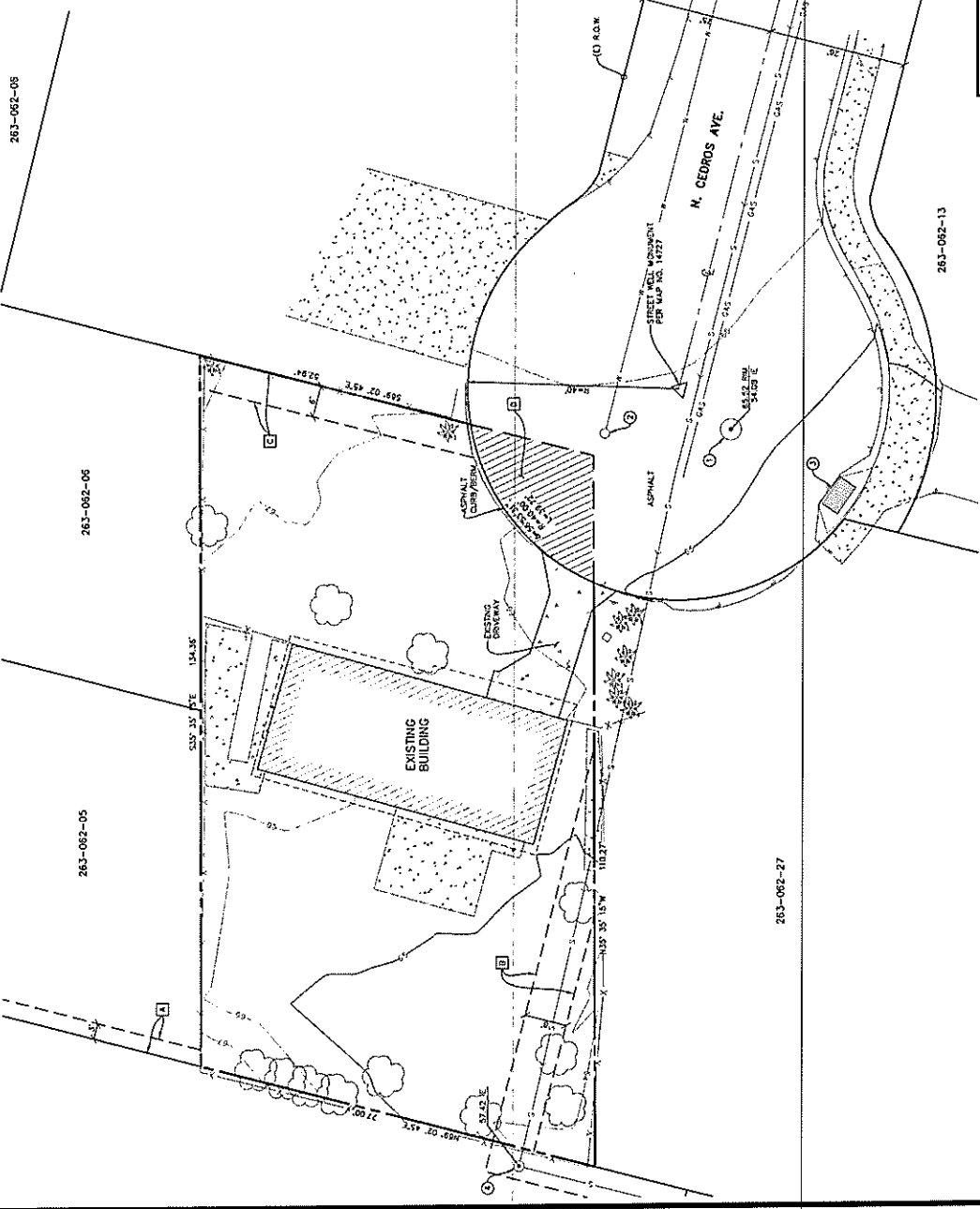
DRAWING NO. **L-2**  
 SHEET OF **2**  
 CITY OF SOLANA BEACH  
 CONCEPTUAL LANDSCAPE PLAN FOR  
**607 N. Cedros**  
 ABEE RESIDENCE



DATE	BY	REVISION	DESCRIPTION

CITY APPROVED CHANGES: \_\_\_\_\_ APPRO DATE: \_\_\_\_\_  
 LANSBORN ARCHITECTS OF WORK  
 AHLES  
 LANDSCAPE ARCHITECTURE  
 P.O. Box 1103  
 858.718.8913  
 ahleslandscape.com

# EXISTING TOPOGRAPHIC SURVEY



**LEGEND**

---	BOUNDARY
- - -	EDGE OF AC PAVEMENT
- - -	FENCE
- - -	CONCRETE
⊙	STORM DRAIN MANHOLE
⊙	WATER VALVE
⊙	GRADED STORM DRAIN
⊙	OTHER MANHOLE

**EASEMENTS PER PRELIMINARY TITLE REPORT FROM TIGOR TITLE COMPANY, 7/17/08  
NO. 08-05747-0001**

**A** EASEMENT TO BE USED, WATER SANITATION DISTRICT RECORDED 90-001581, AS DOC. NO. 91-21027.

**B** EASEMENT TO SOLANA BEACH SANITATION DISTRICT RECORDED 90-001581, AS DOC. NO. 91-21027.

**C** DRAINAGE EASEMENT FOR MAP 2313, RECORDED 90-001581, AS DOC. NO. 91-21027.

**D** EASEMENT FOR PUBLIC ROAD NO. 64-33725.

**EXISTING IMPERVIOUS AREA**

ROOFS: 1,250 SQ FT  
 DRIVEWAY: 250 SQ FT  
 HARDSCAPE: 200 SQ FT  
 TOTAL AREA: 2,500 SQ FT

**LEGAL DESCRIPTION**

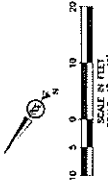
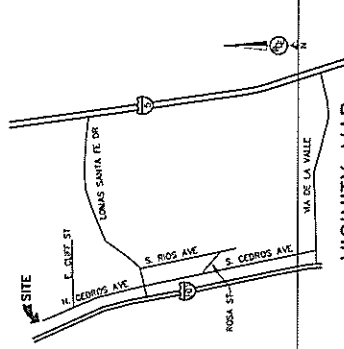
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**ADDRESS**  
 607 N. CEDROS AVE  
 SOLANA BEACH, CA 92075

**APN**  
 263-062-27

**SURVEY NOTES**

- THIS SURVEY WAS CONDUCTED BY RANCHO COASTAL ENGINEERING & SURVEYING, INC. (RCE) ON 08/15/08.
- ALL MEASUREMENTS AND CALCULATIONS WERE MADE FROM BEACH CONTROL NETWORK.
- THIS SURVEY WAS NOT DESIGNED FOR UNDERGROUND UTILITIES THAT MAY EXIST UNLESS OTHERWISE SHOWN.
- BOUNDARY PLOTTED FOR LEGAL DESCRIPTION IN P.R. AS SHOWN ON MAP.
- THIS IS NOT A RESURVEY SURVEY.



**RANCHO COASTAL ENGINEERING & SURVEYING**  
 SINGLE SOURCE DEVELOPMENT CONSULTANT  
 310 W. WALKER AVE., SUITE 200  
 SAN ANTONIO, TEXAS 78207  
 (760) 310-3122 PH. / (760) 310-3133 FAX

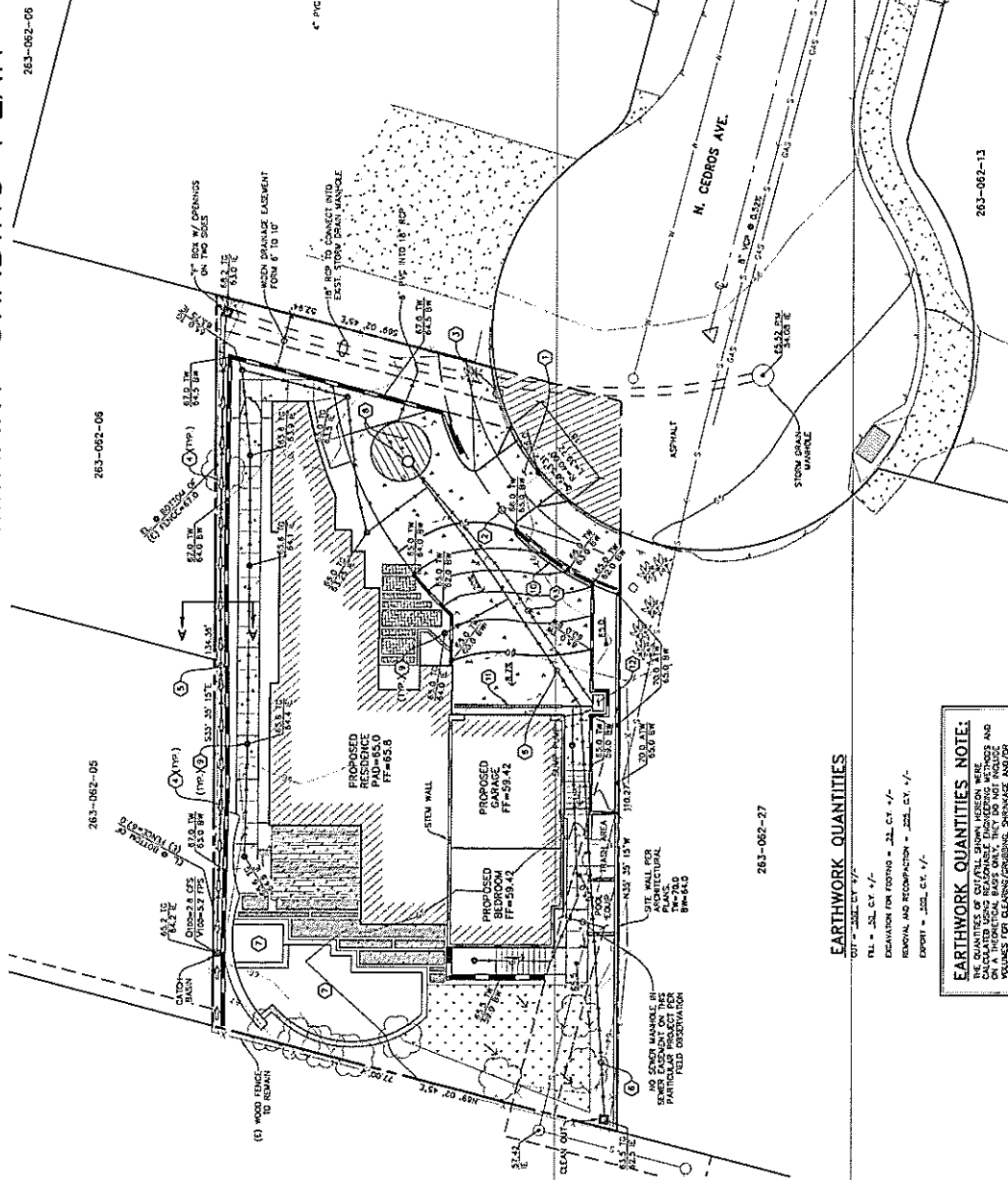
COASTAL COMMISSION PERMIT NO. \_\_\_\_\_  
 ENGINEERING DEPARTMENT  
**CITY OF SOLANA BEACH**  
 EXISTING TOPOGRAPHIC SURVEY  
**607 N. CEDROS AVENUE**

**BENCH MARK**  
 FOUND 315' NATIONAL GEODETIC SURVEY BENCH MARK (MOUNTAIN VIEW) ON THE CORNER OF THE LOT. BEING THE BEGINNING OF A LONG CURVE TO DRAINAGE PER PERSONAL 3-11 EAST OF AC 524' 00" AND 8-17' WEST OF "CORNER BY THE SURVEY".  
 ELEV. 33.45' DATE: 08/08/08  
 ELEV. 33.45' DATE: 08/08/08

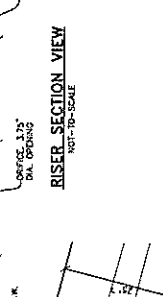
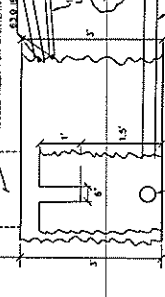
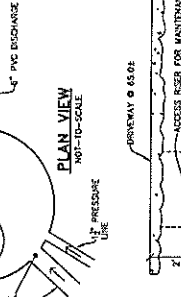
ENGINEER OF WORK	APPROVED FOR APPROVAL	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION
BY: _____ DATE: _____	BY: _____ DATE: _____	BY: _____ DATE: _____	BY: _____ DATE: _____
DRANK B. _____ DATE: _____	DRANK B. _____ DATE: _____	DRANK B. _____ DATE: _____	DRANK B. _____ DATE: _____

PRELIMINARY - NOT FOR CONSTRUCTION

# PRELIMINARY GRADING PLAN



- WORK TO BE DONE:**
- PROPOSED 12" WIDE C-144 CURBWAY.
  - PROPOSED NEW 6.0M R-4-5F
  - REPLACE (1) A.C. BERM W/ 6" P.C.C. CURB/WALKER AND 5" SIDEWALK.
  - INSTALL 10" WIDE P.C.C. SWALE @ 1.0% WK.
  - INSTALL 10" PVC PIPE @ 1.0% WK.
  - INSTALL 4" PVC DRAIN PIPES @ 1.0% WK.
  - POOL & SPA PER SEPARATE PERMIT, NOT-A-PART. UNDERGROUND STORAGE WITH RISER PER DETAIL.
  - 4" AREA DRAINS.
  - RETAINING WALL PER 6.0x8.5.0 STANDARDS.
  - TRENCH DRAIN.
  - DRAIN TRENCH DRAIN INTO SUMP PUMP. PUMP INTO AREA DRAIN SYSTEM.
  - 12" PVC PRESSURE LINE FROM SUMP PUMP.



**TOTAL AREA OF LOT**

- GROSS = 10,010 S.F. / 0.23 ACRES
- NET = 9,115 S.F. / 0.21 ACRES

**PROPOSED IMPERVIOUS AREA**

ROOFS	2,272	SQFT
DRIVEWAY	1,403	SQFT
HARDSCAPE	303	SQFT
TOTAL AREA	4,078	SQFT

IMPERVIOUS AREA PRIOR TO CONSTRUCTION: 4,443 SQFT  
 IMPERVIOUS AREA AFTER CONSTRUCTION: 4,443 SQFT  
 INCREASE IN IMPERVIOUS AREA: 1,683 SQFT  
 IMPERVIOUS AREA REPLACED: 0 SQFT

**RANCHO COASTAL ENGINEERING & SURVEYING**  
 310 VA AREA CIRCLE #209  
 SAN ANTONIO, TEXAS 78204  
 (210) 342-3441 FAX (210) 342-3433 FAX

**CITY OF SOLANA BEACH**  
 ENGINEERING DEPARTMENT  
 607 N. CEDROS AVENUE  
 SOLANA BEACH, CA 92083

**COASTAL COMMISSION PERMIT NO.**  
 ENGINEERING DEPARTMENT  
 PRELIMINARY GRADING PLAN  
 607 N. CEDROS AVENUE  
 DATE: 12-24-18  
 DRAWN BY: DOUGLAS E. LUDAN  
 CHECKED BY: DOUGLAS E. LUDAN  
 DATE: 12-24-18

**EARTHWORK QUANTITIES**

REL. = 30% CUT 70%  
 EXCAVATION FOR FOOTING = 21.11 CY +/-  
 REMOVAL AND RECONSTRUCTION = 21.11 CY +/-  
 TOTAL = 42.22 CY +/-

**EARTHWORK QUANTITIES NOTE:**  
 THE QUANTITIES OF CUT/FILL SHOWN HEREIN WERE DETERMINED ON A THEORETICAL BASIS ONLY. THEY DO NOT INCLUDE ANY VOLUMES FOR CLEANING/MAINTENANCE, SURFACE AND/OR SUBSOILS. THE QUANTITIES ESTIMATED ARE FOR USE IN CONTRACT BIDDING. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN GRADING QUANTITIES.

**BENCH MARK**  
 FOUND 3.5" NATURAL GEODETIC SURVEY BENCH MARK ON THE TOP OF THE WALL OF HIGHWAY 163 ON THE EAST SIDE OF CEDROS AVENUE. A LONG CURVE TO THE RIGHT BEGINS AT THE POINT OF BEGINNING OF CURVE (P.B.C.) 84+00.00. THE BENCH MARK IS LOCATED 84+00.00 TO THE EAST OF THE P.B.C. AND 84+00.00 TO THE WEST OF THE POINT OF BEGINNING OF CURVE (P.B.C.).

**APPROVED FOR APPROVAL**

DATE	BY

**APPROVED FOR CONSTRUCTION**

DATE	BY

**ENGINEER OF WORK**

DATE	BY

**CITY APPROVED CHANGES**

DATE	BY

**ENGINEER'S NAME:** RANCHO COASTAL ENGINEERING & SURVEYING  
**PHONE NO. (760) 510-3152 // EMAIL:** DOUGRCSO.COM  
**ENGINEER'S LICENSE NO.:** 10484-P0252-P02  
**PROJECT NO.:** 18-00229  
**DATE:** 12-24-18  
**PROJECT NAME:** 607 N. CEDROS AVENUE  
**PROJECT ADDRESS:** 607 N. CEDROS AVENUE  
**PROJECT CITY:** SOLANA BEACH, CA 92083  
**PROJECT COUNTY:** SAN DIEGO  
**PROJECT STATE:** CA  
**PROJECT ZIP:** 92083



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 12, 2018  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing: Request for DRP to Construct a New, Single-Family Residence with an Attached Three-Car Garage and Perform Associated Site Improvements at 986 Avocado Place. (Case # 17-17-14 Applicants: Jonathan and Aviva Mark; APN: 298-381-08; Resolution No. 2018-151)**

## BACKGROUND:

The Applicants, Jon and Aviva Mark, are requesting City Council approval of a Development Review Permit (DRP) to construct a new 6,832 square-foot single-story, single-family residence with an attached three-car garage and perform associated site improvements on a vacant lot. The 31,195 square-foot lot is located at 986 Avocado Place, which is directly north of the Feather Acres Subdivision that was approved by the City Council in May of 2016. The lot is located within the Estate Residential (ER-2) Zone. The project proposes grading in the amounts of approximately 400 cubic yards of cut, 1,600 cubic yards of fill, and 1,200 cubic yards of import. Additional information regarding proposed grading is provided later in this report. The project requires a DRP because the total proposed square footage exceeds 60 percent of the maximum allowable floor area and the proposed aggregate grading quantity exceeds 100 cubic yards.

On April 4, 2017, the Applicants applied for a DRP and Structure Development Permit (SDP). The proposal included a 25-foot high, two-story single-family residence with an attached garage and associated site improvements. Following the SDP process for a structure in excess of 16 feet above pre-existing grade, story poles were installed in September of 2017 and a SDP notice was mailed to neighbors establishing a deadline for View Assessment on November 6, 2017. One application for View Assessment was filed by an adjacent property owner, Ron Magnaghi, at 736 Avocado Place. As a result, the Applicant revised the project to be a single-story residence.

The maximum building height of the currently proposed residence would be 16'-0" above the pre-existing grade, with the highest point of the roof 245.8 feet above Mean Sea Level (MSL). There is a proposed decorative wall located in front of the entry courtyard with a

CITY COUNCIL ACTION:

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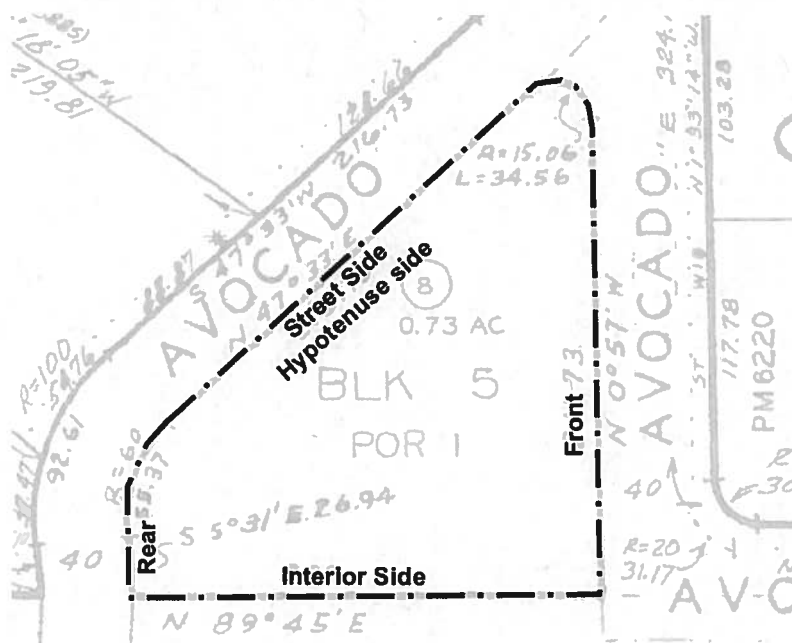
maximum height of 15 feet above existing grade at 247 above MSL. Neither the proposed residence or wall would exceed 16 feet in height from the existing grade; therefore, the project is not subject to the View Assessment requirements of SBMC Chapter 17.63 and a Structural Development Permit (SDP) is not required.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2018-151 (Attachment 1).

**DISCUSSION:**

The Applicants propose to construct a 5,719 square-foot, single-story residence on a 31,195 square foot lot. Additionally, 381 square feet of covered outdoor area is required to be considered floor area because it is enclosed on three sides and covered; this area consists of a covered portion of the entry courtyard and covered areas off two bedrooms, the master bedroom, and the great room. The Applicants are also proposing an attached 1,132 square foot three-car garage with storage, a gated driveway, two open parking spaces, as well as associated site improvements including cut and fill grading, a pool and spa, hardscape, fencing and retaining walls, and landscaping.

The project site is located on Avocado Place, which splits into a circular road just south of its intersection with Highland Drive. Avocado Place surrounds 13 lots, including the subject lot, the Feather Acres Subdivision, and several other lots. The project site, located at 986 Avocado Place, is situated at the top of the circular portion of Avocado Place, which makes an acute angle at the top of the property. The configuration of Avocado Place at this location created a lot that is generally a right triangle in shape, such that the northwest property line (which is the "hypotenuse" of the triangularly shaped site) and the east property line (the north/south running "leg" of the triangle) both front Avocado Place. The south property line (the east/west running "leg" of the triangle) shares a property line with Lots 1 and 2 of the Feather Acres Subdivision immediately to the south.



The site slopes generally from the east and northeast downward toward the southwest, from a maximum elevation of approximately 241 feet MSL to a minimum elevation of approximately 214 feet MSL, with an overall change in elevation of approximately 27 feet. The lot appears to have been graded in the past. There is an existing fairly rectangular flat area within the upper east half of the site, and a lower round flat area near the southwest corner that appears to have been used as a paddock at some point in the past. The two flat areas are separated by a sloped bank. The upper flat area is at a lower elevation (approximately 231 feet MSL) than the adjoining street at the top and east side of the property; a sloped, vegetated bank separates this area from Avocado Place along the east side of the property. Staff notes that fill dirt was deposited on the lot in the vicinity of the upper level area at some point; however, the topographic map does not reflect the unpermitted fill. The topographic map, proposed grading plan, plans for the project, and all height measurements for the proposed project reflect the original accurate elevations of the site.

The Applicants propose to regrade the property to create a level building pad at a similar elevation (approximately 231 feet MSL) as the existing upper level area as shown on the topographic and grading maps and create a lower yard area at an elevation that would be approximately five feet higher (approximately 225 feet MSL) than the existing lower level area. The larger upper building pad would include the residence and attached three-car garage, driveway, outdoor parking area, outdoor patio, and swimming pool/spa. Although the project proposes grading to step down in a manner that is similar to the existing grade of the site, the larger existing pad area would be enlarged by extending it to the west and southwest to accommodate the patio and pool. A covered outdoor bar, at approximately a two-foot lower elevation than the proposed patio, would be located off of the patio area. Several retaining walls are proposed to accommodate the regraded site. The proposed grading and retaining walls are discussed in greater detail later in this report.

A bio-retention basin is proposed at the southwest corner of the site, just beyond the lower yard. The project also includes grading of a 10-foot shoulder within the public right-of-way along Avocado Place and installation of eight feet of decomposed granite (DG) for a walkway and parking, as a condition of approval required by the Engineering Department.

The project plans are provided in Attachment 2.

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

<b>Table 1</b>			
<b>LOT INFORMATION</b>			
<b>Property Address:</b>	986 Avocado Pl.	<b>Zoning Designation:</b>	ER-2 (1-2 du/ac)
<b>Lot Size (Net):</b>	31,195 ft <sup>2</sup>	<b># of Units Allowed:</b>	1 Dwelling Unit, 1 ADU
<b>Max. Allowable Floor Area:</b>	9,179 ft <sup>2</sup>	<b># of Units Requested:</b>	1 Dwelling Unit
<b>Proposed Floor Area:</b>	6,832 ft <sup>2</sup>	<b>Setbacks:</b>	<b>Required</b> <b>Proposed</b>
<b>Below Max. Floor Area by:</b>	2,347 ft <sup>2</sup>	Front (E)	25 ft.      25 ft.
<b>Max. Allowable Height:</b>	25 ft.	Exterior Side (NW)	10 ft.      10 ft.
<b>Max. Proposed Height:</b>	*16'-0"	Interior Side (S)	10 ft.      27 ft.
<b>Highest Point/Ridge:</b>	245.80 MSL	Rear (W)	40 ft.      108 ft.
*Height Above Pre-existing Grade			
<b>PROPOSED PROJECT INFORMATION</b>			
<b>Floor Area Breakdown:</b>		<b>Required Permits:</b>	
Main Floor Living Area	5,719 ft <sup>2</sup>	DRP: A DRP is required for 1) a structure that exceeds 60% of the maximum allowable floor area and for grading in excess of 100 cubic yards (aggregate); and 2) aggregate grading total in excess of 100 cubic yards	
Covered Outdoor Areas	381 ft <sup>2</sup>		
Attached 3-Car Garage/Storage	1,132 ft <sup>2</sup>		
Subtotal	7,232 ft <sup>2</sup>		
Off-Street Parking Exemption	- 400 ft <sup>2</sup>		
<b>Total Floor Area:</b>	<b>6,832 ft<sup>2</sup></b>		
<b>Proposed Grading: Cut:</b> 400 yd <sup>3</sup> <b>Fill:</b> 1,600 yd <sup>3</sup> <b>Import:</b> 1,200 yd <sup>3</sup>			
<b>Proposed Parking:</b> Attached 3-Car Garage		<b>Existing Development:</b>	
<b>Proposed Fences and Walls:</b> Yes		Vacant lot previously graded	
<b>Proposed Accessory Dwelling Unit:</b> No			
<b>Proposed Accessory Structure:</b> No			

Staff has prepared draft findings for approval of the project in the attached Resolution 2018-151 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as it applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2018-151.

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

A DRP is required for the following reasons: 1) the proposal includes an aggregate grading quantity that exceeds 100 cubic yards of grading (including 400 cubic yards of cut, 1,600 cubic yards of fill, and 1,200 cubic yards of import or an aggregate grading

quantity of 3,200 cubic yards); and 2) any new construction if the total proposed square footage exceeds 60 percent of the maximum floor area (or 5,507 square feet).

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 2018-151 provides the full discussion of the findings.

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

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

#### Relationship with Adjacent Land Uses:

The property is located within the ER-2 Zone. The surrounding neighborhood consists of a mix of properties that are either vacant or developed with one- and two-story single-family residences. Properties to the east and west, across Avocado Place, are developed. The two lots that share the project site's southern property line were created by the Feather Acres Subdivision. The westerly-most lot to the south is currently vacant and has a development application on file with the Planning Department for a new residence, while



the easterly-most lot to the south recently received approval for a DRP and SDP for a new single-story residence.

The project, as designed, is consistent with the permitted uses for the ER-2 Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Estate Residential in the General Plan and intended for single-family residences developed at a maximum density of one to two 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 or Overlay Zone areas; however, it is located 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.

#### Building and Structure Placement:

The Applicants propose to construct a new single-story, single-family residence with an attached three-car garage and perform associated improvements including grading, hardscaping, landscaping, and construction of a pool, spa, fences, and walls.

The residence would be setback 25 feet from the front (east) property line abutting the Avocado Place right-of-way, 10 feet from the exterior side (northwest) property line abutting the Avocado Place right-of-way, approximately 108 feet from the rear (west) property line abutting the Avocado Place right-of-way, and approximately 27 feet from the interior side (south) property line that abuts two of the three northerly-most parcels in the Feather Acres Subdivision.

Driveway access would be taken from the portion of Avocado Place that is along the hypotenuse of the triangular lot, approximately fifty feet southwest of the top of the site. The driveway is proposed to be gated. The proposed three-car garage would be oriented toward the northwest. Pedestrian access to the main entrance of residence would be taken from a stepped pathway from the eastern side of the Avocado Place down to an entry courtyard on the northeast side of the residence. The entry courtyard is approximately 10 feet lower than the elevation of Avocado Place at the top of the stepped pathway. The main entry courtyard is proposed to be screened from Avocado Place by a decorative wall. The maximum height of the wall is fifteen feet with a proposed elevation of 247 feet MSL. Pedestrian access also is proposed from the northwest facing side of the lot to Avocado Place by a stairway; the change in elevation from Avocado Place to the patio area is approximately five feet.

The Applicants are proposing to construct a hardscape patio area with a swimming pool and spa directly adjacent to the southwest side of the residence. A portion of the pool proposes an infinity edge that would extend into and would be visible from the lower yard.

The 5,719 square-foot residence would include the following features: great room, kitchen, pantry, dining nook off the kitchen and great room, dining room, office, four bedrooms with attached bathrooms, master suite, half-bathroom, and laundry room. There would also be a 1,132 square-foot three-car garage with storage area, and several covered areas that would count toward the overall floor area.

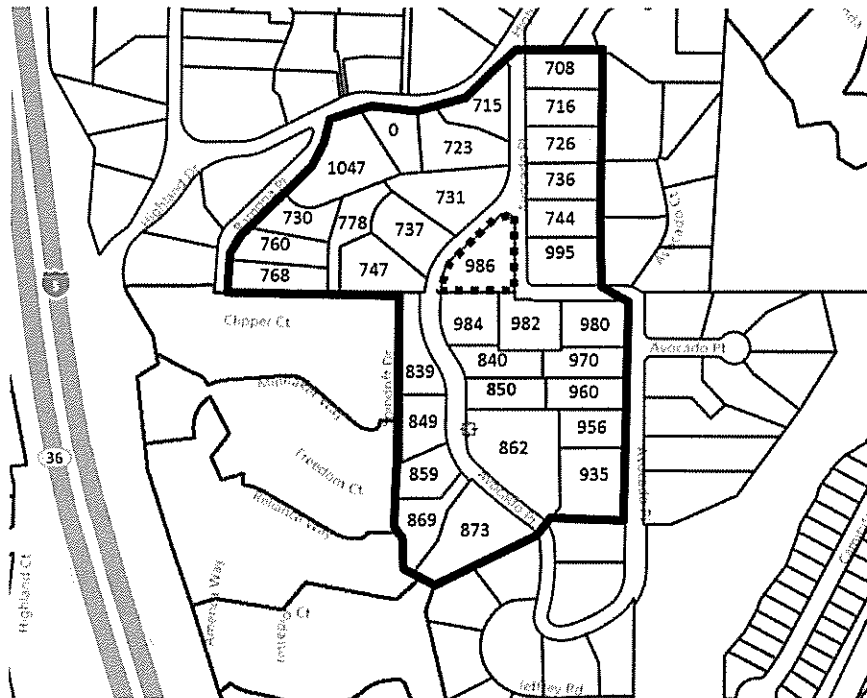
The SBMC parking regulations require two off-street parking spaces per single-family residence. The Code indicates that when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The site is required to provide two parking spaces, therefore, the project is afforded a 400 square-foot exemption. The total proposed floor area would be 6,832 square feet, which is 2,347 square feet below the maximum allowable floor area for the 31,374 square-foot lot. The maximum floor area calculation for this project is as follows:

0.60 for first 5,000 ft <sup>2</sup>	3,000 ft <sup>2</sup>
0.30 for 5,000 to 20,000 ft <sup>2</sup>	4,500 ft <sup>2</sup>
0.15 for anything over 20,000 ft <sup>2</sup>	1,679 ft <sup>2</sup>
<u>Total Allowable Floor Area:</u>	<u>9,179 ft<sup>2</sup></u>

The proposed project, as designed, meets the minimum required setbacks and is 2,347 square-feet below the maximum allowable floor area for the property.

**Neighborhood Comparison:**

Staff compared the proposed project to 32 other properties within the surrounding area. This area includes properties along both sides of Avocado Place as shown on the following map:



The properties evaluated in this comparison are all located in the ER-2 Zone. The existing homes range in size from 1,456 square feet to 6,391 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, or accessory building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed three-car garage and the covered outdoor areas, as follows:

Project Gross Building Area:	7,232 ft <sup>2</sup>
Delete Covered Outdoor Areas:	- 381 ft <sup>2</sup>
Delete Attached Garage:	- 1,132 ft <sup>2</sup>
<u>Project Area for Comparison to Assessor's Data:</u>	<u>5,719 ft<sup>2</sup></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.

<b>Table 2:</b>						
#	Property Address	Lot Size in ft <sup>2</sup> (GIS)	Existing ft <sup>2</sup> Onsite (Assessor's)	Proposed / Recently Approved ft <sup>2</sup>	Max. Allowable ft <sup>2</sup>	Zone
1	862 Avocado Pl	60,984	Not Available		13,648	ER-2
2	956 Avocado Pl	21,780	4,411		7,767	ER-2
3	934 Avocado Pl	37,897	2,116		10,185	ER-2
4	873 Avocado Pl	47,480	2,627		11,622	ER-2
5	869 Avocado Pl	24,829	2,219		8,224	ER-2
6	859 Avocado Pl	21,780	2,561		7,767	ER-2
7	849 Avocado Pl	21,780	2,663		7,767	ER-2
8	839 Avocado Pl	23,958	3,523		8,094	ER-2
9	984 Avocado Pl	23,939	Vacant		8,091	ER-2
10	982 Avocado Pl	25,730	Vacant	3,895	8,360	ER-2
11	980 Avocado Pl	24,269	2,256		8,140	ER-2
12	840 Avocado Pl	20,084	Vacant		7,513	ER-2
13	970 Avocado Pl	20,069	Vacant		7,510	ER-2
14	850 Avocado Pl	20,024	Vacant	3,552	7,504	ER-2
15	960 Avocado Pl	22,386	Vacant	4,375	7,858	ER-2
16	0 Highland Dr	20,200	Vacant		7,530	ER-2
17	778 Ramona Pl	24,829	4,598		8,224	ER-2
<b>18</b>	<b>986 Avocado Pl</b>	<b>31,195</b>	<b>Vacant</b>	<b>5,719</b>	<b>9,179</b>	<b>ER-2</b>
19	708 Avocado Pl	21,780	2,795		7,767	ER-2
20	716 Avocado Pl	21,780	2,182		7,767	ER-2
21	726 Avocado Pl	21,780	2,422		7,767	ER-2
22	736 Avocado Pl	21,780	2,875		7,767	ER-2
23	744 Avocado Pl	21,780	2,572		7,767	ER-2

24	995 Avocado Pl	28,750	2,952		8,813	ER-2
25	731 Avocado Pl	39,204	2,408		10,381	ER-2
26	737 Avocado Pl	27,878	2,954		8,682	ER-2
27	747 Avocado Pl	30,056	3,910		9,008	ER-2
28	723 Avocado Pl	33,541	4,143		9,531	ER-2
29	715 Avocado Pl	22,651	3,948		7,898	ER-2
30	1047 Highland Dr	46,174	1,456		11,426	ER-2
31	730 Ramona Pl	21,780	2,020		7,767	ER-2
32	760 Ramona Pl	21,780	6,391		7,767	ER-2
33	768 Ramona Pl	25,700	3,048		8,355	ER-2

Fences, Walls and Retaining Walls:

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

Several retaining walls are proposed to accommodate the design of the proposed project. Inward-facing retaining walls are proposed within the front setback to create the building pad for the residence and garage and retain the existing bank between the east property line along Avocado Place and the front of the residence and side and rear of the garage. The retaining walls also accommodate the stairway that provides pedestrian access from Avocado Place down the slope to the main entry courtyard. Another retaining wall is proposed along a portion of the street side yard setback line along Avocado Place (the hypotenuse of the triangle) to retain fill for the elevated patio and outdoor bar area. A third retaining wall continues southwest along the street side yard setback line to accommodate the pedestrian stairs leading from Avocado Place up to the patio; this retaining wall curves south and east within the rear yard setback to create the lower yard area. A fourth retaining wall is proposed within the buildable area to allow the patio and infinity edge pool to be elevated above the lower yard area. A 42-inch high cable railing is proposed along the edge of the retaining wall that creates the edge of the patio and pool, as required by building code.

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

#### Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The 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 two (2) parking spaces for a single-family residence. The Applicants are proposing to construct an attached, three-car garage. The garage would be accessed by a new driveway off Avocado Place along the northwest property line (the hypotenuse of the triangle-shaped lot). The project also proposes two uncovered parking spaces located off the driveway at a right angle from the garage. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide three parking spaces within an attached garage. Two spaces are required; therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

#### Grading:

The Applicants propose to regrade the property to create one level building pad at a similar elevation as the existing upper level area (approximately 231 feet MSL) and a lower yard area at an elevation of approximately five feet above existing grade. An aggregate total of 3,200 cubic yards of grading will be required, including approximately 400 cubic yards of cut, 1,600 cubic yards of fill, and 1,200 cubic yards of import. Cut will be required to create and expand the level building pad for the house, garage, and driveway and modify the bank along the east side and north point of the site. Fill will be required to level the building pad and extend it toward the southwest, to create the patio, and to elevate the lower yard area. As discussed previously, retaining walls will be required as part of the grading.

Grading is also proposed to provide for a 377 square-foot stormwater bio-retention area in the southwestern corner of the property, and to provide two points of pedestrian access from Avocado Place to the site via two sets of stairs. As a condition of approval, the Applicants will be required to grade a 10-foot shoulder within the public right-of-way along Avocado Place and install eight feet of decomposed granite (DG) for a walkway and parking.

It should be noted that unpermitted fill soil was placed on the site prior to the Applicants' purchase of the property. However, the existing topographic information provided on the project plans and utilized for measurement of the height of the proposed structure above pre-existing grade, was prepared prior to the placement of any fill on site. The proposed structure will not exceed 16 feet in height as measured from the pre-existing grade (the grade prior to the unpermitted fill).

#### Lighting:

The project site is located within the City's Dark Sky Area, which has specific lighting regulations to preserve the traditional semirural character of the area which includes low levels of nighttime illumination. These regulations prohibit the outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private). Conditions of project approval include that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060); that 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; and that aesthetic illumination of the proposed residence or landscaping is prohibited.

#### Usable Open Space:

The project consists of the construction of a new single-story, single-family residence with an attached garage on a vacant 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.

#### Structure Development Permit Compliance:

The Applicants originally proposed an 8,413 square foot, two-story structure with an attached 1,121 square foot garage. Since the original project exceeded 16 feet in height above the existing grade, the project was required to comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the Structure Development Permit (SDP) process. The Applicants had story poles erected onsite and notices for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on November 6, 2017. One application for View Assessment was received. The Applicants chose to redesign the project as a one-story structure that would not exceed 16 feet from the pre-existing grade, or 151 feet measured above Mean Sea Level (MSL). Since an SDP is no longer required, the Applicant's request for the SDP has been withdrawn and Mr. Magnaghi's application and payment for View Assessment has been deemed withdrawn and refunded.

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 will not exceed 16.0 feet above the pre-existing grade or 245.8 MSL for the roof of the residence or 247.0 for the entry courtyard wall, which are the tallest and highest portions of the structure 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 November 29, 2018.

The Applicants provided a letter to the City Council, which is included in Attachment 3. Correspondence received by Staff from members of the surrounding community is included in Attachment 4.

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.

**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 2018-151.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

**DEPARTMENT RECOMMENDATION:**

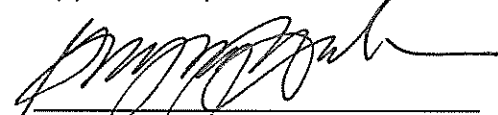
The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan, and may be found, as conditioned, to meet

the discretionary findings required as discussed in this report to approve a DRP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2018-151 conditionally approving a DRP to construct a new single-level, single-family residence with an attached three-car garage and perform associated site improvements on a vacant lot at 986 Avocado Place, Solana Beach.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

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

Attachments:

1. Resolution 2018-151
2. Project Plans
3. Applicants' Letter to City Council
4. Correspondence



**RESOLUTION NO. 2018-151**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT FOR THE CONSTRUCTION OF A NEW SINGLE-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED THREE-CAR GARAGE AND PERFORM ASSOCIATED SITE IMPROVEMENTS ON A PROPERTY LOCATED AT 986 AVOCADO PLACE, SOLANA BEACH**

**APPLICANTS: Jonathan and Aviva Mark**  
**CASE NO.: 17-17-14 DRP**

**WHEREAS**, Jonathan and Aviva Mark (hereinafter referred to as the “Applicants”), has submitted an application for a Development Review Permit (DRP) 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 December 12, 2018, the City Council received and considered evidence concerning the proposed application; 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 to construct a new 6,832 square-foot single-story, single-family residence with an attached three-car garage and perform associated site improvements on a vacant lot located at 986 Avocado Place 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 Estate Residential (ER-2) which allows for single-family residential development with a maximum density of 1-2 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 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 ER-2 Zone. The surrounding neighborhood consists of a mix of properties that are either vacant or developed with one- and two-story single-family residences. Properties to the east and west, across Avocado

Place, are developed. The two lots that share the project site's southern property line were created by the Feather Acres Subdivision. The westerly-most lot to the south is currently vacant and has a development application on file with the Planning Department for a new residence, while the easterly-most lot to the south recently received approval for a DRP and SDP for a new single-story residence.

The project, as designed, is consistent with the permitted uses for the ER-2 Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Estate Residential in the General Plan and intended for single-family residences developed at a maximum density of one to two dwelling units per acre. The proposed development is found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan 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 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 project includes construction a new single-story, single-family residence with an attached three-car garage and associated improvements including grading, hardscaping, landscaping, and construction of a pool, spa, fences and walls.

The residence will be setback 25 feet from the front (east) property line abutting the Avocado Place right-of-way, 10 feet from the exterior side (northwest) property line abutting the Avocado Place right-of-way, approximately 108 feet from the rear (west) property line abutting the Avocado Place right-of-way, and approximately 27 feet from the interior side (south) property line that abuts two of the three northerly-most parcels in the Feather Acres Subdivision.

Driveway access will be taken from the portion of Avocado Place that is along the hypotenuse of the triangular lot, approximately fifty feet southwest of the top of the site. The driveway will be gated. The proposed three-car garage will be oriented toward the northwest. Pedestrian access to the main entrance of residence will be taken from a stepped pathway from the eastern side of the Avocado Place down to an entry courtyard on the northeast side of the residence. The entry courtyard is approximately 10 feet lower than the elevation of Avocado Place at the top of the stepped pathway. The main entry courtyard is proposed to be screened from Avocado Place by a decorative wall. The maximum height of the wall is fifteen feet with a proposed elevation of 247 feet MSL. Pedestrian access also is proposed from the northwest facing side of the lot to Avocado Place by a stairway; the change in elevation from Avocado Place to the patio area is approximately five feet.

The Applicants will construct a hardscape patio area with a swimming pool and spa directly adjacent to the southwest side of the residence. A portion of the pool proposes an infinity edge that would extend into and would be visible from the lower yard.

The 5,719 square-foot residence will include the following features: great room, kitchen, pantry, dining nook off the kitchen and great room, dining room, office, four bedrooms with attached bathrooms, master suite, half-bathroom, and laundry room. There will also be a 1,132 square-foot three-car garage with storage area, and several covered areas that will count toward the overall floor area.

A single-family residence requires two off-street parking spaces. The SBMC indicates that when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The site is required to provide two parking spaces, therefore, the project is afforded a 400 square-foot exemption, and the total proposed floor area would be 6,832 square feet, which is 2,348 square feet below the maximum allowable floor area for the 31,195 square-foot lot. The maximum floor area calculation for this project is as follows:

0.60 for first 5,000 ft <sup>2</sup>	3,000 ft <sup>2</sup>
0.30 for 5,000 to 20,000 ft <sup>2</sup>	4,500 ft <sup>2</sup>
0.15 for anything over 20,000 ft <sup>2</sup>	1,679 ft <sup>2</sup>
Total Allowable Floor Area:	<u>9,179 ft<sup>2</sup></u>

The proposed project, as designed, meets the minimum required setbacks and is 2,348 square-feet 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. 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 are proposing to construct an attached, three-car garage. The garage will be accessed by a new driveway off Avocado Place along the northwest property line (the hypotenuse of the triangle-shaped lot). The project also proposes two uncovered parking spaces located off the driveway at a right angle from the garage. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide three parking

spaces within an attached garage. Two spaces are required; therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

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

The Applicants propose to regrade the property to create one level building pad at a similar elevation as the existing upper level area (approximately 231 feet MSL) and a lower yard area at an elevation of approximately five feet above existing grade. An aggregate total of 3,200 cubic yards of grading will be required, including approximately 400 cubic yards of cut, 1,600 cubic yards of fill, and 1,200 cubic yards of import. Cut will be required to create and expand the level building pad for the house, garage, and driveway and modify the bank along the east side and north point of the site. Fill will be required to level the building pad and extend it toward the southwest, to create the patio, and to elevate the lower yard area. Retaining walls will be required as part of the grading.

Grading is also proposed to provide for a 377 square-foot stormwater bio-retention area in the southwestern corner of the property, and to provide two points of pedestrian access from Avocado Place to the site via two sets of stairs. As a condition of approval, the Applicants will be required to grade a 10-foot shoulder within the public right-of-way along Avocado Place and install eight feet of decomposed granite (DG) for a walkway and parking.

It should be noted that unpermitted fill soil was placed on the site prior to the Applicants' purchase of the property. However, the existing topographic information provided on the project plans and utilized for measurement of the height of the proposed structure above pre-existing grade, was prepared prior to the placement of any fill on site. The proposed structure will not exceed 16 feet in height as measured from the pre-existing grade (the grade prior to the unpermitted fill).

It should be noted that unpermitted fill soil was placed on the site prior to the Applicants' purchase of the property. However, the existing topographic information provided on the project plans

and utilized for measurement of the height of the proposed structure above pre-existing grade, was prepared prior to the placement of any fill on site. The proposed structure will not exceed 16 feet in height as measured from the pre-existing grade (the grade prior to the unpermitted fill).

- 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 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 site is located within the City's Dark Sky Area which has specific lighting regulations to preserve the traditional semirural character of the area which includes low levels of nighttime illumination. These regulations prohibit the outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private). Conditions of project approval include that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060); that 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; and that aesthetic illumination of the proposed residence or landscaping is prohibited.

- g. *Usable Open Space: Recreational facilities proposed within required usable open space areas 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 the construction of a new single-story, single-family residence with an attached garage on a vacant 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.

- 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 are being processed concurrently with the Development Review Permit.

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

As a condition of project approval, the Applicants are required to obtain approval from the California Coastal Commission prior to issuance of Building and Grading Permits.

#### IV. CONDITIONS

Prior to use or development of the property in reliance on this permit, the Applicant 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 1987-36.
- II. The Applicants shall pay the required Park Fee, Regional Transportation Congestion Impact Fee (RTCIP) and Transportation Impact Fee (TIF) for the development of a vacant lot prior to building permit issuance.
- III. Building Permit plans must be in substantial conformance with the architectural plans as proposed and presented to the City Council on December 12, 2018, and located in the project file with a submittal date of December 4, 2018.
- IV. 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 December 12, 2018 and will not exceed 16 feet above pre-existing grade noted on the existing topography plan provided in the project plans or 245.8 MSL for the residence and 247.0 MSL for the entry courtyard wall.
- V. 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).



- VI. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
  - VII. 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.
  - VIII. 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.
  - IX. 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.
  - X. Due to the property's location within the Dark Sky Area, the outside illumination for aesthetic or dramatic purposes of any building or surrounding landscape, including environmentally sensitive habitat areas (public or private) is prohibited.
- B. Fire Department Conditions:
- I. GATES: All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per Solana Beach Fire Department standards.
  - II. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
  - III. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and

shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

- IV. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.
- V. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

- I. Obtain an Encroachment Permit in accordance with Chapter 11.20 of the SBMC, prior to the construction of any improvements within the public right-of-way including, but not limited to, the 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 collection of Traffic Impact Fee prior to Building Permit Issuance is required of this project.
- III. Improvements shall include, but not be limited to, the construction of standard PCC vertical curb and gutter on the east property frontage, transitioning at the north end of the property to a 19" city standard colored concrete swale along the northwestern property frontage. This swale shall connect to the G-14A driveway approach and transition to the flowline at the southwest corner of the property. Installation of a 10' wide area of stabilized, compacted, decomposed granite (D.G.) along all public right-of-way frontage.
- IV. An Encroachment Maintenance Removal Agreement (EMRA) shall be recorded for any private improvements allowed in the public right-of-way.
- V. A four foot general utility easement shall be granted to the city of Solana Beach along the northwestern property frontage.
- VI. The area of approximately 50' X 2.5' (average) shown on the preliminary civil site plan prepared by Rancho Coastal Engineering, dated 8/4/2017, at the southwest corner of the property, shall be dedicated as public right-of-way to the City of Solana Beach.

- VII. The triangular area of public right-of-way at the southeastern corner of the property, is requested by the applicant to be vacated by the City of Solana Beach. The applicant shall provide a Plat and Legal Description of the street vacation, prepared by a Registered Civil Engineer. The applicant shall provide evidence that the street vacation is approved by all utility companies prior to the council hearing.
- VIII. The existing 24" RCP, headwall, riprap, etc. at the southeastern corner of the property, shall be extended by the applicant, as shown on the preliminary civil site plan prepared by Rancho Coastal Engineering dated 8/4/2017, to the satisfaction of the City Engineer. 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.
- IX. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with Chapter 11.20 of the SBMC which allows otherwise.

Grading:

- X. Obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. The Feather Acres Subdivision Grading Permit shall be As-Built prior to the issuance of the Grading Permit of this lot. 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 a detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of existing condition. 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 applicant 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.

Sewer:

- XI. The Applicants shall pay in full the one-time sewer capacity/connection fees of \$4,500.00 per Equivalent Dwelling Unit (EDU). The EDU assignment is determined by SBMC 14.08.060.
  - a. Pay in full the prorated portion of the current annual sewer charge for the remainder of the fiscal year.
  - b. The Applicants shall record a document holding the City of Solana Beach harmless in case of a sanitary sewer backup due to a blockage in the public sewer main; a backflow prevention device shall be installed on private property.

## VI. 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.

## VII. 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.

## VIII. 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 12<sup>th</sup> day of December, 2018, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

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DAVID ZITO, MAYOR

APPROVED AS TO FORM:

ATTEST:

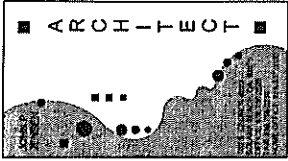
---

JOHANNA N. CANLAS, City Attorney

---

ANGELA IVEY, City Clerk

# MARK RESIDENCE



REVISIONS	No.	Date

**MARK RESIDENCE**  
 986 AVOCADO PL.  
 SOLANA BEACH, CA 92014

Date: 11/23/2018  
 10:56:09 AM  
 Drawn By: J. MORGAN  
 Checked By: J. JENSEN  
**TS**  
 TITLE SHEET  
 Scale: \_\_\_\_\_

**PROJECT DATA**

OWNER: ANITA WANK  
 SITE ADDRESS: 986 AVOCADO PL., SOLANA BEACH, CA 92014  
 LEGAL DESCRIPTION: LOT 10, TRACT 10000, MAP 10000, COUNTY OF SAN DIEGO  
 OCCUPANCY: V4  
 BUILDING HEIGHT LIMIT: 20'-0"

**SCOPE OF WORK**

NEW 1-STORY S.F.F.

**PROJECT TEAM**

ARCHITECT: JOHN P. JENSEN ARCHITECT  
 130 E. GARDNER RD.  
 SAN MARCOS, CA 92078  
 PH: 654.356.2525  
 jensen@jensenarchitect.com

STRUCTURAL ENGINEER: JAMES CAPE ARCHITECT  
 STEVEN A. AHELS, RLA #2523  
 P.O. BOX 1053  
 SAN MARCOS, CA 92078  
 PH: 654.756.9087  
 steve@jcapel.com

CIVIL ENGINEER: RANCHO COASTAL ENGINEERING + SURVEYING  
 310 S. WINDY HILLS WAY, RD. #107-397  
 SAN MARCOS, CA 92078  
 PH: 760.510.0102  
 info@rces.com

ENERGY CONSULTANT: BRIAN HANSEN, R20-00-1827  
 4330 GOLDENRICH CT  
 SAN MARCOS, CA 92078  
 PH: 760.472.2620  
 bhan@bhan.com

**VICINITY MAP**

**DEFERRED SUBMITTALS**

FIRE SPRINKLER SYSTEM

T5 TITLE SHEET  
 T6 CIVIL ENGINEERING  
 T7 ELECTRICAL  
 T8 MECHANICAL  
 T9 PLUMBING

**ARCHITECTURAL**

A1 SITE PLAN  
 A2 FLOOR PLAN  
 A3 ELEVATIONS  
 A4 SECTION 1  
 A5 SECTION 2

**LANDSCAPE**

L1 TITLE SHEET  
 L2 PLANTING PLAN  
 L3 SCHEDULE  
 L4 PLANTING NOTES

**FIRE SPRINKLER NOTES**

1. THE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA FIRE PREVENTION CODE (CFC) AND THE 2013 CALIFORNIA BUILDING CODE (CBC).

2. THE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA FIRE PREVENTION CODE (CFC) AND THE 2013 CALIFORNIA BUILDING CODE (CBC).

3. THE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA FIRE PREVENTION CODE (CFC) AND THE 2013 CALIFORNIA BUILDING CODE (CBC).

**LANDSCAPE NOTES**

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA FIRE PREVENTION CODE (CFC) AND THE 2013 CALIFORNIA BUILDING CODE (CBC).

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA FIRE PREVENTION CODE (CFC) AND THE 2013 CALIFORNIA BUILDING CODE (CBC).

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**DEFERRED SUBMITTALS**

FIRE SPRINKLER SYSTEM

T5 TITLE SHEET  
 T6 CIVIL ENGINEERING  
 T7 ELECTRICAL  
 T8 MECHANICAL  
 T9 PLUMBING

**CAL GREEN NOTES**

1. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA GREEN BUILDING CODE (CGBC).

2. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA GREEN BUILDING CODE (CGBC).

3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA GREEN BUILDING CODE (CGBC).

**LANDSCAPING TABLE**

EXISTING (G.F.)	PROPOSED	AREA OF WORK (G.F.)
NON-LANDSCAPED AREA	31,185 S.F.	31,185 S.F.
LANDSCAPED AREA	0 S.F.	0 S.F.
WATER FEATURES	0 S.F.	0 S.F.
DECORATIVE LANDSCAPE	0 S.F.	0 S.F.
TOTAL LOT AREA	31,185 S.F.	31,185 S.F.
AGGREGATE LANDSCAPE AREA	0 S.F.	0 S.F.

**RESIDENTIAL GREEN BUILDING STANDARDS**

1. PRODUCTS WHICH CONTAIN MORE THAN ONE COAT OF SOL SHALL BE INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA GREEN BUILDING CODE (CGBC).

2. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA GREEN BUILDING CODE (CGBC).

3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA GREEN BUILDING CODE (CGBC).

**FIRE DEPARTMENT NOTES**

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**FOUNDATION NOTES**

1. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA GREEN BUILDING CODE (CGBC).

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**SCOPE OF WORK**

NEW 1-STORY S.F.F.

**PROJECT TEAM**

ARCHITECT: JOHN P. JENSEN ARCHITECT  
 130 E. GARDNER RD.  
 SAN MARCOS, CA 92078  
 PH: 654.356.2525  
 jensen@jensenarchitect.com

STRUCTURAL ENGINEER: JAMES CAPE ARCHITECT  
 STEVEN A. AHELS, RLA #2523  
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 4330 GOLDENRICH CT  
 SAN MARCOS, CA 92078  
 PH: 760.472.2620  
 bhan@bhan.com

**MATERIAL SPECIFICATIONS**

REFERENCE THE 2013 CALIFORNIA RESIDENTIAL CODE (CBC) AND THE 2013 CALIFORNIA GREEN BUILDING CODE (CGBC).

1. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA GREEN BUILDING CODE (CGBC).

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3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2013 CALIFORNIA GREEN BUILDING CODE (CGBC).

**GOVERNING CODES**

1. THE 2013 CALIFORNIA RESIDENTIAL CODE (CBC)  
 2. THE 2013 CALIFORNIA GREEN BUILDING CODE (CGBC)  
 3. THE 2013 CALIFORNIA FIRE PREVENTION CODE (CFC)

**REFERENCES**

1. THE 2013 CALIFORNIA RESIDENTIAL CODE (CBC)  
 2. THE 2013 CALIFORNIA GREEN BUILDING CODE (CGBC)  
 3. THE 2013 CALIFORNIA FIRE PREVENTION CODE (CFC)

**RESIDENTIAL GREEN BUILDING STANDARDS**

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**FIRE DEPARTMENT NOTES**

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# EXISTING TOPOGRAPHIC & DEMO PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

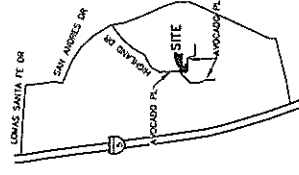
**LEGEND**

---	BOUNDARY
---	EDGE OF PARKWAY
---	EDGE
---	WALL
---	CONCRETE
---	WATER METER
---	POWER POLE
---	WALDOVA
---	GRY POLE
---	LIGHT
---	MISCELLANEOUS
---	TANK
---	BOX
---	LOG

**LEGAL DESCRIPTION**  
 THAT PORTION OF LOT 1, BLOCK 4, OF GEORGE'S MARINE VIEW  
 SUBDIVISION, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO,  
 STATE OF CALIFORNIA, ACCORDING TO MAP NUMBER 106 1774.

**SURVEY NOTE**

- \* TOPS PROVIDED BY J. ENGINEERING.
- \* FLOWN 03/20/13



**VICINITY MAP**  
 NOT TO SCALE  
 1/8" = 100'-0"

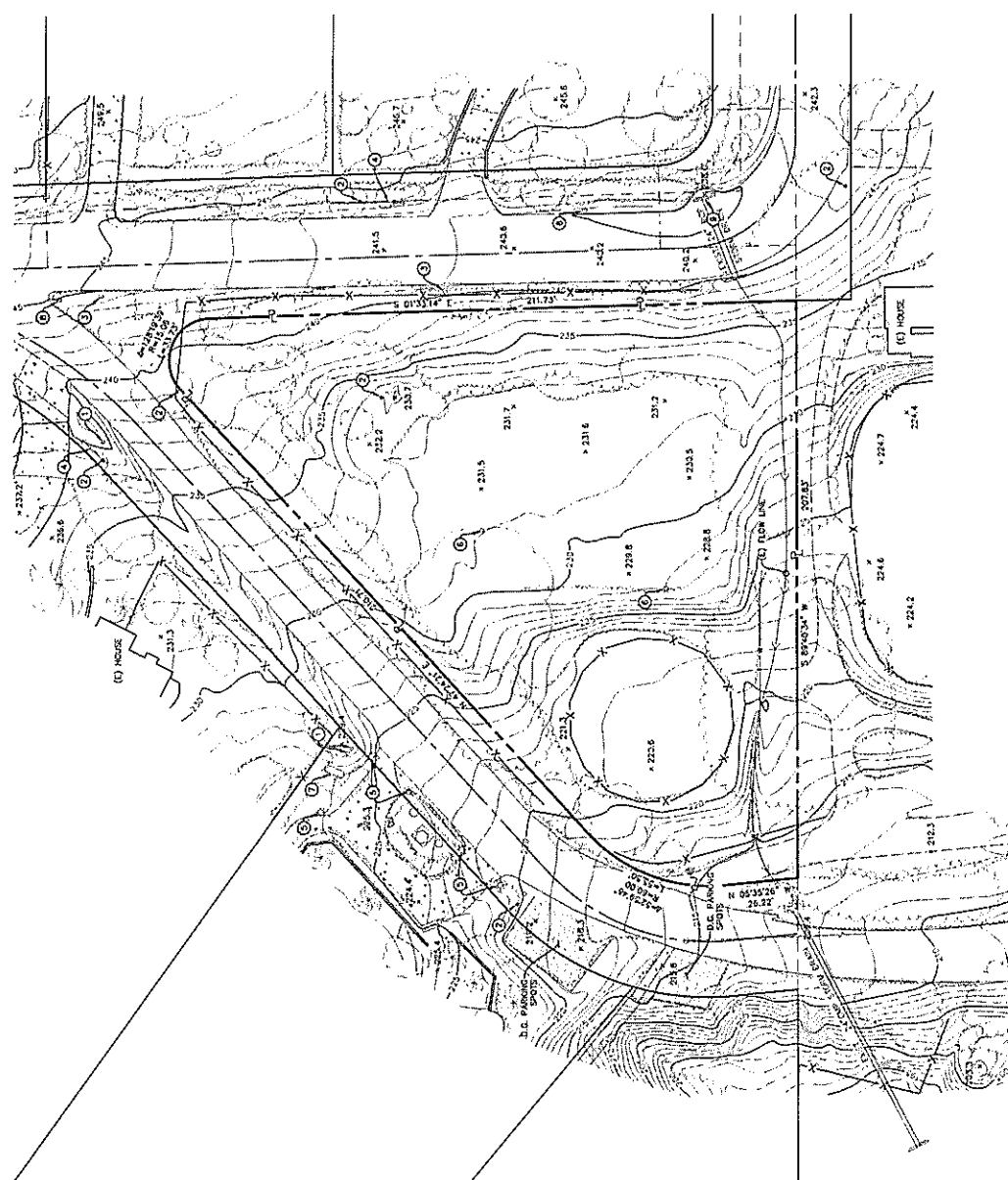
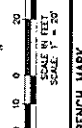
**RANCHO COASTAL  
 ENGINEERING & SURVEYING**  
 REGISTERED PROFESSIONAL ENGINEERING FIRM  
 310 W. VIA VERDE, SUITE 200  
 SAN MARINO, CA 91078  
 (909) 895-3122 FAX / (909) 895-3123 FAX

**PLAN PREPARED BY:**

DOUGLAS E. LUGAN, P.E. REG. NO. 48017-31-17  
 DATE: 02/25/17



**BENCH MARK**  
 10' x 10" BENCH MARK WITH 2.5" CITY OF SAN DIEGO  
 BRASS DIAL, STAMPED GPS, DIAL # 192.  
 SOUTH SIDE OF CILIA DE LA VALLA, 260 FEET  
 EASTWEST OF SAN ANTONIO DRIVE.  
 RECORD FROM COUNTY OF SAN DIEGO  
 ELEV. 30.433 NAD 83 NAD: 45.1



ENGINEER'S NAME: RANCHO COASTAL ENGINEERING PHONE NO. (760) 510-3122 // EMAIL: DOUGLAS@RCE.COM DRAWING NO. C-1 SHEET 1 OF 2		CITY OF SOLANA BEACH ENGINEERING DEPARTMENT EXISTING TOPOGRAPHIC & DEMO PLAN 986 AVOCADO PLACE DIST. CASE NO. _____ DATE: 02/25/17	
CITY OF SOLANA BEACH ENGINEERING DEPARTMENT EXISTING TOPOGRAPHIC & DEMO PLAN 986 AVOCADO PLACE DIST. CASE NO. _____ DATE: 02/25/17		CITY OF SOLANA BEACH ENGINEERING DEPARTMENT EXISTING TOPOGRAPHIC & DEMO PLAN 986 AVOCADO PLACE DIST. CASE NO. _____ DATE: 02/25/17	
CITY OF SOLANA BEACH ENGINEERING DEPARTMENT EXISTING TOPOGRAPHIC & DEMO PLAN 986 AVOCADO PLACE DIST. CASE NO. _____ DATE: 02/25/17		CITY OF SOLANA BEACH ENGINEERING DEPARTMENT EXISTING TOPOGRAPHIC & DEMO PLAN 986 AVOCADO PLACE DIST. CASE NO. _____ DATE: 02/25/17	

6-19-2013-1031 - 986 Avocado Place\1314-0225-043



# PRELIMINARY CIVIL SITE PLAN

FOR: THE MARK RESIDENCE  
CASE NO. 17-17-14 DRP/SDP

**EFFICIENT WATER USE NOTE:**  
I HAVE COMPLIED WITH THE ORDINANCE OF THE CITY OF SOLANA BEACH, CALIFORNIA, REGARDING THE EFFICIENT USE OF WATER IN THE BUILDING DESIGN PLAN.

**EARTHWORK QUANTITIES**  
CUT = 432 C.Y. / 7'    FILL = 1,850 C.Y. / 7'  
NET = 1,418 C.Y. / 7'

**EARTHWORK QUANTITIES NOTE:**  
THE QUANTITIES OF CUT/FILL SHOWN HEREON WERE OBTAINED FROM REASONABLE ESTIMATING METHODS AND DO NOT CONSTITUTE A GUARANTEE OF ACCURACY. VOLUMES FOR CLEARING/DEMOLITION, SHALLOW AND/OR DEEP EXCAVATION, AND/OR FILL ARE ESTIMATED. THE QUANTITIES ESTIMATED ARE FOR USE IN CALCULATING THE FEES AND BONDS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. THE QUANTITIES DO NOT DETERMINE THEIR OWN QUANTITIES.

**EARTHWORK QUANTITIES**  
• AMOUNT OF CUT = 432 C.Y.  
• MAX. DEPTH OF CUT = 6'-7"  
• AMOUNT OF FILL = 1,850 C.Y.  
• MAX. DEPTH OF FILL = 15'-11"  
• MAX. DEPTH OF CUT & FILL = 12'-11"

**PREPARED BY:**  
RANCHO COASTAL ENGINEERING & SURVEYING, INC.  
310 S. MAIN AVENUE, VALLEY VIEW, CA 92683  
TEL: 760-316-3122

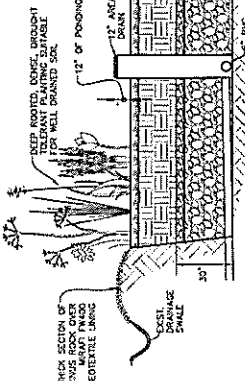
**SITE LOCATION:**  
898 AVOCADO PLACE  
SOLANA BEACH, CA 92688

**SURVEY INFORMATION**  
• 100% PROVIDED BY J. ENGINEERING  
• BENCHMARK: RD. 2 IRON PIPE MARK 2.5' CITY OF SAN DIEGO  
• LOCATION: SOUTH SIDE OF AVOCADO PLACE, 200 FEET EAST OF THE CORNER OF AVOCADO PLACE AND 100 FEET EAST OF SAN ANGELO DRIVE  
• ELEVATION: 30.437  
• DATUM: M.S.L.  
• RECORDED FROM: CITY OF SOLANA BEACH

- WORK TO BE DONE:**
1. 3" WIDE DRIVEWAY OPENING, PROPOSED FLARES SIMILAR TO C-14 PERPENDICULAR TO STREET.
  2. P.C.C. DRIVEWAY.
  3. EXISTING EXTERIOR 24" RCP CLEANOUT INTO PROPERTY WITH HEADWALL & RCP-PAV, AS SHOWN ON PLAN.
  4. RETAINING WALL PER SOA.S.S. STANDARDS.
  5. FILL & SPA PER SEPARATE PERMIT.
  6. SITE WALL PER ARCHITECTURAL PLANS.
  7. 18" COLORED CONCRETE SWALE PER DETAIL THIS SHEET.
  8. GRADE 10-100 SHOULDER & EDGE OF PAVEMENT AND SHOULDERS OF 50:50 FOR WALKWAY & PARKING.
  9. INSTALL TRENCH DRAIN WITH TRAP & GATE.
  10. INSTALL 12" 50 AREA DRAIN.
  11. INSTALL 4" PVC/ABS DRAIN PIPE @ 1/4" (MIN.) SLOPE.
  12. 1/4" GALVANIZED UTILITY EXHAUST TO BE DEDICATED TO CITY OF SOLANA BEACH.
  13. PROPOSED CONCRETE BRG. PAD=23.5, 52.4
  14. 12" IRON CABLE RAILING PER ARCHITECTURAL PLANS.

**TOTAL AREA OF DISTURBANCE**  
• 30,474 SQ. FT. @ 0.70 ADJES

PROPOSED IMPERVIOUS AREA	
ROOFS: 8,520 - 50FT	
DRIVEWAY: 1,633 - 50FT	
HARDWARE: 503 - 50FT	
TOTAL AREA: 5,456 - 50FT	
INCREASE IN IMPERVIOUS AREA AFTER CONSTRUCTION: 5,456 - 50FT	
INCREASE IN IMPERVIOUS AREA: 5,456 - 50FT	
IMPERVIOUS AREA REPLACED: 0 - 50FT	

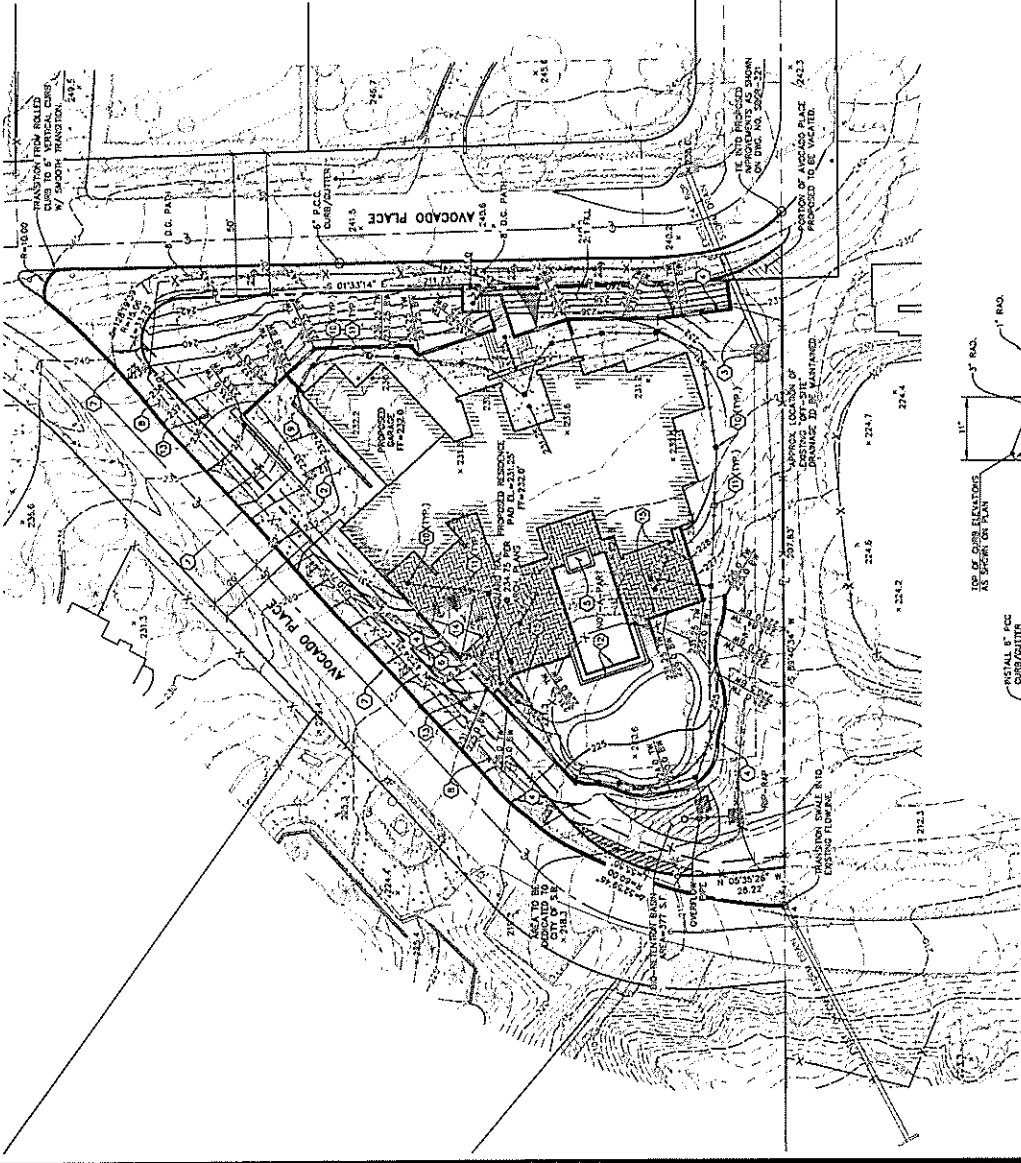


**BIORETENTION BASIN DETAIL**  
NOT TO SCALE  
RETENTION UNDESIRABLE SOIL. LATER SHALL BE MINIMUM 18" DEEP. THE MAX SHALL CONTAIN 50-50% SAND, 20-20% COMPOST OR HARDWOOD WOOD, AND 20-30% TOPSOIL.  
THE EFFECTIVE AREA OF THE BASIN SHALL BE LEVEL.

**PLAN PREPARED BY:**  
DOUGLAS E. LUGAN, P.E. 39726 EXP-12-31-19  
09/16/18  
DATE



**BENCH MARK**  
RD 2 IRON PIPE WITH 2.5' CITY OF SAN DIEGO SOUTH SIDE OF AVOCADO PLACE, 200 FEET EAST OF THE CORNER OF AVOCADO PLACE AND 100 FEET EAST OF SAN ANGELO DRIVE.  
ELEV. 30.437  
NAVD. M.S.L.



**RANCHO COASTAL ENGINEERING & SURVEYING**  
SINGLE-SOURCE PROFESSIONAL CONSULTANT  
310 VA NENA DRIVE, 2025  
SOLANA BEACH, CA 92688  
(760) 316-3122 / (760) 316-3133 FAX

**19" CONCRETE SWALE**  
CONCRETE SWALE PER 150-C-2000  
SEE 150-C-2000 FOR JOINT DETAILS  
COLOR: SAN JUAN 1007

**SECTION ALONG WESTERN FRONTAGE**  
NOT TO SCALE  
INSTALL 8" PCC CURB/GUTTER  
REMOVE (6) REMO  
REMOVE (6) REMO

**SECTION ALONG EASTERN FRONTAGE**  
NOT TO SCALE  
INSTALL 8" PCC CURB/GUTTER  
REMOVE (6) REMO  
REMOVE (6) REMO

CITY APPROVED CHANGES		APPROVED FOR APPROVAL	APPROVED FOR CONSTRUCTION
BY:	DATE:	BY:	DATE:
BY:	DATE:	BY:	DATE:
BY:	DATE:	BY:	DATE:

**ENGINEER OF WORK**  
NAME: DOUGLAS E. LUGAN  
DATE: 09/16/18  
BY: SWANN BT  
DATE: 09/16/18

**ENGINEER OF WORK**  
NAME: DOUGLAS E. LUGAN  
DATE: 09/16/18  
BY: SWANN BT  
DATE: 09/16/18

**APPROVED FOR CONSTRUCTION**  
BY: DOUGLAS E. LUGAN  
DATE: 09/16/18  
BY: SWANN BT  
DATE: 09/16/18

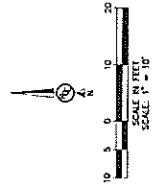
**CITY OF SOLANA BEACH**  
ENGINEERING DEPARTMENT  
DRAWING NO: C-2  
CASE NO. 17-17-14 DRP/SDP  
SHEET 7 OF 7  
PRELIMINARY DRAWING PLAN:  
988 AVOCADO PLACE  
APN: 388-38-08

**CITY OF SOLANA BEACH**  
ENGINEERING DEPARTMENT  
DRAWING NO: C-2  
CASE NO. 17-17-14 DRP/SDP  
SHEET 7 OF 7  
PRELIMINARY DRAWING PLAN:  
988 AVOCADO PLACE  
APN: 388-38-08

# RETAINING WALL HEIGHT PLAN

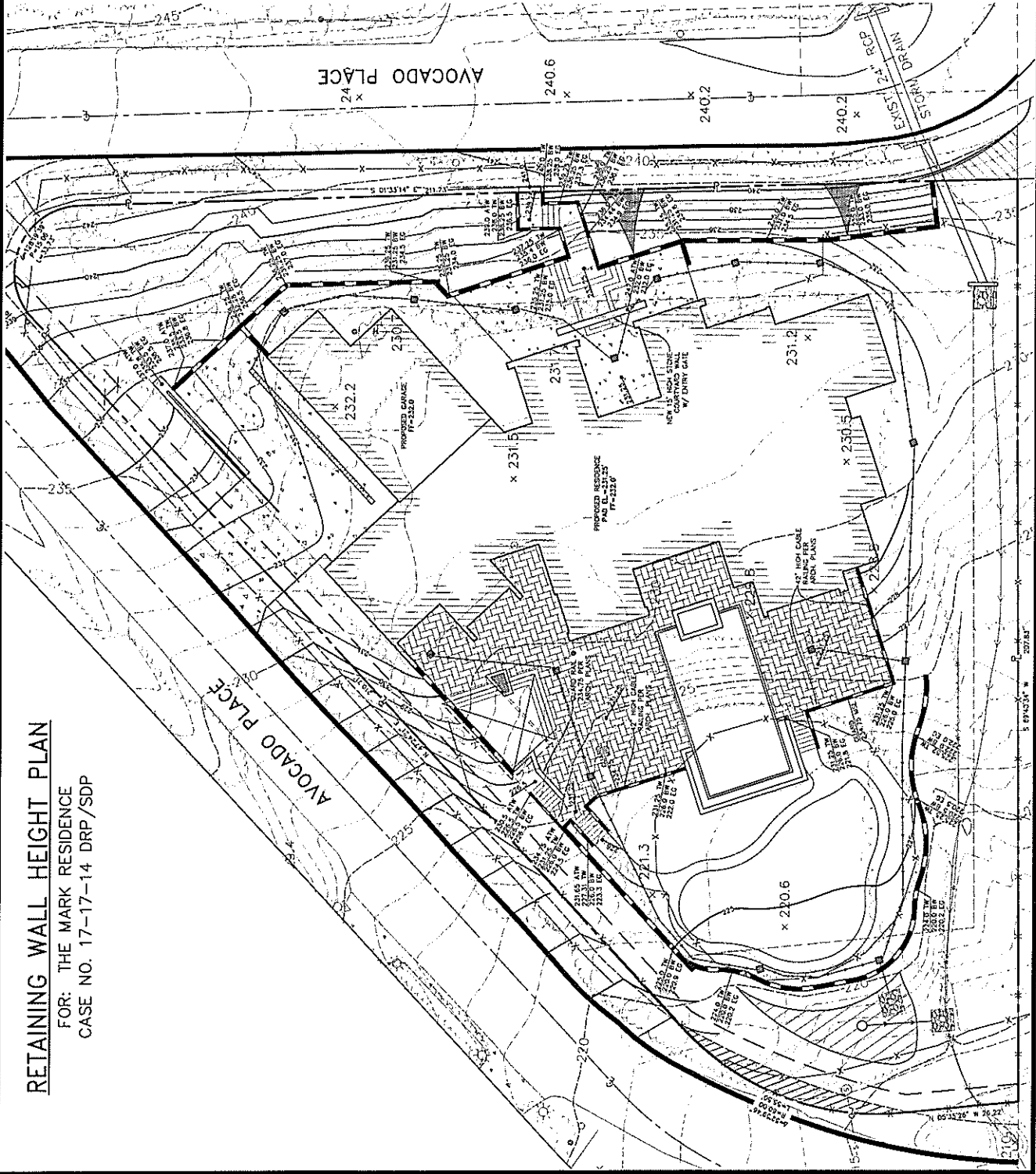
FOR: THE MARK RESIDENCE  
 CASE NO. 17-17-14 DRP/SDP

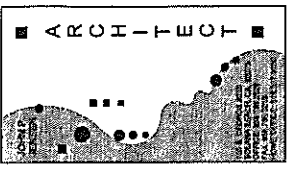
- RETAINING WALL NOTE:**
- ATH = ARCHITECTURAL TOP OF WALL (NON-RETAINING PORTION)
  - TW = FINISH GRADE @ TOP OF RETAINING WALL
  - BW = FINISH GRADE @ BOTTOM OF RETAINING WALL
  - EG = EXISTING GRADE @ RETAINING WALL



**RANCHO COASTAL  
 ENGINEERING & SURVEYING**  
 ARCHITECTURAL ENGINEER/CONSULTANT  
 1000 AVENUE 100  
 SAN MARINO, CA 91766  
 (909) 316-3324 / (909) 316-3333 Fax

PLAN PREPARED BY: *[Signature]*  
 DORCAS E. LOOAN REG. 32762 DRP-31-19 DATE: 07/17/18





REVISIONS	
No.	Date

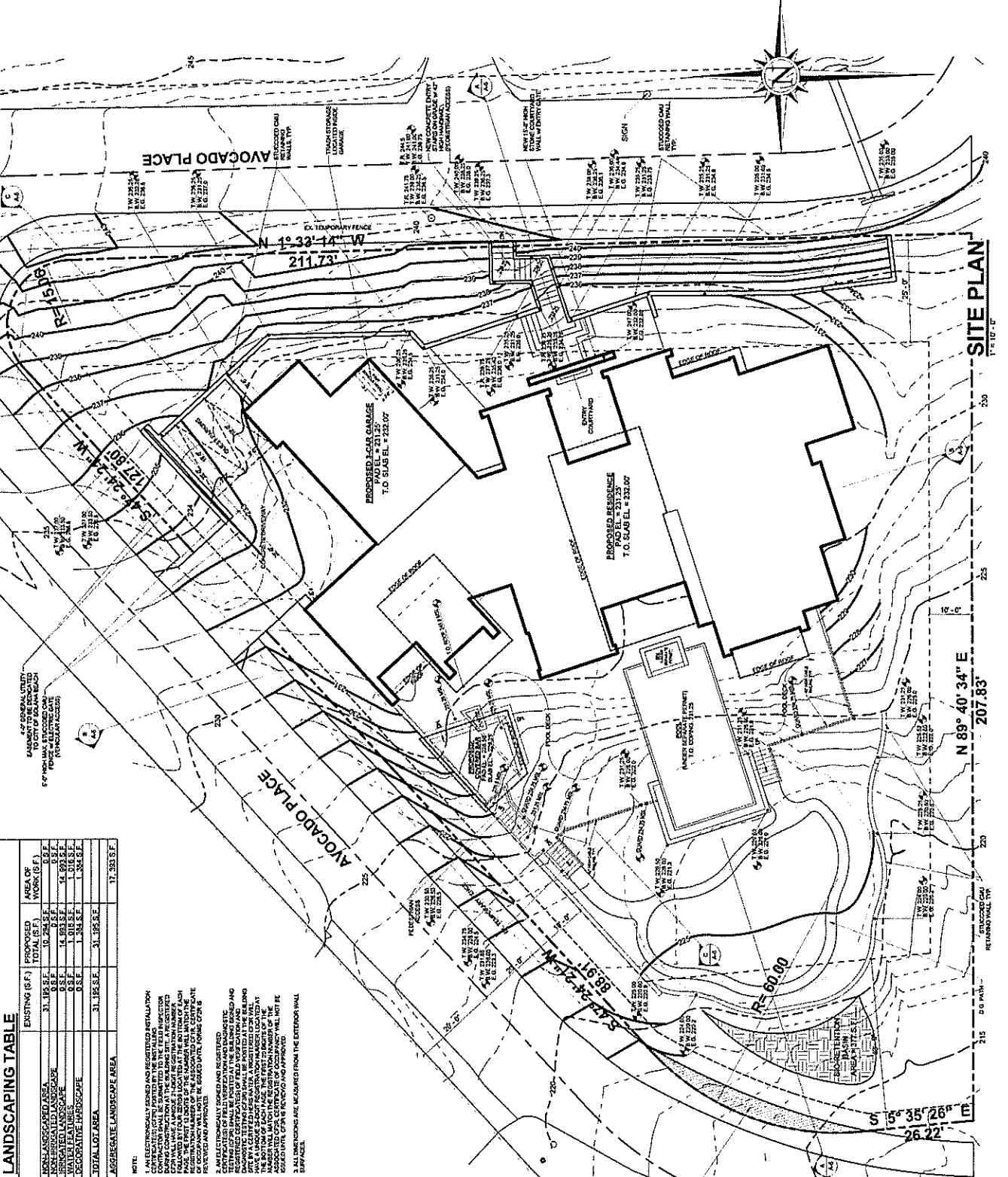
**MARK RESIDENCE**  
 986 AVOCADO PL.  
 SOLANA BEACH, CA 92014

Date: 11/23/2018  
 10:56:04 AM  
 Drawn By: J. MOLLGREN  
 Checked By: J. JENSEN

A-1

SITE PLAN

Scale: 1" = 10'-0"



EXISTING (S.F.)	PROPOSED TOTAL (S.F.)	AREA OF WORK (S.F.)
31,185 S.F.	19,294 S.F.	11,891 S.F.
0 S.F.	14,093 S.F.	14,093 S.F.
0 S.F.	1,018 S.F.	1,018 S.F.
31,185 S.F.	31,185 S.F.	0 S.F.
31,185 S.F.	31,185 S.F.	0 S.F.

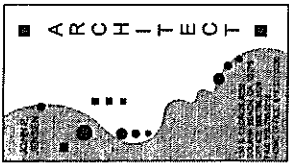
**NOTE:**  
 1. ALL ELECTRICALLY ZONED AND REGISTERED INSTALLATION CONTRACTORS SHALL BE ADVISED BY THE CITY ENGINEER OF ANY CHANGES TO THE ELECTRICAL SYSTEM. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVED ELECTRICAL PLAN. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVED ELECTRICAL PLAN. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVED ELECTRICAL PLAN.

[Symbol]	EX. STRUCTURE
[Symbol]	PROPOSED ADDITION
[Symbol]	SETBACKS
[Symbol]	CENTURINE
[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED ROOF OVERHANG
[Symbol]	EXISTING FOOTPRINT
[Symbol]	AREA DRAIN
[Symbol]	SUB-SURFACE DRAIN LINE - 6"
[Symbol]	GRADE ELEVATION
[Symbol]	1% SURFACE FLOW
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**BRUSH HAZARD ISSUES**  
 1. ALL BRUSH HAZARD ISSUES SHALL BE IDENTIFIED AND REMOVED PRIOR TO THE START OF CONSTRUCTION. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY BRUSH HAZARD ISSUES. ALL BRUSH HAZARD ISSUES SHALL BE IDENTIFIED AND REMOVED PRIOR TO THE START OF CONSTRUCTION. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY BRUSH HAZARD ISSUES.

**SITE NOTES**  
 1. ALL THE EXTERIOR BOUNDS OF THE HOUSE (LINED TO THE POOL PAUL LINE) SHALL BE MAINTAINED AS SHOWN. ALL THE EXTERIOR BOUNDS OF THE HOUSE (LINED TO THE POOL PAUL LINE) SHALL BE MAINTAINED AS SHOWN. ALL THE EXTERIOR BOUNDS OF THE HOUSE (LINED TO THE POOL PAUL LINE) SHALL BE MAINTAINED AS SHOWN.

**AREA TO BE DEDICATED TO CITY OF SOLANA BEACH**  
 1. ALL THE EXTERIOR BOUNDS OF THE HOUSE (LINED TO THE POOL PAUL LINE) SHALL BE MAINTAINED AS SHOWN. ALL THE EXTERIOR BOUNDS OF THE HOUSE (LINED TO THE POOL PAUL LINE) SHALL BE MAINTAINED AS SHOWN. ALL THE EXTERIOR BOUNDS OF THE HOUSE (LINED TO THE POOL PAUL LINE) SHALL BE MAINTAINED AS SHOWN.



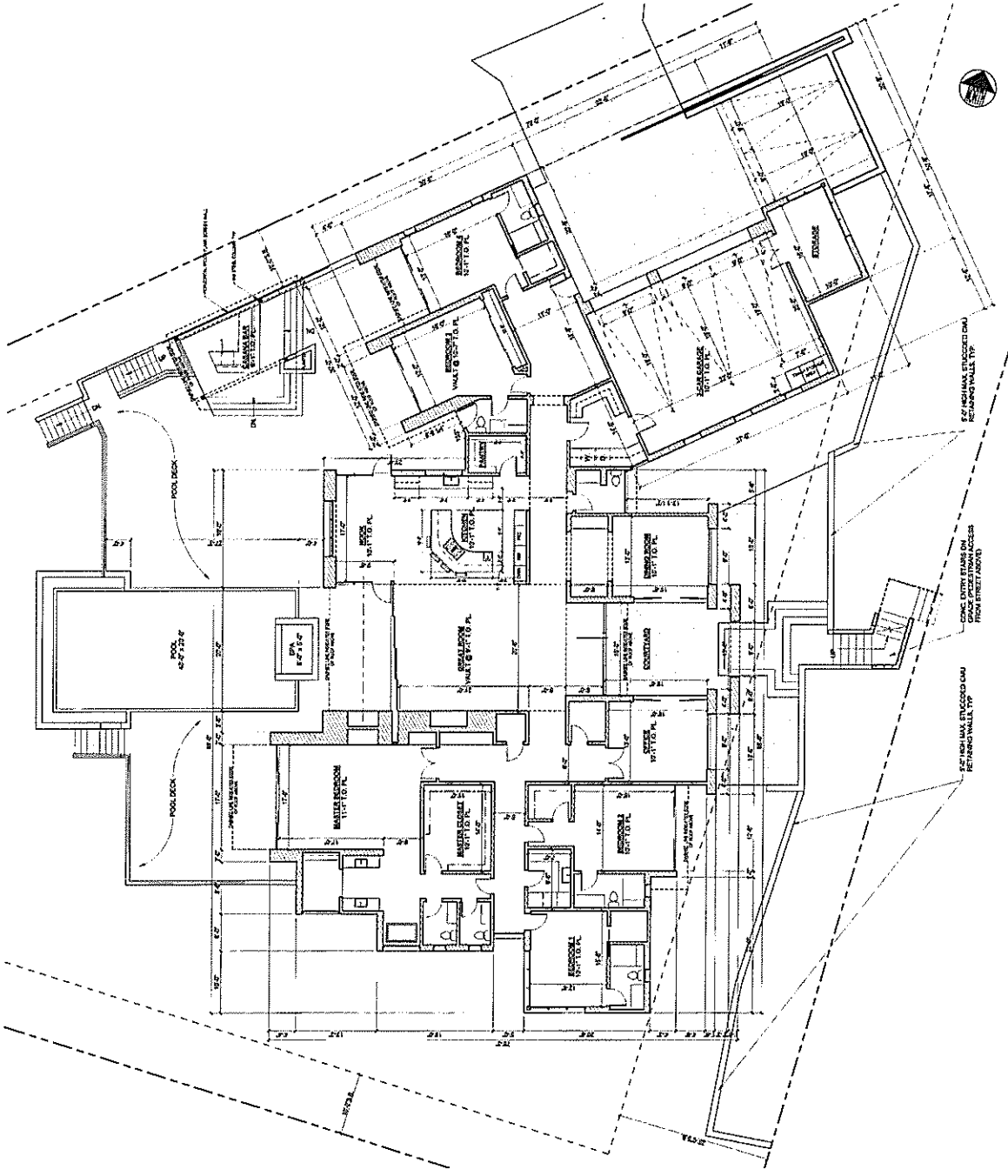
REVISIONS	
No.	Date

**MARK RESIDENCE**  
 986 AVOCADO PL.  
 SOLANA BEACH, CA 92014

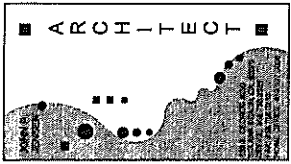
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 Drawn By: J. MOJGREN  
 Checked By: J. JENSEN

**A-2**  
 1/8" FLOOR  
 PLAN  
 Scale: 1/8" = 1'-0"

ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES



**FLOOR PLAN**  
 1/8" = 1'-0"



REVISIONS	
No.	Date

**MARK RESIDENCE**  
 986 AVOCADO PL.  
 SOLANA BEACH, CA 92014

Date: 11/23/2018  
 10:56:07 AM  
 Drawn By: J. MORGREN  
 Checked By: J. JENSEN

A-2.1

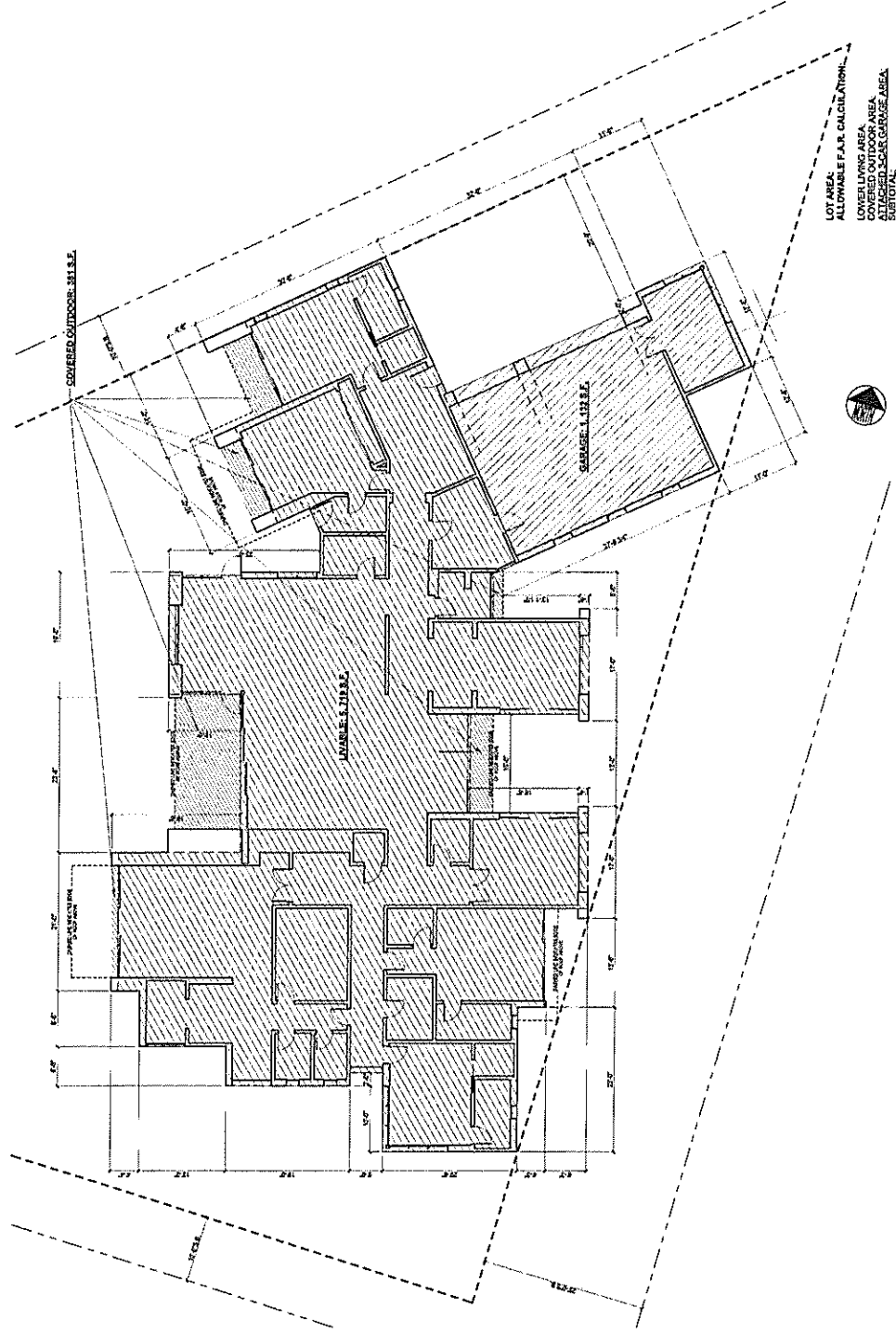
F.A.R. FLOOR PLAN

Scale: 1/8" = 1'-0"

LEGEND	
	LIVING AREA
	COVERED OUTDOOR AREA
	GARAGE

\*ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES

LOT AREA	
ALLOWABLE F.A.R. CALCULATION:	31,198 S.F.
LOWER LIVING AREA	5,710 S.F.
COVERED OUTDOOR AREA	1,311 S.F.
ATTACHED 2-CAR GARAGE AREA	1,193 S.F.
SEE SHEET PARKING EXEMPTED SPACES	7,400 S.F.
TOTAL PROPOSED FLOOR AREA	6,614 S.F.
F.A.R. CALCULATION:	4.431 S.F./731,198 S.F. = .22



**FLOOR AREA PLAN**  
 1/8" = 1'-0"

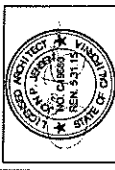
**ROOF PLAN NOTE**

1. SPARK ARRESTERS, ALL CORNERS ATTACHED TO ANY APPLIANCE OR CHIMNEY SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S INSTRUCTIONS. THE SPARK ARRESTER SHALL MEET THE LISTED REQUIREMENTS OF THE APPROVED MANUFACTURER. THE APPROVED MANUFACTURER SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE SPARK ARRESTER TO THE APPLIANCE OR CHIMNEY. THE APPROVED MANUFACTURER SHALL HAVE WRITTEN INSTRUCTIONS FOR THE PROPER INSTALLATION OF THE SPARK ARRESTER TO THE APPLIANCE OR CHIMNEY. THE APPROVED MANUFACTURER SHALL HAVE WRITTEN INSTRUCTIONS FOR THE PROPER INSTALLATION OF THE SPARK ARRESTER TO THE APPLIANCE OR CHIMNEY.
2. CORNERS, VALLEYS, OR OTHER LOCATIONS SHALL BE FLASHED TO MATCH THE FLASHING ON THE ADJACENT ROOF. THE FLASHING SHALL BE INSTALLED TO THE EXTERIOR OF THE ROOF. THE FLASHING SHALL BE INSTALLED TO THE EXTERIOR OF THE ROOF.
3. PROVIDE ROOF GUTTERS & DOWNS WITH THE MEANS TO PREVENT THE GUTTERS & DOWNS FROM BEING CLOGGED. THE GUTTERS & DOWNS SHALL BE INSTALLED TO THE EXTERIOR OF THE ROOF. THE GUTTERS & DOWNS SHALL BE INSTALLED TO THE EXTERIOR OF THE ROOF.
4. PROVIDE ROOF GUTTERS & DOWNS WITH THE MEANS TO PREVENT THE GUTTERS & DOWNS FROM BEING CLOGGED. THE GUTTERS & DOWNS SHALL BE INSTALLED TO THE EXTERIOR OF THE ROOF. THE GUTTERS & DOWNS SHALL BE INSTALLED TO THE EXTERIOR OF THE ROOF.
5. WHEN PROVIDING VALLEY FLASHING SHALL BE NOT LESS THAN 1/2" (12.7mm) MINIMUM. THE VALLEY FLASHING SHALL BE INSTALLED TO THE EXTERIOR OF THE ROOF. THE VALLEY FLASHING SHALL BE INSTALLED TO THE EXTERIOR OF THE ROOF.
6. TURNING LATH, WITH IF USED SHALL BE EMPLOYED TO ALLOW CORNER FLASHING TO BE PROPERLY ATTACHED TO THE VALLEY FLASHING. THE TURNING LATH SHALL BE INSTALLED TO THE EXTERIOR OF THE ROOF. THE TURNING LATH SHALL BE INSTALLED TO THE EXTERIOR OF THE ROOF.

**ROOFING SHALL HAVE A CLASS "A" FIRE RATING**

**ROOF SHEATHING NOTES:**

1. USE CONSTRUCTION BR/WOOD.
2. USE 1/2" OSB SHEATHING.
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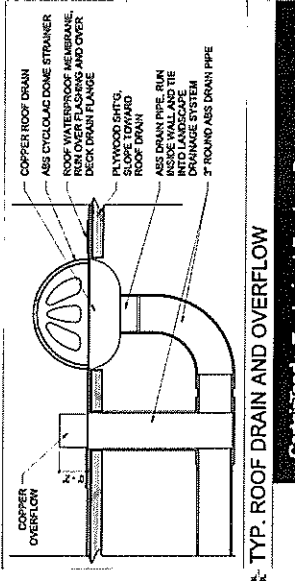


**REVISIONS**

No.	Date

**MARK RESIDENCE**  
 986 AVOCADO PL.  
 SOLANA BEACH, CA 92014

Date: 11/23/2018  
 10:56:08 AM  
 Drawn By: J. M. JENSEN  
 Checked By: J. M. JENSEN  
**A-3**  
 ROOF PLAN  
 Scale: As Indicated



**Certainified Technical Product Data**  
**FLINTLASTIC® STA**  
 477 MODIFIED BITUMEN ROLL ROOFING PRODUCTS

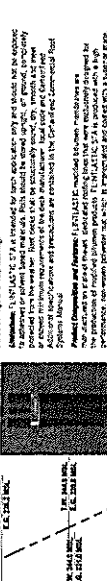
Product Identification: Flintlastic STA 477 Modified Bitumen Roll Roofing Products

Manufacturer: Flintlastic STA 477 Modified Bitumen Roll Roofing Products

Product Description and Features: FLINTLASTIC STA 477 Modified Bitumen Roll Roofing Products are a family of products designed for use on a variety of substrates. They are available in a variety of thicknesses and are designed to provide long-term protection and durability. The products are available in a variety of colors and finishes. The products are available in a variety of thicknesses and are designed to provide long-term protection and durability. The products are available in a variety of colors and finishes. The products are available in a variety of thicknesses and are designed to provide long-term protection and durability. The products are available in a variety of colors and finishes.

Product Performance: The products are designed to provide long-term protection and durability. They are available in a variety of thicknesses and are designed to provide long-term protection and durability. The products are available in a variety of colors and finishes. The products are available in a variety of thicknesses and are designed to provide long-term protection and durability. The products are available in a variety of colors and finishes.

Product Installation: The products are designed to provide long-term protection and durability. They are available in a variety of thicknesses and are designed to provide long-term protection and durability. The products are available in a variety of colors and finishes. The products are available in a variety of thicknesses and are designed to provide long-term protection and durability. The products are available in a variety of colors and finishes.



**FLINTLASTIC SYSTEM A-2**  
 TYPE 02  
 BASE SHEET  
 MEMBRANE

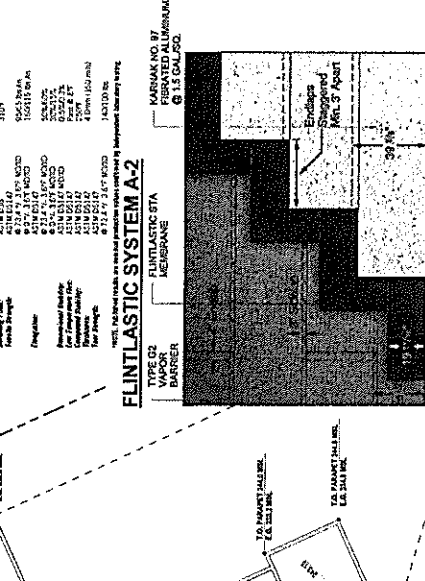
Product Identification: Flintlastic System A-2 Type 02 Base Sheet Membrane

Manufacturer: Flintlastic System A-2 Type 02 Base Sheet Membrane

Product Description and Features: FLINTLASTIC SYSTEM A-2 Type 02 Base Sheet Membrane is a family of products designed for use on a variety of substrates. They are available in a variety of thicknesses and are designed to provide long-term protection and durability. The products are available in a variety of colors and finishes. The products are available in a variety of thicknesses and are designed to provide long-term protection and durability. The products are available in a variety of colors and finishes.

Product Performance: The products are designed to provide long-term protection and durability. They are available in a variety of thicknesses and are designed to provide long-term protection and durability. The products are available in a variety of colors and finishes. The products are available in a variety of thicknesses and are designed to provide long-term protection and durability. The products are available in a variety of colors and finishes.

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ICC-ES (ESR-1388)

Product	Manufacturer	Approval No.	Approval Date	Approval Authority
FLINTLASTIC STA 477 MODIFIED BITUMEN ROLL ROOFING PRODUCTS	FLINTLASTIC STA 477 MODIFIED BITUMEN ROLL ROOFING PRODUCTS	ICC-ES ESR-1388	11/23/2018	ICC-ES
FLINTLASTIC SYSTEM A-2 TYPE 02 BASE SHEET MEMBRANE	FLINTLASTIC SYSTEM A-2 TYPE 02 BASE SHEET MEMBRANE	ICC-ES ESR-1388	11/23/2018	ICC-ES

**ROOF PLAN**  
 11/23/2018

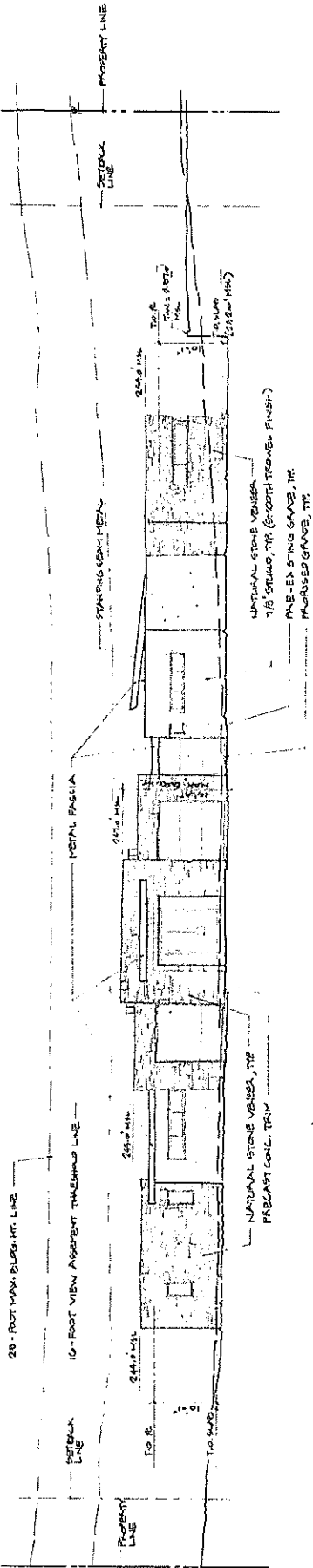


REVISIONS	
No.	Date

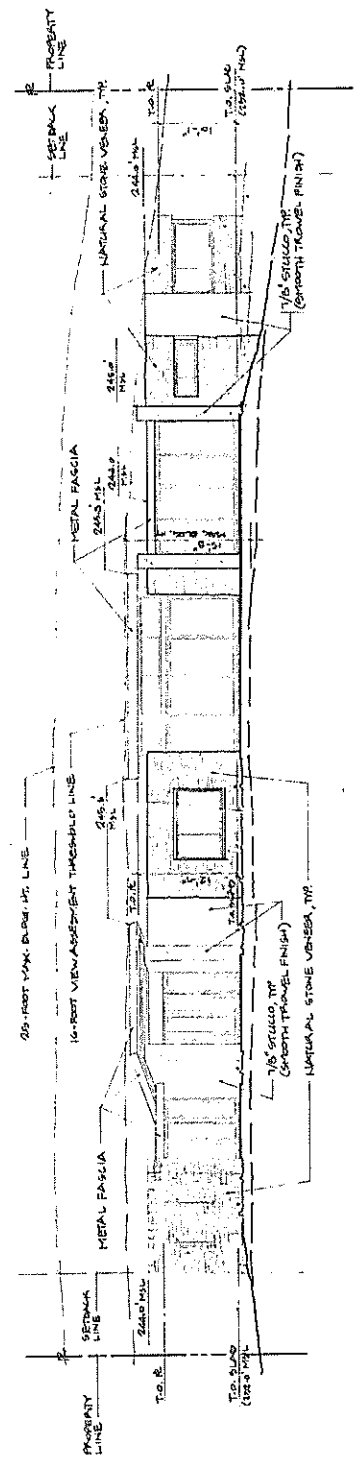
**MARK RESIDENCE**  
 966 AVOCADO PL.  
 SOLANA BEACH, CA 92014

Date: 5/10/2018  
 1:28:24 PM  
 Drawn By: J. MORGREN  
 Checked By: J. JENSEN

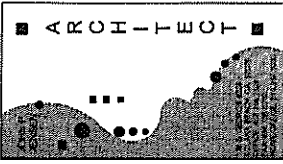
**A-4**  
 ELEVATIONS



**EAST ELEVATION**  
 1/8" = 1'-0"



**WEST ELEVATION**  
 1/8" = 1'-0"



REVISIONS	
No.	Date

# MARK RESIDENCE

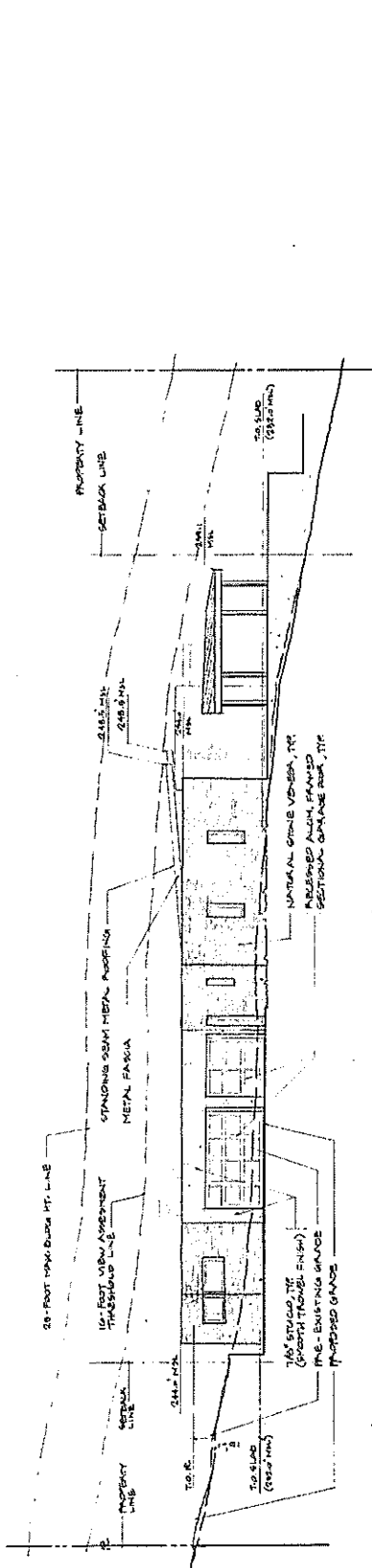
986 AVOCADO PL.  
SOLANA BEACH, CA 92014

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Checked By: J. JENSEN

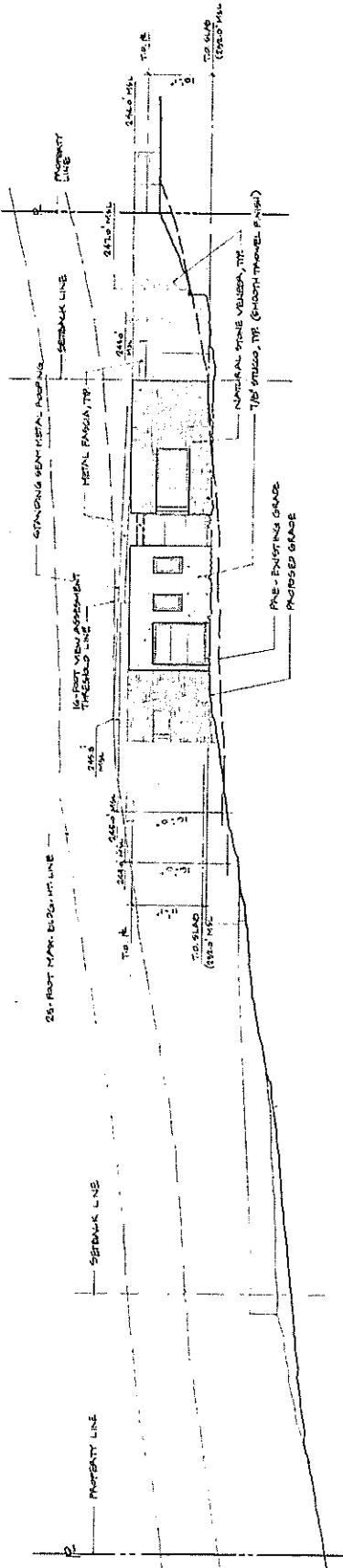
## A-4.1

ELEVATIONS

Scale

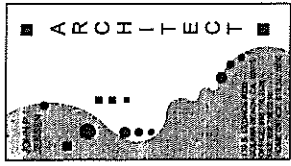


**NORTH ELEVATION**  
10'-0" = 1'-0"



**SOUTH ELEVATION**  
10'-0" = 1'-0"

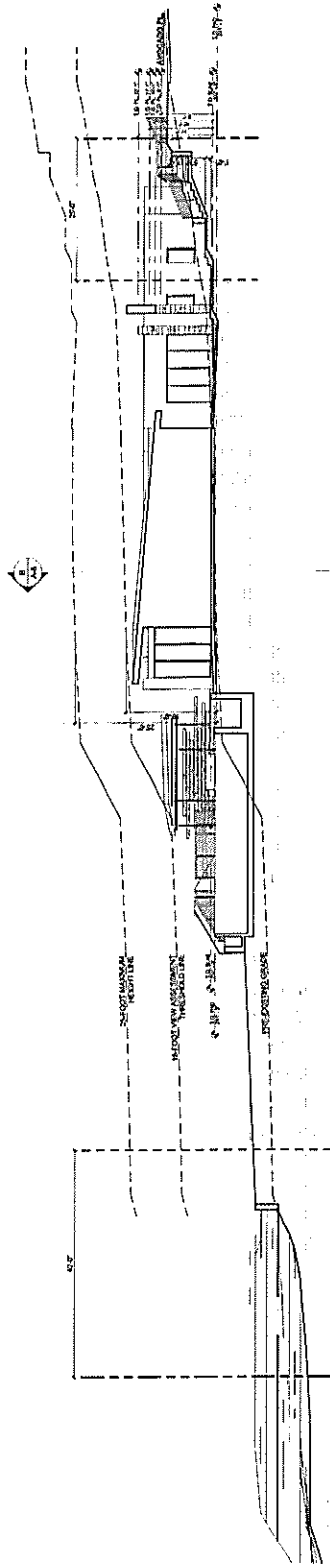




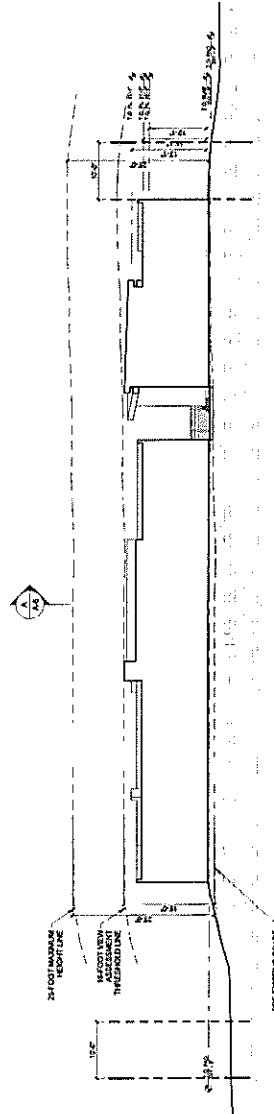
REVISIONS	
No.	Date

**MARK RESIDENCE**  
 986 AVOCADO PL.  
 SOLANA BEACH, CA 92014

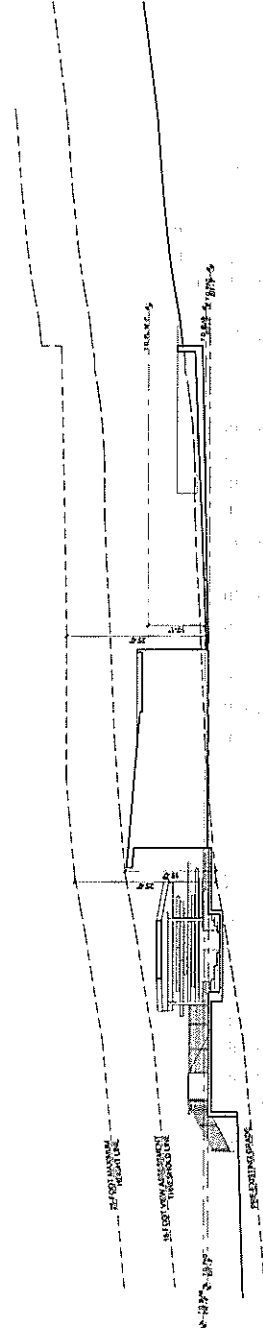
Date: 11/23/2018  
 10:55:09 AM  
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 Checked By: J. JENSEN  
**A-5**  
 SITE SECTIONS  
 Scale: 1" = 10'-0"



**SITE SECTION - A**  
 1" = 10'-0"



**SITE SECTION - B**  
 1" = 10'-0"



**SITE SECTION - C**  
 1" = 10'-0"

**AILES LANDSCAPE ARCHITECTURE**  
 P.O. Box 1593  
 1500 S. Bascom Ave. #100  
 San Jose, CA 95128  
 408.298.8800  
 ailleslandscape.com



**LANDSCAPE ARCHITECTURE**  
 LICENSE NO. 10000  
 STATE OF CALIFORNIA  
 EXPIRES 01/15/2018

**LANDSCAPE PLANS FOR:**  
**MARK RESIDENCE**  
 986 AVOCADO PLACE  
 SOLANA BEACH, CA 92075

**DRAWING INDEX**

- 1-4 TITLE SHEET
- 1-5 PLANTING PLAN
- 1-6 PLANTING PLAN AND SCHEDULE
- 1-7 PLANTING NOTES

**DRAWN BY:**

AILES LANDSCAPE ARCHITECTURE  
 CONTRACT: STAKE AILES  
 PROJECT NO: 2018-001  
 RANCHO SANTA FE, CA 92075

**COMPLETION NOTE:**

AT THE TIME OF COMPLETION OF THE INSTALLATION A STATEMENT OF WORK SHALL BE PROVIDED TO THE CLIENT. THE LANDSCAPE PLANS WILL BE REVISIONED THE CITY WILL REQUEST FOR CONFORMANCE WITH THE APPROVED PLANS AND ANY DEVIATIONS SHALL BE APPROVED BY THE CITY AND AGREED WITH THE SPECIFIED SPECIES AND IRRIGATION EQUIPMENT.

**IRRIGATION WATER USE: (ETWU) WORKSHEET**  
 ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

ITEM	DESCRIPTION	AREA (SQ FT)	ETWU (GAL)	ETWU (MG)	ETWU (MG)	ETWU (MG)	ETWU (MG)	ETWU (MG)
1	CONCRETE WATER	1	410	0.00	0.00	0.00	0.00	0.00
2	CONCRETE WATER	2	820	0.00	0.00	0.00	0.00	0.00
3	LINE 1 (LINE 2)	3	204	0.00	0.00	0.00	0.00	0.00
4	PLANT FACTOR	4	03	03	06	03	06	03
5	APPROXIMATE AREA (M <sup>2</sup> )	5	2443	5330	481	80	402	371
6	LINE 1 (LINE 3)	6	704	946	2028	43.0	2420	230.3
7	IRRIGATION EFFICIENCY (%)	7	08	08	08	08	08	08
8	LINE 1 (LINE 3)	8	694.8	226.3	5068.1	84.0	332.0	320.1
9	TOTAL ALL LINE 1 - 8	9	1388.8	1388.8	1388.8	1388.8	1388.8	1388.8
10	LINE 1 (LINE 3)	10	720.0	720.0	720.0	720.0	720.0	720.0

**MAXIMUM APPLIED WATER USE (MAWA) CALCULATION**

204 (18% ETWU) x 0.18 x 0.00 = 0.00

**SAMPLE IRRIGATION SCHEDULE**

SAMPLE IRRIGATION SCHEDULE IS BASED ON THE IRRIGATION SCHEDULES PROVIDED AS BASIS FOR INITIAL CONTROLLED SETUP TO PREVENT PLANT DEATH WHILE CONSERVING WATER. ACTUAL WEATHER SITE CONDITIONS AND OTHER FACTORS SHOULD BE CONSIDERED IN ADJUSTING RUN TIMES AND FREQUENCIES. NO INITIAL IRRIGATION IS ADVISED.

IRRI	DATE	TIME	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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APR. 20-2018-02-00  
 AIA PROJECT NO: 165

ISSUE: DATE:  
 1 12/15/18  
 2 12/16/18  
 3 12/17/18  
 4 12/18/18  
 5 12/19/18  
 6 12/20/18  
 7 12/21/18  
 8 12/22/18  
 9 12/23/18  
 10 12/24/18  
 11 12/25/18  
 12 12/26/18  
 13 12/27/18  
 14 12/28/18  
 15 12/29/18  
 16 12/30/18  
 17 12/31/18

INITIAL ESTABLISHMENT SCHEDULE IS APPROXIMATELY 20% LOWER

INITIAL IRRIGATION WATER AT RATE LOWER THAN THE RATE OF WATER RETENTION. CYCLE IRRIGATION AS NECESSARY TO AVOID RUN OFF FROM THE SLOPE. IRRIGATION WATER IS BASED UPON SOIL TEXTURE, GRAVEL CONTENT, PERCENTAGE OF ORGANIC MATTER, SALINITY AND BULK DENSITY.

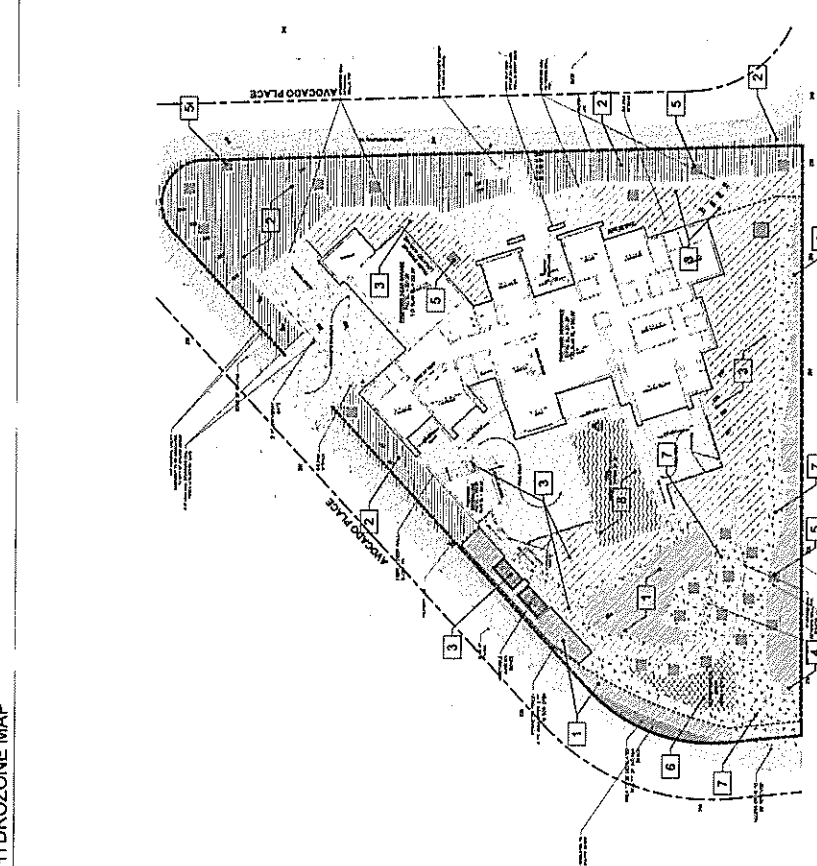
MARK RESIDENCE  
 986 AVOCADO PLACE  
 SOLANA BEACH, CA

LANDSCAPE PLANS FOR

**HYDROZONE KEY**

HYDROZONE	PLANTING	IRRIGATION	EFFICIENCY
1	SPRINKLER 1/2" x 1/2"	DEPT. 200MM	80%
2	SPRINKLER 1/2" x 1/2"	DEPT. 200MM	80%
3	SPRINKLER 1/2" x 1/2"	DEPT. 200MM	80%
4	SPRINKLER 1/2" x 1/2"	DEPT. 200MM	80%
5	SPRINKLER 1/2" x 1/2"	DEPT. 200MM	80%
6	SPRINKLER 1/2" x 1/2"	DEPT. 200MM	80%
7	SPRINKLER 1/2" x 1/2"	DEPT. 200MM	80%
8	SPRINKLER 1/2" x 1/2"	DEPT. 200MM	80%

**HYDROZONE MAP**



**TITLE SHEET**  
**IRRIGATION CALCULATIONS**

APR. 20-2018-02-00  
 AIA PROJECT NO: 165

ISSUE: DATE:  
 1 12/15/18  
 2 12/16/18  
 3 12/17/18  
 4 12/18/18  
 5 12/19/18  
 6 12/20/18  
 7 12/21/18  
 8 12/22/18  
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 10 12/24/18  
 11 12/25/18  
 12 12/26/18  
 13 12/27/18  
 14 12/28/18  
 15 12/29/18  
 16 12/30/18  
 17 12/31/18

INITIAL ESTABLISHMENT SCHEDULE IS APPROXIMATELY 20% LOWER

INITIAL IRRIGATION WATER AT RATE LOWER THAN THE RATE OF WATER RETENTION. CYCLE IRRIGATION AS NECESSARY TO AVOID RUN OFF FROM THE SLOPE. IRRIGATION WATER IS BASED UPON SOIL TEXTURE, GRAVEL CONTENT, PERCENTAGE OF ORGANIC MATTER, SALINITY AND BULK DENSITY.

MARK RESIDENCE  
 986 AVOCADO PLACE  
 SOLANA BEACH, CA

LANDSCAPE PLANS FOR

**AHLES**  
**LANDSCAPE**  
**ARCHITECTURE INC.**  
 P.O. Box 1501  
 Escondido, CA 92027  
 858.756.8963  
 2020@ahles.com



CA# 2338  
**LANDSCAPE ARCHITECT**  
**COMPLIANCE STATEMENT**  
 I AM FAMILIAR WITH THE  
 REGULATIONS FOR  
 LANDSCAPE ARCHITECTURE  
 PLANS GOVERNED BY THE  
 STATE LANDSCAPE ARCHITECTURE  
 BOARD AND I HAVE PREPARED THIS PLAN IN  
 COMPLIANCE WITH THESE  
 REGULATIONS. I CERTIFY THAT THIS PLAN  
 IS A TRUE AND CORRECT  
 REPRESENTATION OF THE  
 DESIGN AND CONSTRUCTION  
 INTENT OF THE PROJECT.  
 BY: **Charles Ahles**  
 DATE: MAY 2020

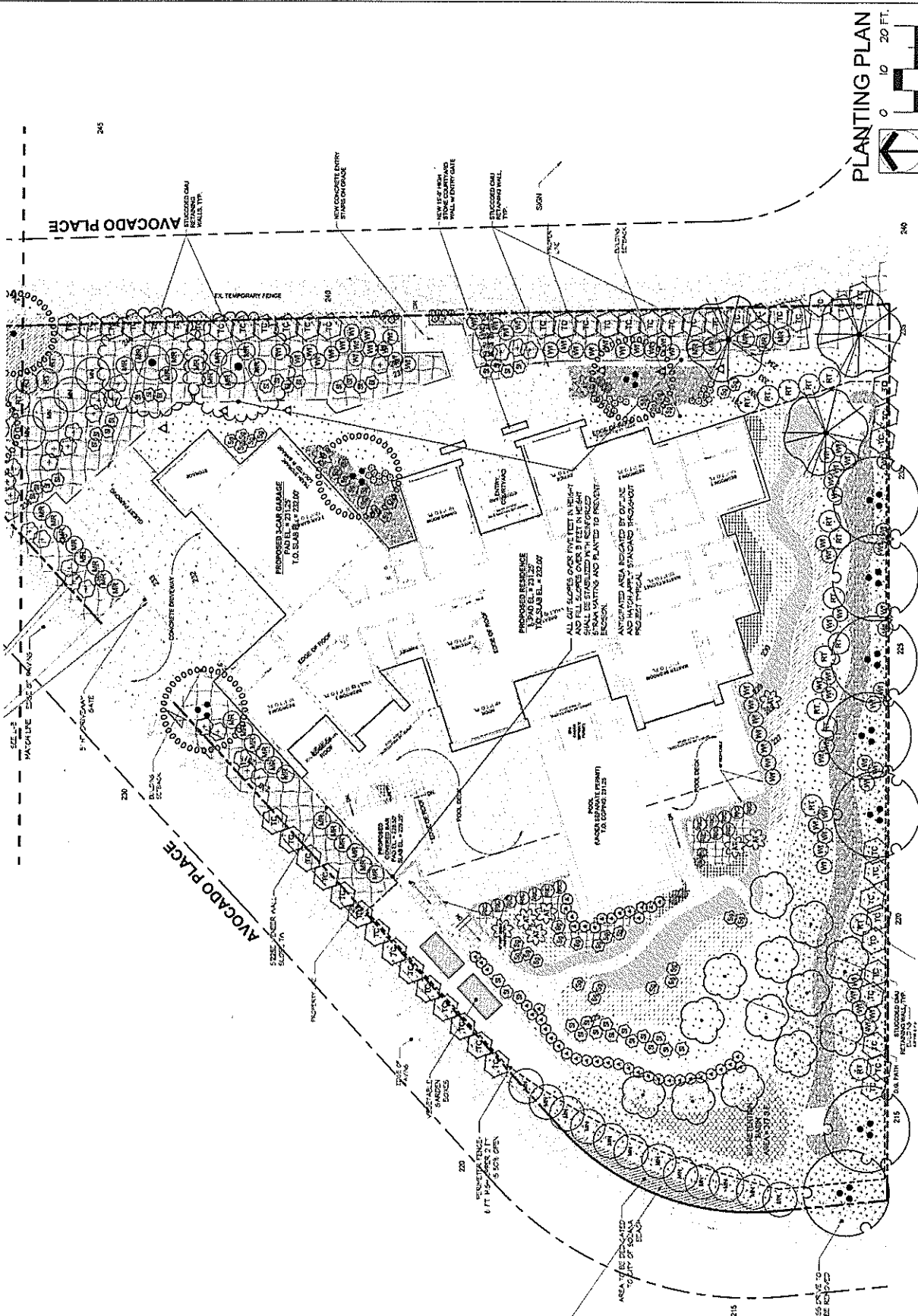
**LANDSCAPE**  
**PLANS**  
**FOR:**

**MARK**  
**RESIDENCE**  
 986 AVOCADO PLACE  
 SOLANA BEACH, CA

APN: 240-251-02-00  
 AIA PROJECT NO: 618

ISSUE:	DATE:
ISSUE NO.	DATE
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3	5/20/20
4	5/20/20
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47	5/20/20
48	5/20/20
49	5/20/20
50	5/20/20

SHEET:  
**L-2**  
 8



**PLANTING PLAN**  
 0 10 20 FT.  
**NORTH**  
**SCALE**





## **Katie Benson**

---

**From:** Jon Mark <jonimark13@gmail.com>  
**Sent:** Wednesday, December 05, 2018 12:08 PM  
**To:** Katie Benson  
**Subject:** 986 Avocado Place

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To the Mayor and City Council

Aviva and I are delighted to present our proposal for a new house in Solana Beach. For the past ten years we have spent our winters in the San Diego area, typically staying with my sister who managed to get out west before us.

Over time we have developed a network of friends, settled on our favorite restaurants, beaches, trails and farmers markets, and attended Cinema Society and other cultural events. We had been looking for a property to purchase for many years. Finding the lot at 986 Avocado Place was an unexpected surprise.

Developing the lot has been a labor of love. Both the city and neighborhood feedback have played a significant role in getting us to our current reduced and re-designed single level home. Through it all we have maintained a consistent design philosophy. We will build a contemporary style house which fits into the neighborhood and allows us to:

1. Age In Place, enjoying an
2. Indoor Outdoor Living style, while
3. Maximizing the number of ocean facing rooms.

We will completely rejuvenate the lot, dedicating disproportionate resources to landscaping. Our current plan contemplates a small citrus orchard on the lower of our two pads. We will conserve natural resources by recycling water and by using renewable energy.

**ATTACHMENT 3**

We will do our best to minimize the disruption that comes with any construction project. For example, we have agreed to coordinate our schedule with a nearby work-from-home neighbor, so we can limit, as much as possible, the noise.

You will hear from neighbors who want us to change various aspects of our plan again. Among our closest neighbors, at least as many support it without reservation as those who have concerns. Our perspective is that this plan, which has been dramatically revised and reduced from its original 2 story incarnation, represents an excellent compromise and accommodation to the neighbors, and will enhance the look and value of the neighborhood.

We look forward to discussing our proposed home in more depth with you.

Thank you

Jon & Aviva Mark

## Katie Benson

---

**From:** C. Blair Pruett <cbpruett@nsppartners.com>  
**Sent:** Monday, December 03, 2018 8:36 AM  
**To:** Katie Benson  
**Cc:** Jon Mark  
**Subject:** 986 Avocado Place - Mark

Katie-

My wife and I wanted to write a brief email of support for Jon and his wife in their pursuit to obtain approval of the proposed residence located at 986 Avocado Place at the Council hearing on December 12th. They've addressed many of the concerns of the highly organized neighborhood through multiple redesigns of their home.

To address one of the neighbors concerns of this proposal, we're happy to share in management of excess dirt generated on our site so it can be used in the development of their lot and home; minimizing the impact of trucks and traffic on Avocado Place.

We urge Staff and Council to recognize the length under which Jon and Aviva have gone with neighbors to get a home approved on their property.

Thank you in advance for your consideration.

Regards,

Blair & Kristen Pruett  
960 Avocado Place  
970 Avocado Place  
840 Avocado Place

Attachment #4



## Katie Benson

---

**From:** Orville T. Power <op@manainv.com>  
**Sent:** Sunday, December 02, 2018 8:52 AM  
**To:** Katie Benson  
**Cc:** Jonathan Mark  
**Subject:** 986 Avocado DRP - Mark Residence

Hi Katie – As you know, our home is located immediately to the south and adjacent to 986 Avocado Place. We wanted to share with you and City Council that we are in support of the proposed plan. The Marks have worked extensively with both of us (as the immediate neighbor) as well as the surrounding neighborhood for several years. After extensive planning efforts, the current proposal for a single-story home is considerate despite the challenges of developing on a triangular lot with street surrounding on multiple sides. We are very much appreciative of the new pedestrian path that will be built by the Marks, which will allow for a safe path of travel that is currently nonexistent.

As with most new development, it is extremely difficult, if not impossible to make everyone happy. It is our belief that the Marks (as property owners) have gone above and beyond and have a right to develop their home as planned. It complies with the City mandated zoning code and it does not completely block anyone's view.

Unfortunately, a few of the neighbors within the Feather Acres community have adopted their own "rules" based on their perspective of how they "feel" the neighborhood should develop. Factually, there is no HOA within the Feather Acres community and there is a very eclectic mix of homes. We bought in the neighborhood because we enjoy this variety and it is our opinion that each property owner has the right to develop with the architectural theme they choose.

A petition has been drafted and circulated unbeknownst to the Marks. This petition is not factual but is more so opinion-based. I would guess that some neighbors will sign without even viewing the plans. We would hope that you as City Council will take into consideration the many years of effort put forth by the Marks, and see through the NIMBYism (Not In My Backyard). Please vote based off the established law, not the opinions of a few.

Sincerely,  
The Power Family  
982 Avocado Place

## Katie Benson

---

**From:** Matt Weaver <mweaver@lee-associates.com>  
**Sent:** Thursday, November 29, 2018 2:38 PM  
**To:** Katie Benson  
**Cc:** rosebarton55@yahoo.com; Matt Weaver  
**Subject:** 986 avocado pl. - our neighbor

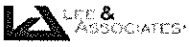
Katie,

My wife, Rose, and I wanted to express our support for Jon Mark's house located at 986 Avocado Pl with John Jensen as the architect. As you may know, that property is located directly to the north of our property located at 984 Avocado so it affects us as much, or more, than anybody. As a result, I have paid careful attention to everything Jon has done on the property since it will affect our every day lives in the future.

Jon has gone above and beyond to make the residents in the area happy. He has made huge changes and completely redesigned the house 3 times now. I think his current layout is great and I hope the staff and the City will support him and approve it. There are houses of all ages, shapes and sizes in the area and this is no different. As a result, we believe it fits with the area and the community character and we are excited to be his neighbor.

Thank you.

Matt Weaver | Principal  
Land  
Lee & Associates  
D: 760.448.2458  
C: 619.203.4967  
F: 760.493.4102  
1900 Wright Place, Suite 200  
Carlsbad, CA 92008  
[mweaver@lee-associates.com](mailto:mweaver@lee-associates.com)  
[www.leelandteam.com](http://www.leelandteam.com)



COMMERCIAL REAL ESTATE SERVICES

A member of the Lee & Associates Group of Companies

Company ID#01096996

Agent ID#01367183



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**Petition against the current proposed development  
at 986 Avocado Place,  
Solana Beach Case #17-17-14 DRP**

DEC 04 2018

I, the undersigned, do hereby state that my present place of residence is truly stated opposite my signature hereto, and that I do hereby petition that the project development at 986 Avocado Place be halted until the following conditions are addressed adequately to be consistent with the community character.

- 1) The NW side of the property extends to 10' of the existing property line, which would make it the closest structure on West Avocado with all other properties with at least 25' setback. We understand that this is taken as a side yard, but the reality is that it is road facing and would crowd the road and reduce the view of traffic on the curve of a narrow roadway (making it unsafe). We have found no other instances with such minimal setback from the roadway in our neighborhood.
- 2) Remove the retaining wall on the west side of the property that currently exceeds 8' height in parts and replace with a natural grade. The high retaining wall is out of character with the semi-rural nature of the neighborhood. We have found no similar street facing retaining walls in the neighborhood.
- 3) The home size proposed will cover 7231 square feet of the property all single story. The size of the property and percent of property covered are much higher than those in the existing neighborhood. We believe this is a mansionization project and out of character with the area. Reducing the total footprint of the proposed structure would also help alleviate many of the other issues, such as encroachment of the public roadway, need for unsightly retaining walls and also help reduce runoff.
- 4) The current proposal calls for 4' of decomposed granite "DG" around the property in the existing right of way, for use as walkway, we propose that on the west side where the road is under 20' that this 4' DG be replaced with cement curved brick retention "French Drain" similar to that which was required by the Feather Acres project. This can serve the purpose of 1) slow water/retention 2) a widened path and 3) a means for two vehicles to pass when in this narrow section.
- 5) Driveway cuts shall be no more than 18' to be consistent with cuts previously agreed for the adjacent Feather Acres project.
- 6) 1200 cubic yards of new fill is being proposed to be added to this property, primarily to raise and level sections of the property. This is actually about three times per unit area as brought in for the Feather Acres project and we feel very inappropriate. We would like the new fill to be limited to no more than 400 cubic yards.
- 7) Currently a great deal of water is flowing through this property on South edge of the property. We expect that the home will further channel water due to its high percentage of the property being covered vs retained. The drainage has also been exacerbated by the development and presents a problem for excess runoff to properties west and southwest of the project along West Avocado. We propose that additional on-site water retention be added to reduce the excess runoff that meets or exceeds current water retention of the property prior to

development. The current drainage channel has also caused a great deal of silt on the roadway and elsewhere during heavy storms. To rectify we propose the channel be reinforced with rip rap sufficient to stop such silk runoff and erosion.

Date	Signature	Residence
11-28-18	Nora H. Acosta	862 Avocado Pl. Del Mar
11-28-18	<del>Ana L. O.</del>	929 Avocado Pl.
11/28/2018	<del>[Signature]</del>	859 Avocado Pl. Del Mar
11-28-18	<del>[Signature]</del>	920 AVOCADO PL. Del Mar
11/28/18	Michael Carter	14825 Vista del Arroyo Saddle
11/28/18	Tunde Zillfers	737 Avocado Pl. Del Mar
11/28/18	Jermann Pinyan	" " "
11-28-18	Zenny P. Wu	862 Avocado Pl Del Mar
12-1-18	<del>[Signature]</del>	955 Jeff Pery Rd. Del Mar
12-1-18	<del>[Signature]</del>	873 Avocado Place Del Mar
12-1-18	W. H. [Signature]	1108 Highland Dr., Del Mar
12-1-18	N. [Signature]	1108 Highland Dr. Del Mar
12-1-18	Marie Volla	822 America Way Del Mar
12-1-18	Chuck WERNSMAN	862 Avocado Pl Del Mar
12-1-18	Danica Turner	980 Avocado Place Del Mar

12/1/18	<del>[Signature]</del>	2925 Avocado Pl Del Mar
12-1/18	Rosette Crispin	2925 Avocado Pl. Del Mar
12/1/18	<del>[Signature]</del>	710 Ramona Pl. Del Mar
12/1/18	<del>[Signature]</del>	636 San Marino Dr.
12/1/18	<del>[Signature]</del>	636 San Marino Dr.
12/1/18	<del>[Signature]</del>	995 AVOCADO PLACE
12/1/18	<del>[Signature]</del>	905 AVOCADO
12/1/18	<del>[Signature]</del>	"
12/1/18	<del>[Signature]</del>	873 Avocado Pl. Del Mar

development. The current drainage channel has also caused a great deal of silt on the roadway and elsewhere during heavy storms. To rectify we propose the channel be reinforced with rip rap sufficient to stop such silt runoff and erosion.

Date	Signature	Residence
12-1-18	Diane Goldberg	956 Avocado Place
12-1-18	[Signature]	956 Avocado Place
12/1/18	[Signature]	2940 Avocado Pt.
12-1-18	[Signature]	2940 Avocado Pt.
12/1/18	Donald Suna	934 Avocado Pl.
12 01 18	[Signature]	934 Avocado Pl.
12/01/18	Mark Dibel	934 Avocado Pl.
12/02/18	[Signature]	<del>9201</del> 2945 Avocado Point
12/02/18	Michelle Ferguson	2945 Avocado Point
12/02/18	[Signature]	933 Avocado Pl.
12/02/18	Arji Sreenivasan	933 Avocado Pl.
12/02/18	[Signature]	941 Avocado Pl.
12/02/18	Pudha Shen	930 Avocado Place
12/3/18	[Signature]	715 Avocado Pl.
12/3/18	[Signature]	715 Avocado Pl.

12/3/18	Samuel Goldstein	723 Avocado Place
12/3/18	[Signature]	723 Avocado Pl.
12/3/18	Justin Chan	859 Avocado Pl. D.M.
12/3/18	[Signature]	839 Avocado Place
12/3/18	Jeannette M. Di	839 Avocado Place









TRANSACTION REPORT

DEC/03/2018/MON 12:06 PM

FAX (TX)

#	DATE	START T.	RECEIVER	COM. TIME	PAGE	TYPE/NOTE	FILE
001	DEC/03	12:02PM	8587926513			MEMORY BUSY	7313

THE FOLLOWING DATA COULD NOT BE SENT.  
PLEASE GIVE THIS TRANSACTION REPORT TO SENDER.

 Levine Family

767 Avocado Place, Del Mar, Ca 92014. 619-994-5499

December 3, 2018

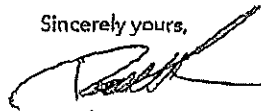
City of Solana Beach City Council  
635 South Highway 101  
Solana Beach, Ca

Dear Council Members,

We live directly west of the proposed project (17-17-14 DPR) by Jon and Aviva Mark at 986 Avocado Place. I have met with both of them and have had time to review their plans and walk the sight together. I believe it will be a wonderful addition to our neighborhood. I am in full support of their plans including the additional fill they will require to ease the grade between the east and west sections of their lot.

Please don't hesitate to contact me if there are any questions or concerns I can assist with.

Sincerely yours,



David H Levine MD

December 5, 2018

Katie Benson  
City of Solana beach

Katie,

I am the owner of 744 Avocado Place, due east of 986 Avocado Place. Our house will therefore be among the most affected by the new project. I have reviewed the plans for the proposed contemporary house on the undeveloped lot and I support the project.

The visual impact of the proposed structure on the surrounding area is minimal. Most of the frontage runs north-south on a pad that lies about 10 feet below street level. The north side setback is close to street level, but it features a very small frontage. The Mark's are planning extensive landscaping and the new walking paths around the perimeter will be a boon for the community.

The neighborhood has a diverse set of housing styles and sizes, which makes it interesting and attractive. It is also clearly evolving. The Mark's house adds to that diversity since the adjacent contemporaries each have two floors, while theirs features a single level. If, as I expect, the project complies with all the relevant codes and regulations I am happy to endorse it.

Thank you,

A handwritten signature in black ink, appearing to read 'Jeff Wagner', with a stylized flourish extending to the right.

Jeff Wagner  
619-993-2160

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# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 12, 2018  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing: Request for a DRP and SDP to a Construct a Replacement, Single-Family Residence and Perform Associated Site Improvements at 362 N. Sierra Avenue. (Case # 17-18-12 Applicant: Michael Drapkin; APN: 263-303-28; Resolution No. 2018-154)**

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## **BACKGROUND:**

The Applicant, Michael Drapkin, is requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish an existing single-family residence and construct a replacement two-story, single-family residence with an attached garage and subterranean basement and perform associated site improvements. The 4,002 square-foot lot is located at 362 N. Sierra Avenue and within the Medium Residential (MR) Zone and Scaled Residential Overlay Zone (SROZ).

The project proposes grading in the amounts of 470 cubic yards of excavation and export for the proposed basement and footings. An additional 20 cubic yards of cut, 55 cubic yards of fill, 35 cubic yards of import, and 90 cubic yards of removal and recompaction is proposed for the project. The maximum building height is proposed at 24.96 feet above the existing grade with the highest story pole measured to 79.42 feet above mean sea level (MSL). The project meets three thresholds for the requirement of a DRP, including: 1) an aggregate grading quantity in excess of 100 cubic yards; 2) construction in excess of 60 percent of the allowable floor area; and 3) construction of a second story that exceeds 40% of the floor area of the first floor. The project requires a SDP because the proposed development exceeds 16 feet in height above the existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2018-154 (Attachment 1).

## **DISCUSSION:**

The subject property is located on the east side of N. Sierra Avenue, between W. Cliff

CITY COUNCIL ACTION:

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Street to the north and Estrella Street to the south. The 4,002 square-foot lot is rectangular in shape, with front and rear property line widths of 50 feet and a depth of 80 feet. The lot abuts residential properties to the north, east and south, and additional residential properties across N. Sierra Avenue to the west. The topography of the subject site is predominately flat; however, the lot slopes downward from N. Sierra Avenue in the easterly direction approximately two feet to create a relatively flat building pad. The lot is currently developed with a one-story, single-family residence and detached garage, which would both be demolished as part of this project. The Applicant proposes to construct a 1,974 square-foot, replacement, two-story, single-family residence with an attached 427 square-foot garage and a 1,101 square-foot subterranean basement level. The project would also include associated site improvements including cut and fill grading, a spa, pool, fencing, hardscaping, and landscaping. The project plans are provided in Attachment 2.

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

<b>Table 1</b>			
<b>LOT INFORMATION</b>			
<b>Property Address:</b>	362 N. Sierra Ave	<b>Zoning Designation:</b>	MR (5-7 du/ac)
<b>Lot Size (Net):</b>	4,002 ft <sup>2</sup>	<b># of Units Allowed:</b>	1 Dwelling Unit, 1 ADU
<b>Max. Allowable Floor Area:</b>	2,001 ft <sup>2</sup>	<b># of Units Requested:</b>	1 Dwelling Unit
<b>Proposed Floor Area:</b>	2,001 ft <sup>2</sup>	<b>Setbacks:</b>	<b>Required</b> <b>Proposed</b>
<b>Below Max. Floor Area by:</b>	0 ft <sup>2</sup>	Front (W)	20 ft.      20 ft.
<b>Max. Allowable Height:</b>	25 ft.	Interior Side (N)	5 ft.      6.1 ft.
<b>Max. Proposed Height:</b>	24.96 ft.	Interior Side (S)	5 ft.      5.6 ft.
<b>Highest Point/Ridge:</b>	79.42 MSL	Rear (E)	15 ft.      25 ft.
<b>Overlay Zone(s):</b>	SROZ		
<b>PROPOSED PROJECT INFORMATION</b>			
<b>Floor Area Breakdown:</b>		<b>Required Permits:</b>	
Basement:	1,101 ft <sup>2</sup>	<b>DRP:</b> A DRP is required for a structure that exceeds 60% of the maximum allowable floor area, a second story that exceeds 40% of the first floor, and for grading in excess of 100 cubic yards (aggregate)	
First Floor:	922 ft <sup>2</sup>		
Second Floor:	1,052 ft <sup>2</sup>	<b>SDP:</b> A SDP is required for a new structure that exceeds 16 feet in height from the existing grade.	
Garage:	427 ft <sup>2</sup>		
Subtotal:	3,502 ft <sup>2</sup>		
Off-Street Parking Exemption	- 400 ft <sup>2</sup>		
Basement Exemption:	- 1,101ft <sup>2</sup>		
<b>Total Floor Area:</b>	<b>2,001 ft<sup>2</sup></b>		
<b>Proposed Grading:</b>	470 yd <sup>3</sup> of excavation for basement and footings 90 yd <sup>3</sup> of removal and recompaction for slabs 55 yd <sup>3</sup> of fill 35 yd <sup>3</sup> of import		
<b>Proposed Parking:</b>	Attached 2-Car Garage	<b>Existing Development:</b>	
<b>Proposed Fences and Walls:</b>	Yes	One-Story, Single-Family Residence and detached accessory structure	
<b>Proposed Accessory Dwelling Unit:</b>	No		
<b>Proposed Accessory Structure:</b>	No		

Staff has prepared draft findings for approval of the project in the attached Resolution 2018-154 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2018-154.

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

A DRP is required for the following reasons: 1) an aggregate grading quantity in excess of 100 cubic yards; 2) construction in excess of 60 percent of the allowable floor area; and 3) construction of a second story that exceeds 40% of the floor area of the first floor. The total floor area proposed is 2,001 square feet, which is 100 percent of the maximum allowable floor area for the subject lot. The total floor area of the second floor would be 1,052 square feet and the first floor would be 922 square feet. The second floor would be 114.2 percent of the size of the first floor. There would be a total of 470 cubic yards of excavation and export for the proposed basement and footings, 20 cubic yards of cut, 55 cubic yards of fill, 35 cubic yards of import, and 90 cubic yards of removal and recompaction is proposed for the project.

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 2018-154 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 MR Zone. The surrounding neighborhood consists of a mix of properties that are one- and two-story, single-family residences. The project site is currently developed with a one-story, single-family residence.

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

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated, and could be found to be in conformance with, the regulations of the SROZ, which are discussed further in this report. 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 Applicant proposes to demolish the existing residence and construct a new two-story, single-family residence with an attached two-car garage and subterranean basement level and perform associated improvements including grading, hardscaping, landscaping, and construction of a spa, pool, fences and walls.

The topography of the lot would slope downward from N. Sierra Avenue, in the easterly direction approximately 2 feet to the proposed structure. Driveway access would be taken from N. Sierra Avenue along the northern portion of the property to the proposed garage. A pedestrian walkway is proposed along the south side of the driveway.

The 922 square-foot first floor of the residence would consist of a kitchen, dining area, living room and bathroom. The 427 square-foot attached garage would provide two tandem parking spaces that would be accessed by the first level. Tandem parking is allowed on residential lots pursuant to Section 1(l) of the Off-Street Parking Design Manual. The 1,052 square-foot second story would include two bedrooms, two bathrooms, laundry, master suite, and uncovered balcony. The 1,101 square-foot subterranean basement would have access by an interior staircase from the first level and would include a media room, study, laundry room, bedroom, and bathroom.

According to the SROZ, the proposed subterranean basement is considered "Basement-No Exposed Sides" in which the basement living area can be exempt from the calculation of floor area if there are no exposed sides. 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. Currently, the plans show a basement with no exposure; therefore, the proposed basement living area of 1,101 square feet would be exempt from the calculation of floor area.

The MR Zone requires 25-foot front and rear yard setbacks and 5-foot interior side yard setbacks. However, when a lot has a depth of less than 90 feet the minimum required front yard shall be reduced to 20 feet and the minimum required rear yard shall be 15 feet. The subject property has a lot depth of 80 feet, therefore the front and rear yard setbacks are reduced to 20 and 15 feet, respectively. The proposed residence is setback 20 feet from the front property line, 6.1 feet from the north side property line, 5.6 feet from the south side property line, and 25 feet from the rear property line. As designed, the proposed project will comply with the reduced setbacks.

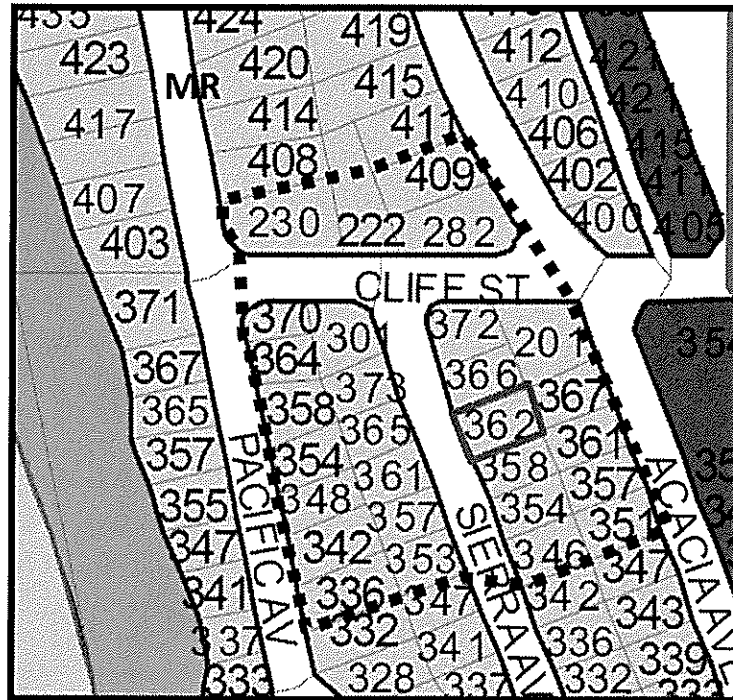
The SBMC parking regulations require two off-street parking spaces per single family residence. The Code indicates that when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The site is required to provide two parking spaces; therefore, the project is afforded a 400 square-foot exemption, and the total proposed floor area would be 2,001 square feet, which is the maximum allowable floor area for the 4,002 square-foot lot pursuant to the SROZ. The maximum floor area calculation for this project is as follows:

<u>0.500 for first 6,000 ft<sup>2</sup></u>	<u>2,001 ft<sup>2</sup></u>
Total Allowable Floor Area:	2,001 ft <sup>2</sup>

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

Neighborhood Comparison:

Staff compared the proposed project to 27 other properties within the surrounding area. This area includes properties along W. Cliff Street, N. Sierra Avenue, Pacific Avenue, and N. Acacia Avenue as shown on the following map:



The properties evaluated in this comparison are located in the MR Zone. The existing homes range in size from 780 square feet to 4,000 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered patio area, or accessory building area in the total square footage. However, the County Assessor does include finished basements, which the City does not. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garage but maintaining the basement square footage as follows:

Project Gross Building Area:	3,502 ft <sup>2</sup>
Delete Attached Garage:	- 427 ft <sup>2</sup>
<hr/> Project Area for Comparison to Assessor's Data:	<hr/> 3,075 ft <sup>2</sup>

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



<b>Table 2</b>						
#	Property Address	Lot Size in ft <sup>2</sup> (GIS)	Existing ft <sup>2</sup> Onsite (Assessor's)	Proposed / Recently Approved ft <sup>2</sup>	Max. Allowable ft <sup>2</sup>	Zone
1	201 W CLIFF ST	6,700	3,000		3,123	MR
2	202 W CLIFF ST	7,100	2,619		3,193	MR
3	222 W CLIFF ST	6,900	3,242		3,158	MR
4	230 W CLIFF ST	7,800	2,061		3,315	MR
5	301 W CLIFF ST	5,711	923	4,003*	2,856	MR
6	353 N SIERRA AVE	4,000	1,481		2,000	MR
7	346 N SIERRA AVE	4,000	1,918		2,000	MR
8	354 N SIERRA AVE	4,000	1,002		2,000	MR
9	358 N SIERRA AVE	4,000	1,188		2,000	MR
10	357 N SIERRA AVE	4,000	874		2,000	MR
11	361 N SIERRA AVE	4,000	874		2,000	MR
<b>12</b>	<b>362 N SIERRA AVE</b>	<b>4,000</b>	<b>1,300</b>	<b>3,075*</b>	<b>2,000</b>	<b>MR</b>
13	365 N SIERRA AVE	4,000	780		2,000	MR
14	366 N SIERRA AVE	4,000	875		2,000	MR
15	372 N SIERRA AVE	4,800	956		2,400	MR
16	373 N SIERRA AVE	4,000	1,034		2,000	MR
17	336 PACIFIC AVE	5,600	Not Available		2,800	MR
18	342 PACIFIC AVE	5,500	1,171		2,750	MR
19	348 PACIFIC AVE	4,100	2,501		2,050	MR
20	354 PACIFIC AVE	3,900	1,045		1,950	MR
21	358 PACIFIC AVE	4,100	1,842		2,050	MR
22	364 PACIFIC AVE	3,500	1,879		1,750	MR
23	370 PACIFIC AVE	3,000	1,651		1,500	MR
24	403 PACIFIC AVE	7,200	2,849		3,210	MR
25	351 N ACACIA AVE	4,000	1,716		2,000	MR
26	357 N ACACIA AVE	4,000	851		2,000	MR
27	361 N ACACIA AVE	4,000	1,664		2,000	MR
28	409 N ACACIA AVE	6,100	1,424		3,018	MR

\* This square footage includes the basement square footage, which the Assessor includes in the square footage calculation, but the City does not.

#### Fences, Walls and Retaining Walls:

Within the front yard setback area, SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional two feet of fence that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are

allowed to be up to six feet in height with an additional 2 feet that is 50% open to light and air.

The Applicant proposes to construct new 40-inch garden walls within the front yard, a 5.5-foot fence along the northern and southern property lines, and an 8-foot high fence along the rear property line to surround the property. The fences and walls onsite have been measured from the existing grade.

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 Applicant is proposing to construct an attached, two-car garage and storage area accessed by a driveway along the northern portion of the property. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two tandem parking spaces, which is permitted pursuant to OSPDM Section 1(l). Two spaces are required, therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

#### Grading:

The project proposes grading in the amounts of 470 cubic yards of excavation and export for the proposed basement and footings. An additional 55 cubic yards of fill, 35 cubic yards of import, and 90 cubic yards of removal and recompaction is proposed in order to construct the proposed residence and perform the proposed site improvements.

#### Lighting:

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

#### Usable Open Space:

The project consists of the construction of a replacement two-story, single-family residence with an attached garage and subterranean basement; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

#### Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on September 11, 2018 showing a maximum building height of 24.96 feet above the existing grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by November 14, 2018. No applications for View Assessment were received. 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 certification prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.96 feet above the existing grade or 79.42 feet above 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 November 29, 2018. As of the date of preparation of this Staff Report, Staff has not received any formal correspondence from neighbors or interested parties in support of, or in opposition to, the proposed project.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan.

**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 2018-154.
- 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.

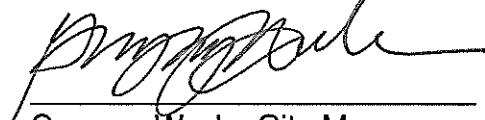
**DEPARTMENT RECOMMENDATION:**

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 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 2018-154 conditionally approving a DRP and an SDP to construct a replacement two-story, single-family residence with an attached garage and subterranean basement level, and perform associated site improvements 362 N. Sierra Avenue, Solana Beach.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachments:

1. Resolution 2018-154
2. Project Plans

**RESOLUTION NO. 2018-154**

**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 CONSTRUCTION OF A REPLACEMENT, TWO-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE AND SUBTERRANEAN BASEMENT LEVEL AT 362 N. SIERRA AVENUE, SOLANA BEACH**

**APPLICANT: Michael Drapkin**  
**CASE NO.: 17-18-12 DRP/SDP**

**WHEREAS**, Michael Drapkin (hereinafter referred to as "Applicant"), has 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 December 12, 2018, the City Council received and considered evidence concerning the proposed application; and

**WHEREAS**, the City Council 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 a SDP to construct a replacement two-story single family residence with an attached garage and subterranean basement level, and perform associated site improvements at 362 N. Sierra Avenue, 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 Medium Density Residential, which allows for single- and multi-family residential development with a maximum density range of five to seven dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

The project is consistent with the provisions for minimum yard dimensions (i.e., setbacks) and the maximum allowable Floor Area Ratio (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 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 subject site is located within the Medium Residential (MR) Zone. The surrounding neighborhood consists of a mix of one- and two-story, single-family residences.

The project, as designed, is consistent with permitted uses for the MR Zone. The property is designated Medium Density Residential in the General Plan and intended for single- and multi-family residential development within a density range of five to seven units per acre. 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 located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated, and is in conformance with, the regulations of the SROZ, which are discussed further in this report. As a condition of project approval, the Applicant is 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 Applicant proposes to demolish the existing residence and construct a new two-story, single-family residence with an attached two-car garage and subterranean basement level and perform associated improvements including grading, hardscaping, landscaping, and construction of a spa, fences and walls.

The topography of the lot would slope downward from N. Sierra Avenue, in the easterly direction approximately 2 feet to the proposed structure. Driveway access would be taken from N. Sierra Avenue along the northern portion of the property to the proposed garage. A pedestrian walkway is proposed along the south side of the driveway.

The Applicant is proposing a 427 square foot attached garage on the first level of the residence that would provide two tandem parking spaces. Tandem parking is allowed on residential lots pursuant to Section 1(l) of the Off-Street Parking Design Manual. The 922 square foot first floor of the residence would consist of a kitchen, dining area, living room and bathroom. The 1,052 square foot second story would include two bedrooms, two bathrooms, laundry, master suite, and uncovered balcony. The 1,101 square foot subterranean basement would have access by an interior staircase from the first level and would include a media room, study, laundry room, bedroom, and bathroom.



According to the SROZ, the proposed subterranean basement is considered "Basement- No Exposed Sides" in which the basement living area can be exempt from the calculation of floor area if there are no exposed sides. 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. Currently, the plans show a basement with no exposure; therefore, the proposed basement living area of 1,101 square feet would be exempt from the calculation of floor area.

The MR Zone requires 25-foot front and rear yard setbacks and 5-foot interior side yard setbacks. However, when a lot has a depth of less than 90 feet the minimum required front yard shall be reduced to 20 feet and the minimum required rear yard shall be 15 feet. The subject property has a lot depth of 80 feet, therefore the front and rear yard setbacks are reduced to 20 and 15 feet, respectively. The proposed residence is setback 20 feet from the front property line, 6.1 feet from the north side property line, 5.6 feet from the south side property line, and 25 feet from the rear property line. As designed, the proposed project will comply with the reduced setbacks.

The SBMC parking regulations require two off-street parking spaces per single family residence. The Code indicates that when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The site is required to provide two parking spaces; therefore, the project is afforded a 400 square-foot exemption, and the total proposed floor area would be 2,001 square feet, which is the maximum allowable floor area for the 4,002 square-foot lot pursuant to the SROZ. The maximum floor area calculation for this project is as follows:

$$\begin{array}{r} 0.500 \text{ for first } 6,000 \text{ ft}^2 \\ \hline \text{Total Allowable Floor Area:} \end{array} \quad \begin{array}{r} 2,001 \text{ ft}^2 \\ \hline 2,001 \text{ ft}^2 \end{array}$$

The proposed project, as designed, meets the minimum required setbacks and is at 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. 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 is 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 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 Applicant is proposing to construct an attached, two-car garage and storage area accessed by a driveway along the northern portion of the property. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two tandem parking spaces, which is permitted pursuant to OSPDM Section 1(I). 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 proposes grading in the amounts of 470 cubic yards of excavation and export for the proposed basement and footings. An additional 55 cubic yards of fill, 35 cubic yards of import, and 90 cubic yards of removal and recompaction is proposed in order to construct the proposed residence and perform the proposed site improvements. wall along the eastern edge of the driveway, and patio areas in the front and rear yards.

- 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).*

All new exterior lighting fixtures shall 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 single-family residence with a detached 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.

- 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 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 Applicant shall 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 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 September 11, 2018, which showed a maximum building height of 24.96 feet above existing grade and the tallest story poles certified at 79.42 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 November 14, 2018. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved concurrently with the DRP.

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 24.96 feet above the existing grade or 79.42 feet above 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 Applicant shall provide for and adhere to the following conditions:

- A. Community Development Department Conditions:
- I. The Applicant shall pay required Public Facilities Fees, as established by SBMC Section 17.72.020 and Resolution 1987-36.
  - II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on December 12, 2018, and located in the project file with a submittal date of December 3, 2018.
  - III. Prior to requesting a framing inspection, the Applicant shall be required to submit a height certification, signed by a licensed land surveyor,

certifying that the building envelope (which is represented by the story poles) is in conformance with the plans as approved by the City Council on December 12, 2018 and the certified story pole plot plan, and will not exceed 24.96 feet in height from the proposed grade or 79.42 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 Applicant 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. 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.
- VII. The Applicant 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 December 12, 2018. In addition, the City's third-party landscape architect will perform a final inspection to verify substantial conformance onsite prior to final occupancy.
- VIII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
- IX. 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.
- X. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on N. Sierra Avenue and minimize impact to the surrounding neighbors.
- XI. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.

B. Fire Department Conditions:

- I. GATES: All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are

prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per Solana Beach Fire Department standards.

- 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 inches high with a ½ inch stroke width for residential buildings, 8 inches high with a ½ inch stroke for commercial and multi-family residential buildings, and 12 inches high with a 1 inch 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 SPRINKLERS SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic 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. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.
- V. BASEMENT: All basements shall be designed 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.

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:

- I. Obtain an Encroachment Permit in accordance with Chapter 11.20 of the SBMC, prior to the construction of any improvements within the public right-of-way including the following as shown on the Preliminary Grading Plan prepared by Pasco, Laret, Suiter, and Associates dated 6/12/18:

- a. Demolition of existing curb, gutter and sidewalk where G-14A is proposed.
- b. Construction of G-14A Driveway Approach.
- c. Removal of driveway approach on south end of frontage.
- d. Construction of under sidewalk drain.
- e. Construction of curb, gutter and sidewalk in place of pre-existing driveway.
- f. The existing ¾" water service shown on the preliminary grading plan to be abandoned, shall be remove entirely from the right-of-way, and the new 1" water service installed in its place within the same trench.

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. An Encroachment Maintenance Removal Agreement (EMRA) shall be required for the under sidewalk drain in the public right-of-way.
- 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 Applicant has obtained an Encroachment Permit in accordance with Chapter 11.20 of the SBMC which allows otherwise.

Grading:

- V. Prior to issuance of a Building Permit, the Applicant shall obtain a Grading Permit. 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 certification letter prepared by a Registered Civil Engineer. This letter shall certify that the rate of runoff for the proposed development is the same or less than that of the

existing condition.

- d. 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.
- e. The Applicant is responsible to protect the adjacent properties during construction. If any grading or other types of construction are anticipated beyond the property lines, the Applicant 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.
- f. 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.
- g. Obtain and submit grading security in a form prescribed by the City Engineer.
- h. Obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- i. Submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.



- k. Show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- l. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. No increased cross lot drainage shall be allowed.
- n. The Applicant shall record a document holding the City of Solana Beach harmless in case of a sanitary sewer backup due to a blockage in the public sewer main, A backflow prevention device shall be installed on private property.

#### 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 for the project shall expire 24 months from the date of this Resolution, unless the Applicant has 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 Applicant 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 Applicant 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 Applicant 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 Applicant 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 Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

NOTICE TO APPLICANT: 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 12<sup>th</sup> day of December, 2018, 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 -- 362 NORTH SIERRA AVE.

SHEET 1 OF 2 SHEETS  
PLSA JOB # 2855

**ENGINEER'S STATEMENT**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT OF CALIFORNIA.

*(Signature)*  
PAUL E. COQUEL, PLS # 2018

DATE: 05/01/2018

DATE

**ENGINEER'S STATEMENT**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT OF CALIFORNIA.

*(Signature)*  
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DATE: 05/01/2018

DATE



**SHEET INDEX**  
SHEET 1 OF 2 - TOPOGRAPHIC SURVEY CALCULATIONS OF RECORD  
SHEET 2 OF 2 - TOPOGRAPHIC SURVEY CALCULATIONS OF RECORD

**REFERENCES**  
R1 - RECORDS DATA PER PER 1183  
R2 - RECORDS DATA PER PER 1184  
R3 - RECORDS DATA PER MAP 0119

**PROJECT INFORMATION**  
CLIENT: MICHAEL DRUPEN  
ADDRESS: 362 NORTH SIERRA AVE., SOLANA BEACH, CA 92083

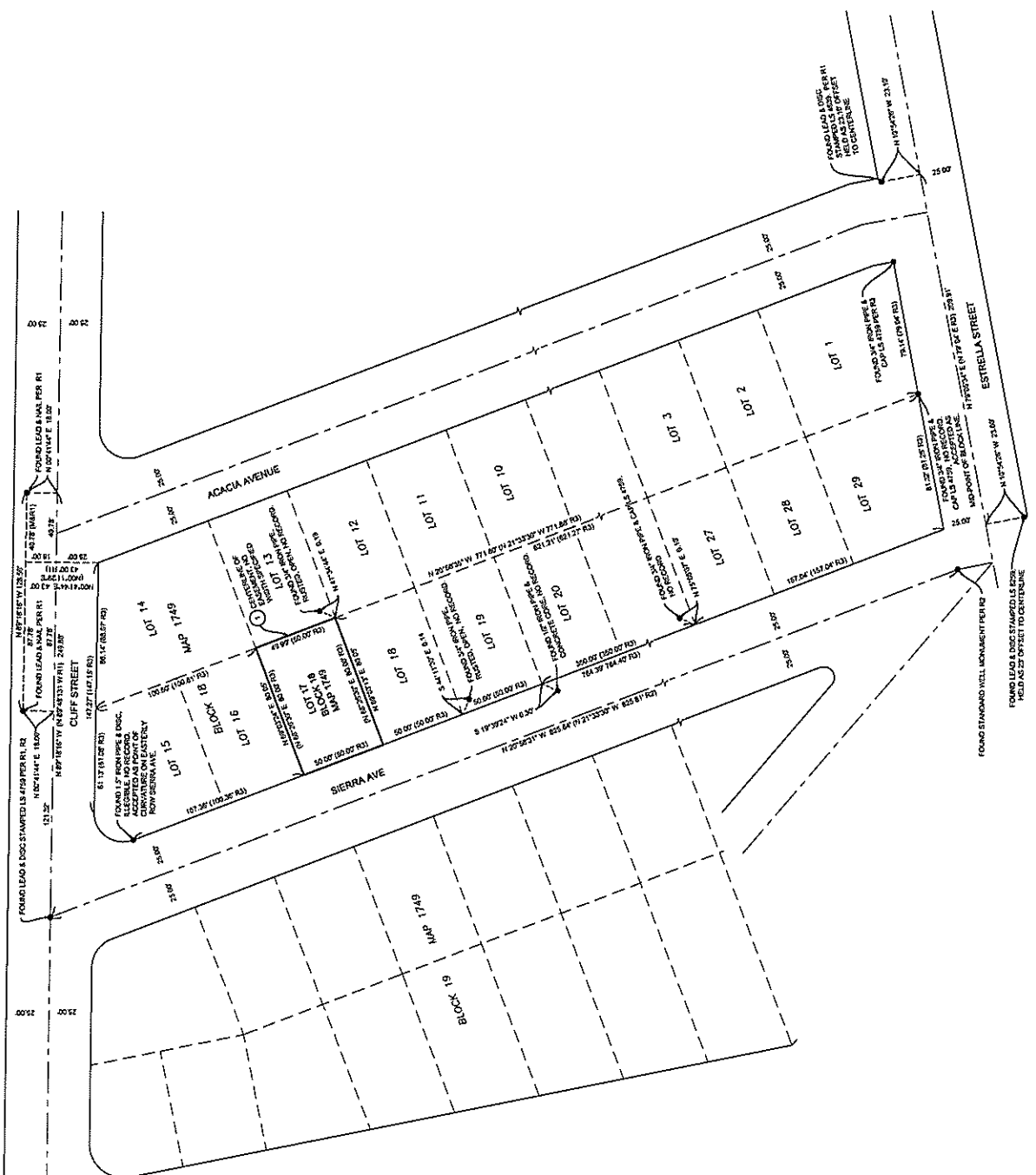
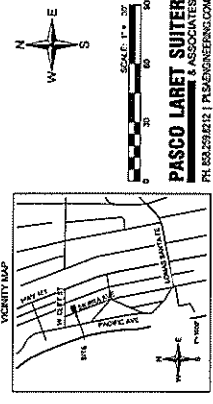
**ASSURANCES, LEGAL DESCRIPTION**  
LOT 11 BEING 1/8 OF BLOCK 19 OF SOLANA BEACH, CITY OF SOLANA BEACH, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDS TO MAP THIS OFF. NO. 1794, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 8, 1923.

**SURVEY NOTES**

1. THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCELS SHOWN HEREON ARE BASED ON THE SURVEY DATA PROVIDED TO ME BY THE CLIENT AND THE FIELD MEASUREMENTS TAKEN BY ME AND MY ASSISTANTS. THE DIMENSIONS AND BOUNDARIES OF THE PARCELS SHOWN HEREON ARE BASED ON THE SURVEY DATA PROVIDED TO ME BY THE CLIENT AND THE FIELD MEASUREMENTS TAKEN BY ME AND MY ASSISTANTS. THE DIMENSIONS AND BOUNDARIES OF THE PARCELS SHOWN HEREON ARE BASED ON THE SURVEY DATA PROVIDED TO ME BY THE CLIENT AND THE FIELD MEASUREMENTS TAKEN BY ME AND MY ASSISTANTS.
2. THE DIMENSIONS AND BOUNDARIES OF THE PARCELS SHOWN HEREON ARE BASED ON THE SURVEY DATA PROVIDED TO ME BY THE CLIENT AND THE FIELD MEASUREMENTS TAKEN BY ME AND MY ASSISTANTS. THE DIMENSIONS AND BOUNDARIES OF THE PARCELS SHOWN HEREON ARE BASED ON THE SURVEY DATA PROVIDED TO ME BY THE CLIENT AND THE FIELD MEASUREMENTS TAKEN BY ME AND MY ASSISTANTS.
3. THE DIMENSIONS AND BOUNDARIES OF THE PARCELS SHOWN HEREON ARE BASED ON THE SURVEY DATA PROVIDED TO ME BY THE CLIENT AND THE FIELD MEASUREMENTS TAKEN BY ME AND MY ASSISTANTS. THE DIMENSIONS AND BOUNDARIES OF THE PARCELS SHOWN HEREON ARE BASED ON THE SURVEY DATA PROVIDED TO ME BY THE CLIENT AND THE FIELD MEASUREMENTS TAKEN BY ME AND MY ASSISTANTS.
4. THE DIMENSIONS AND BOUNDARIES OF THE PARCELS SHOWN HEREON ARE BASED ON THE SURVEY DATA PROVIDED TO ME BY THE CLIENT AND THE FIELD MEASUREMENTS TAKEN BY ME AND MY ASSISTANTS. THE DIMENSIONS AND BOUNDARIES OF THE PARCELS SHOWN HEREON ARE BASED ON THE SURVEY DATA PROVIDED TO ME BY THE CLIENT AND THE FIELD MEASUREMENTS TAKEN BY ME AND MY ASSISTANTS.

- EASEMENTS FOR UTILITY REPORT:**  
EASEMENT FOR PUBLIC UTILITIES TO SAN DIEGO GAS AND ELECTRIC COMPANY RECORDED OCTOBER 22, 1944, BOOK 1376, PAGE 89. NO WIDTH SPECIFIED IN SAID DOCUMENT.  
EASEMENT FOR UTILITIES TO ELAM FLETCHER RECORDED JUNE 11, 1984. NO LOCATION SPECIFIED, NOT PLOTTED HEREON.

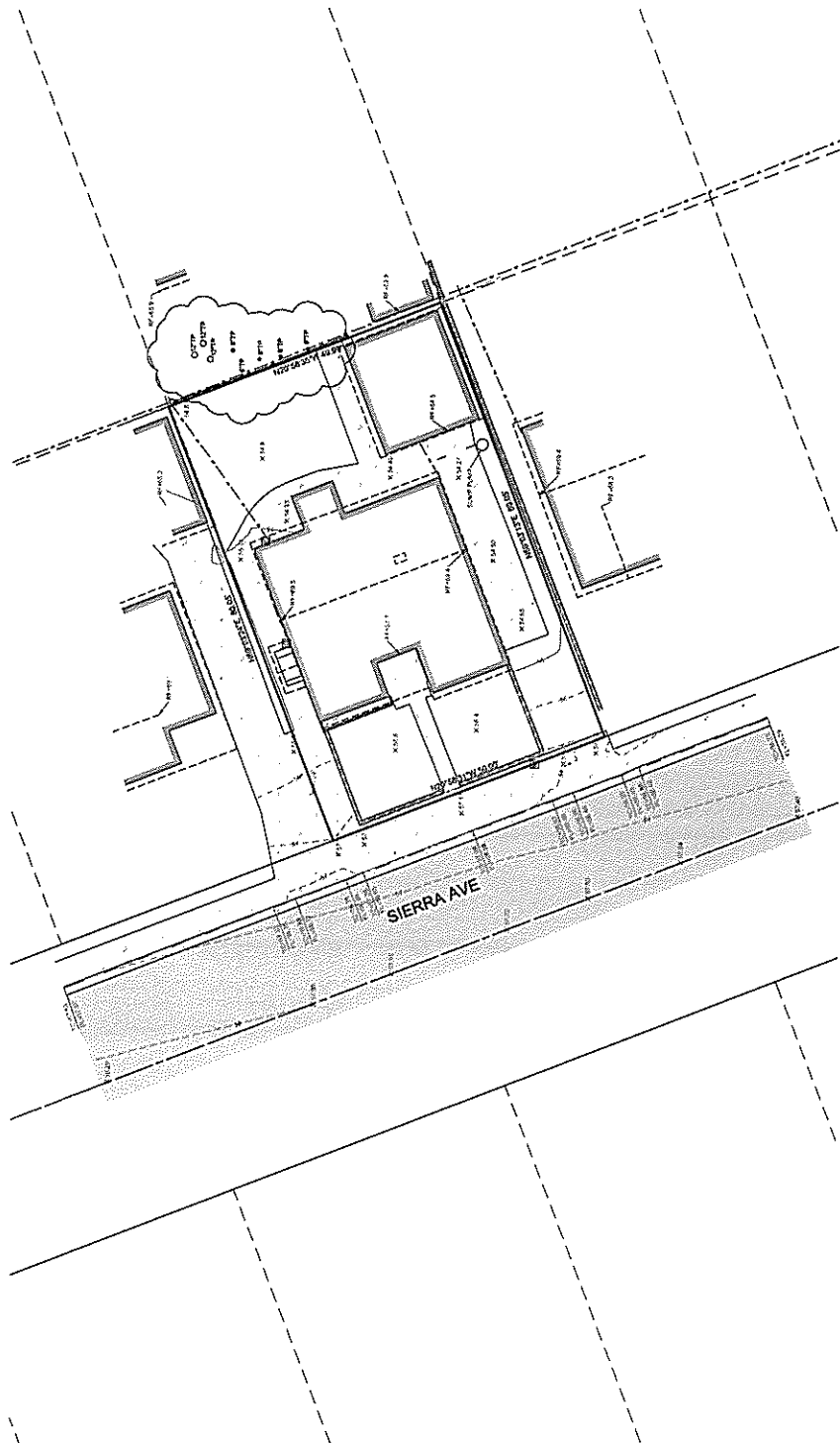
- LEGEND**
- FOUND MONUMENT AS INDICATED
  - ( ) RECORD MONUMENT DATA AS INDICATED
  - CENTERLINE
  - PROPERTY LINE
  - - - ADVANCED PROPERTY LINE
  - - - TELE. LINE / REFERENCE LINE



**PASCO LARET SUITER & ASSOCIATES**  
P.L.S. # 2592212 | PLASMINGENEERING.COM

# TOPOGRAPHIC SURVEY MAP -- 326 NORTH SIERRA AVE.

SHEET 2 OF 2 SHEETS  
PLSA JOB # 2855



- LEGEND**
- FOUND MONUMENT AS INDICATED
  - ▲ FOUND METEORIC MONUMENT
  - PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - CENTER LINE
  - ADDRESS PROPERTY LINE
  - TIE LINE / REFERENCE LINE
  - EASEMENT LINE
  - POWER-OVERHEAD
  - FENCE
  - BUILDING FOUNDATION
  - BUILDING OVERLAP
  - INTERMEDIATE CONTIGUAL LINE
  - SPOT ELEVATION
  - CONCRETE
  - ASPHALT

- METER - WATER
- METER - ELECTRIC
- METER - GAS
- UTILITY POLE
- TREE - DECIDUOUS
- TREE - PALM
- TREE - CONIFEROUS
- FISH TANK
- POOL
- CURB
- MONUMENT

SCALE: 1" = 40'

**PASCO LARET SUITER & ASSOCIATES**  
PL 883293-0212 | PLS@ENGINEERING.COM

# PRELIMINARY GRADING PLAN

**LEGAL DESCRIPTION**  
 LOT 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

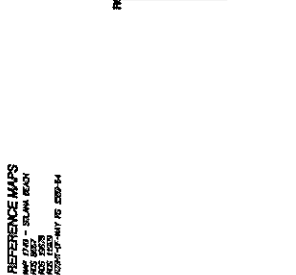
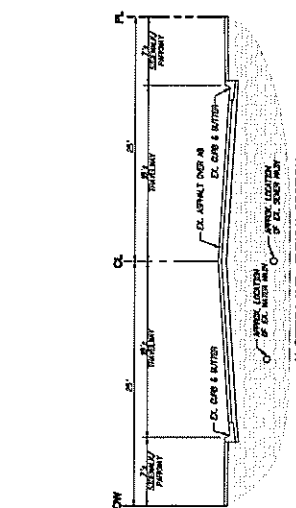
**EARTHQUAKE QUANTITIES:**  
 1. FOUNDATION FOR RETAINED WALLS  
 2. FOUNDATION FOR SIGNAGE  
 3. SIGNAGE ASSEMBLY WITH PROTECTIVE CURB  
 4. TOTAL SIGNAGE COST

**APPROVALS:**  
 OWNER: PASCO LARET SUITER & ASSOCIATES, INC.  
 DATE: 10/15/2014

**TOPOGRAPHIC SURVEY:**  
 DATE: 10/15/2014

**LOT INFORMATION:**  
 DATE: 10/15/2014

**GENERAL NOTES:**  
 1. THE GRADING PLAN DOES NOT CONSTITUTE AN APPROVAL OF THE CITY OF SOLANA BEACH.  
 2. THE GRADING PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR.  
 3. THE GRADING PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR.  
 4. THE GRADING PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR.  
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 9. THE GRADING PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR.  
 10. THE GRADING PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR.

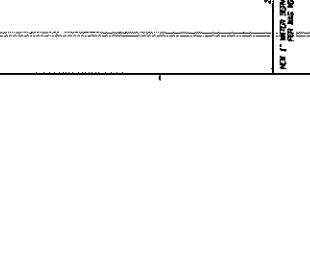
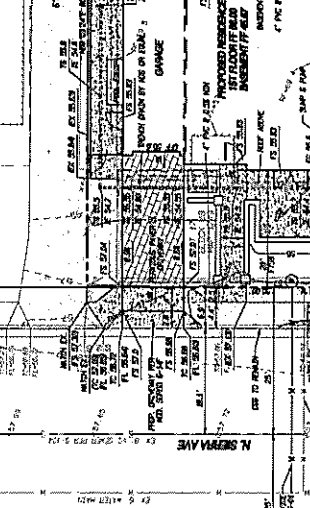


**LEGEND:**  
 PROPERTY BOUNDARY  
 EXISTING DRIVEWAYS  
 EXISTING SIDEWALKS  
 EXISTING PAVED DRIVEWAYS  
 EXISTING WATER MAIN  
 EXISTING SEWER MAIN  
 EXISTING GROUNDWATER TABLE  
 PROPOSED DRIVEWAYS  
 PROPOSED SIDEWALKS  
 PROPOSED PAVED DRIVEWAYS  
 PROPOSED PAVED SIDEWALKS  
 PROPOSED PAVED DRIVEWAYS  
 PROPOSED PAVED SIDEWALKS  
 PROPOSED PAVED DRIVEWAYS  
 PROPOSED PAVED SIDEWALKS

**ABBREVIATIONS:**  
 1" = 1' TOP OF BALL & FINISH GRADE  
 1" = 1' FINISH GRADE  
 1" = 1' FINISH GRADE  
 1" = 1' FINISH GRADE  
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 1" = 1' FINISH GRADE  
 1" = 1' FINISH GRADE

**OWNERS CERTIFICATE:**  
 I, THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED HEREIN, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY AUTHORIZE THE ENGINEER TO MAKE SUCH REVISIONS TO THESE PLANS AS HE DEEMES NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SOLANA BEACH, CALIFORNIA, AND TO SIGN AND SEAL THESE PLANS AS SUCH REVISIONS ARE MADE. I HEREBY AUTHORIZE THE ENGINEER TO MAKE SUCH REVISIONS TO THESE PLANS AS HE DEEMES NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SOLANA BEACH, CALIFORNIA, AND TO SIGN AND SEAL THESE PLANS AS SUCH REVISIONS ARE MADE.

**DECLARATION OF RESPONSIBLE ENGINEER:**  
 I, THE UNDERSIGNED, AS REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL ENGINEERS BOARD OF CALIFORNIA AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL ENGINEERS BOARD OF CALIFORNIA. I HEREBY CERTIFY THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL ENGINEERS BOARD OF CALIFORNIA AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL ENGINEERS BOARD OF CALIFORNIA.



**EROSION CONTROL NOTES:**  
 1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.  
 2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.  
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 5. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

NO.	DATE	DESCRIPTION
1	10/15/2014	PRELIMINARY GRADING PLAN
2	10/15/2014	UTILITY PLAN
3	10/15/2014	APPROVED FOR APPROVAL
4	10/15/2014	APPROVED FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	10/15/2014	PRELIMINARY GRADING PLAN
2	10/15/2014	UTILITY PLAN
3	10/15/2014	APPROVED FOR APPROVAL
4	10/15/2014	APPROVED FOR CONSTRUCTION

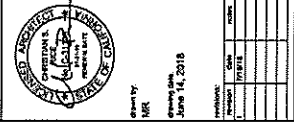
**CITY OF SOLANA BEACH**  
 382 N. SIERRA AVENUE  
 SOLANA BEACH, CALIFORNIA 92688  
 (949) 434-1234

**PASCO LARET SUITER & ASSOCIATES**  
 CIVIL ENGINEERING & LAND PLANNING  
 1317 North Highway 101, Ste. A, Solana Beach, CA 92688  
 (949) 434-1234



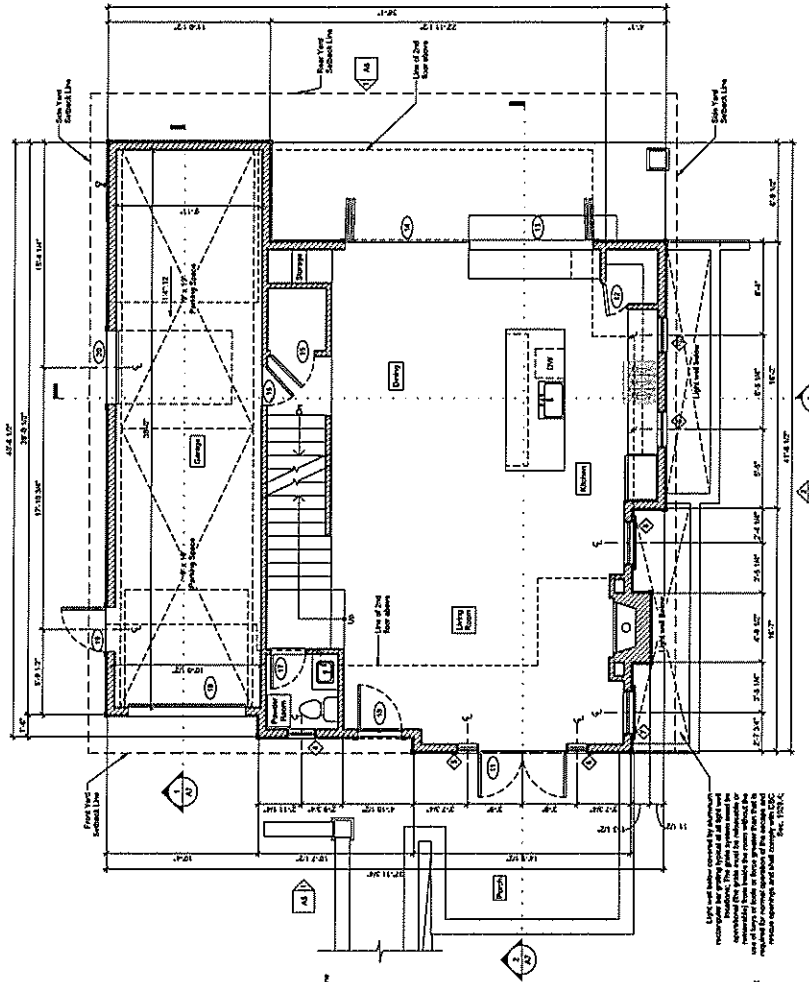






christian rice architects, inc.  
1127 roma ave., concord, ca 92118 p 919.222.9040

Draklin Residence  
362 N. Sierra Avenue, Solvang, CA 92075

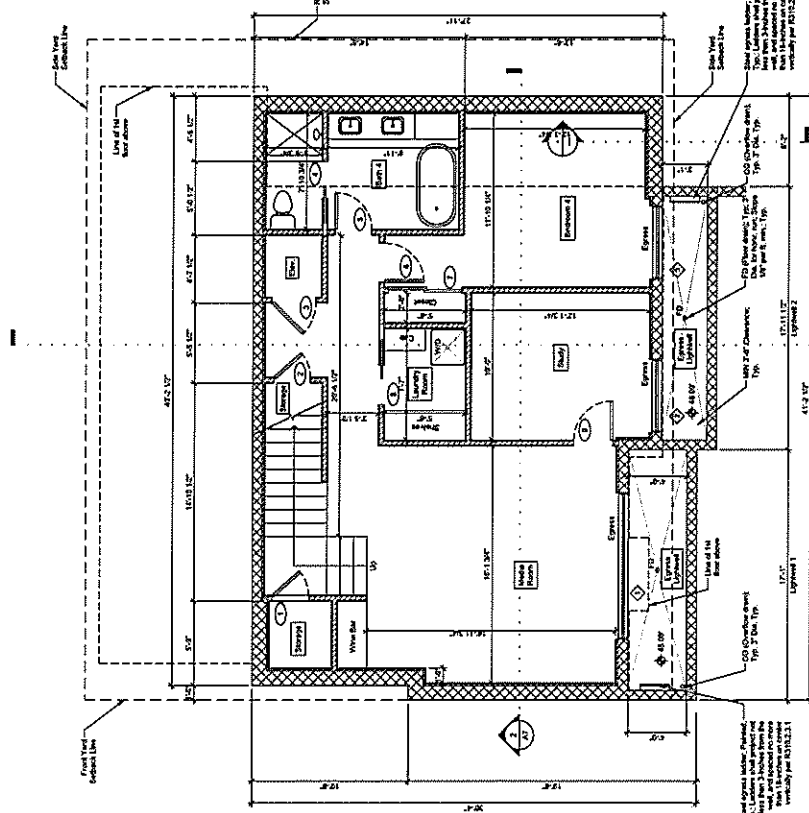


**Basement Notes**

Total basement perimeter to base line: 1367.1'

1. All basements shall be waterproofed and subjected to hydrostatic test for 48 hours. The waterproofing shall be applied to the exterior walls and floor. The waterproofing shall be applied to the exterior walls and floor. The waterproofing shall be applied to the exterior walls and floor. The waterproofing shall be applied to the exterior walls and floor.

**2 First Floor Plan**  
1/4" = 1/4"



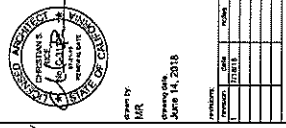
**Basement Notes**

Total basement perimeter to base line: 1367.1'

1. All basements shall be waterproofed and subjected to hydrostatic test for 48 hours. The waterproofing shall be applied to the exterior walls and floor. The waterproofing shall be applied to the exterior walls and floor. The waterproofing shall be applied to the exterior walls and floor. The waterproofing shall be applied to the exterior walls and floor.

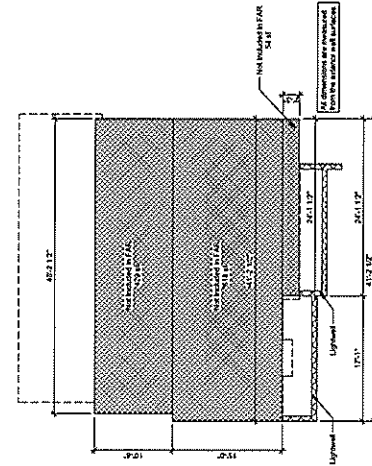
**1 Basement Plan**  
1/4" = 1/4"



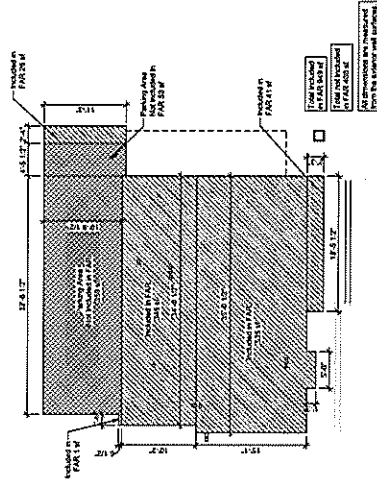


Christian Rice Architects, Inc.  
1127 10th Ave, Concord, CA 95119 P 919 422 9040

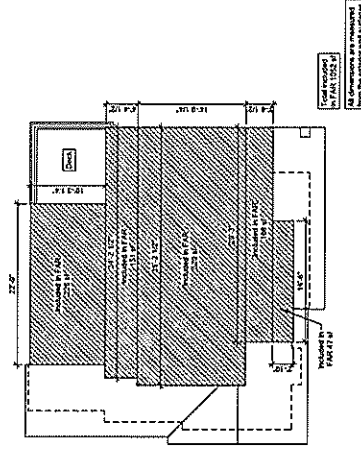
Drapkin Residence  
302 N Sierra Avenue, Solana Beach, CA 92075



1 Basement Plan  
1/8" = 1'-0"



2 First Floor Plan  
1/8" = 1'-0"

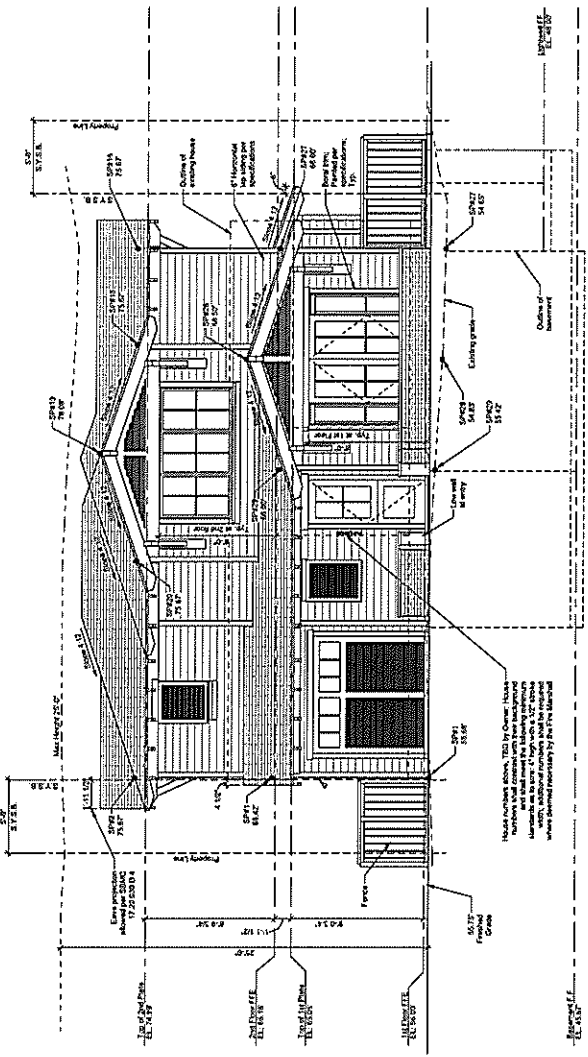


3 Second Floor Plan  
1/8" = 1'-0"

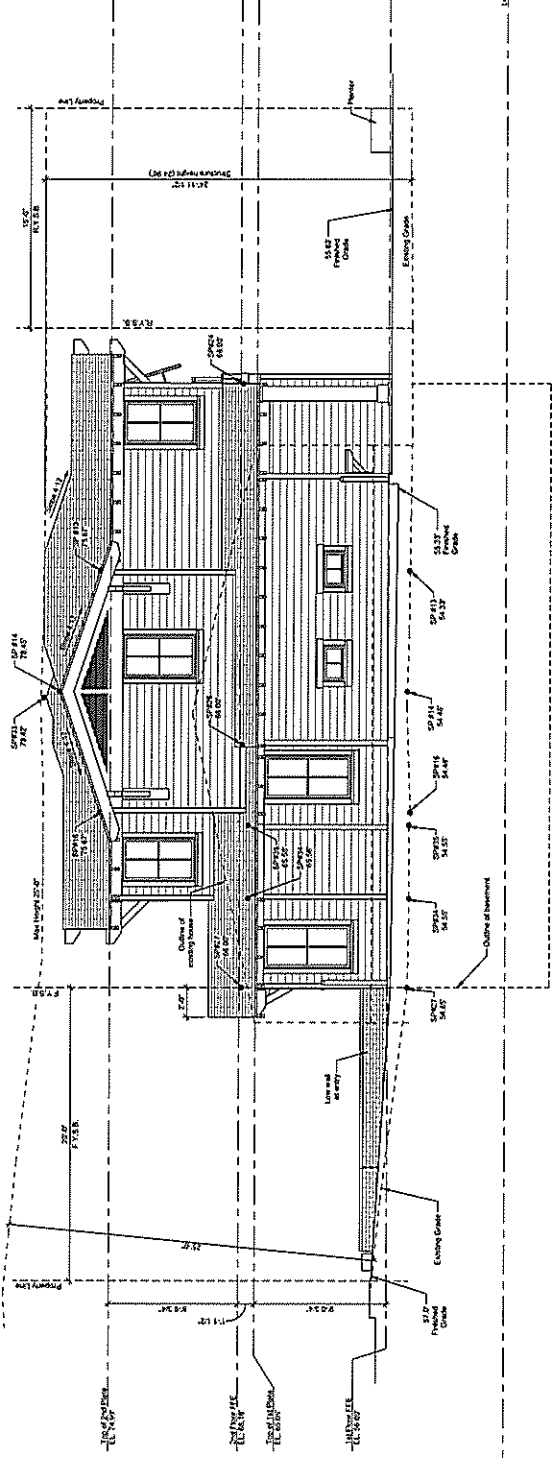


Christian Rice Architects, Inc.  
1127 Janss Ave., Concord, CA 92018 P 916.223.9040

Drapkin Residence  
362 N. Sierra Avenue, Seaside Beach, CA 92075



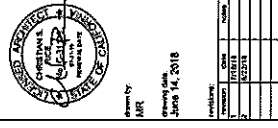
1 West - Front  
1/8" = 1'-0"



2 South - Side  
1/8" = 1'-0"

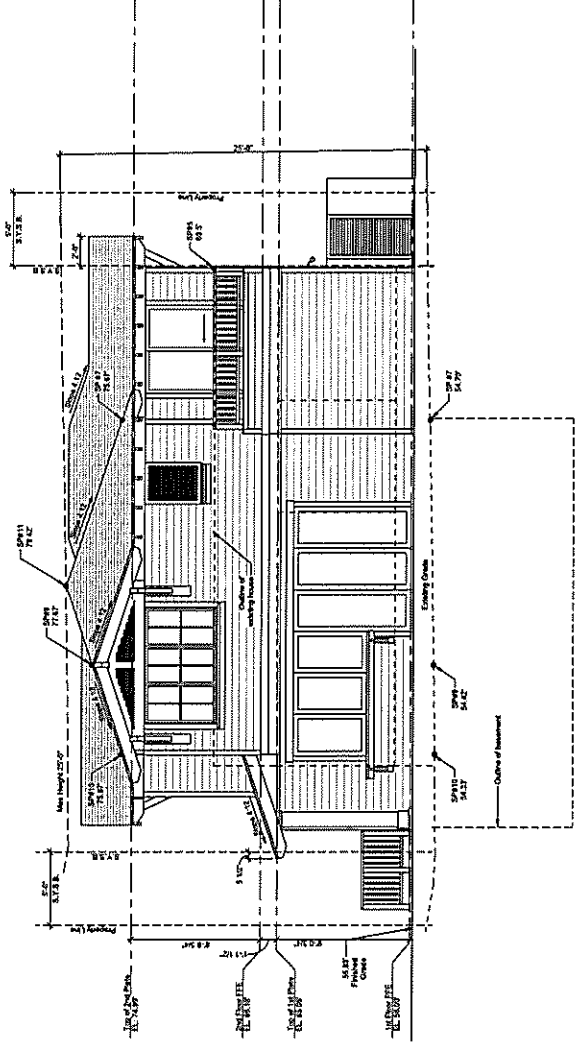
General Elevation Notes

1. See sheet A1 for window and door schedules.
2. See project information for material, color, and finish.

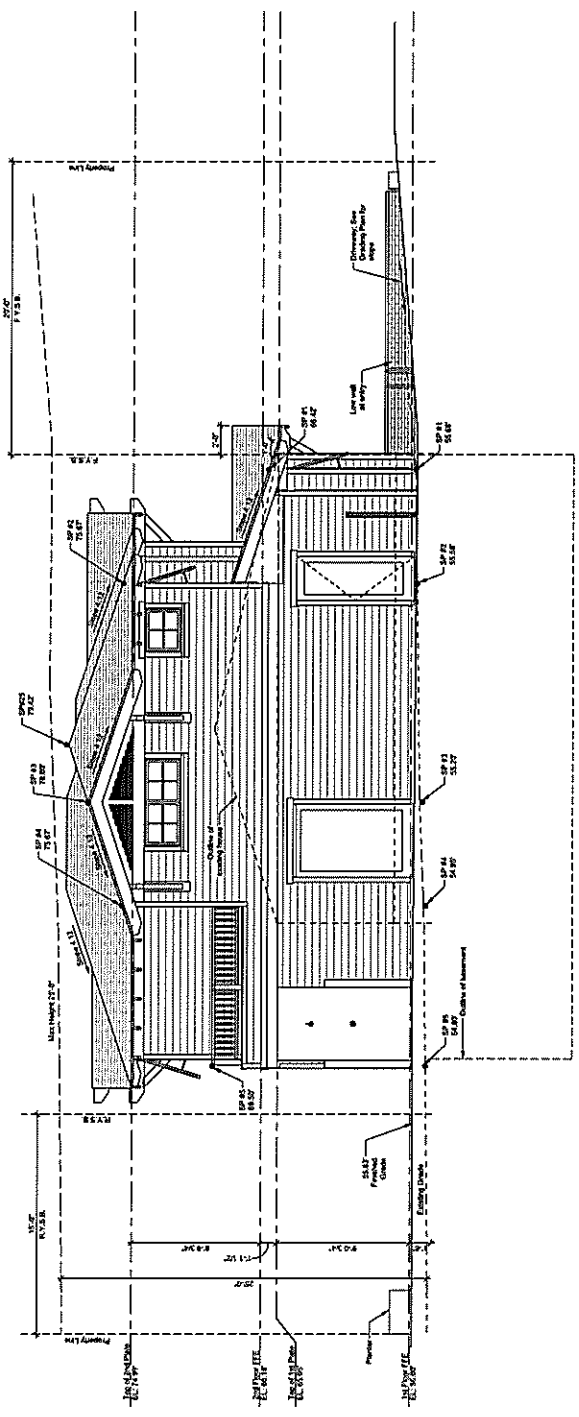


Christian Rice Architects, Inc.  
1127 Janss Ave., Coronado, CA 92118 P 919.522.9040

Drapkin Residence  
322 N. Sierra Avenue, Solana Beach, CA 92075



1 East - Rear  
1/4" = 1'-0"



2 North - Side  
1/4" = 1'-0"

General Elevation Notes

1. See sheet A1 for window and door schedules.
2. Siding and shingles shown for general appearance only.

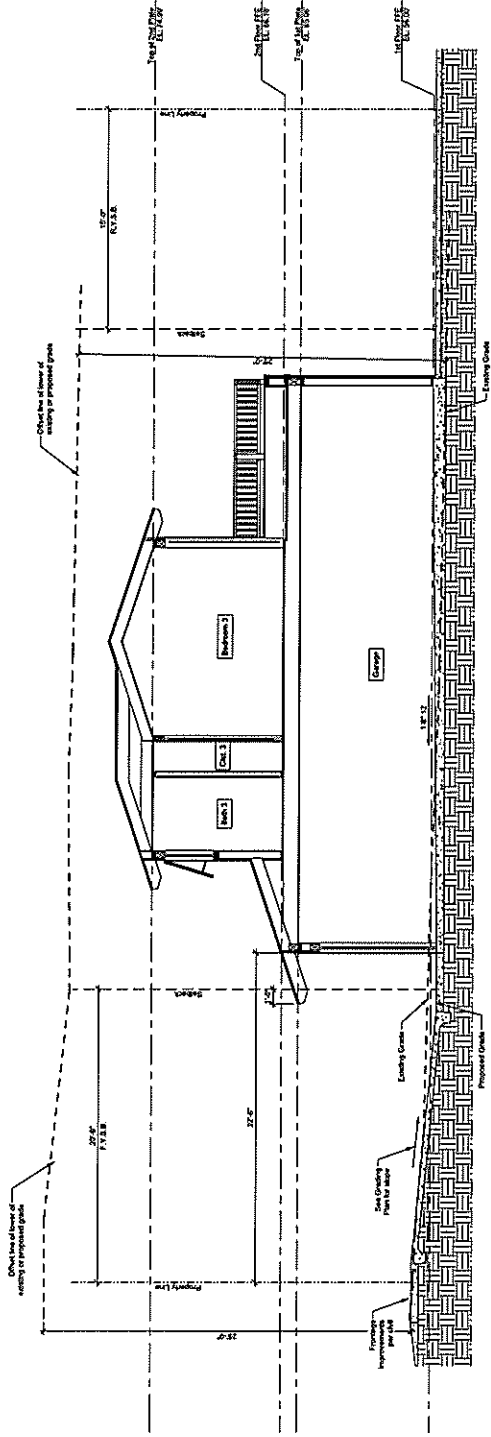


Christian Rice architects, inc.  
1177 Iowa Ave, Coronado, CA 92118 P 619.522.9040

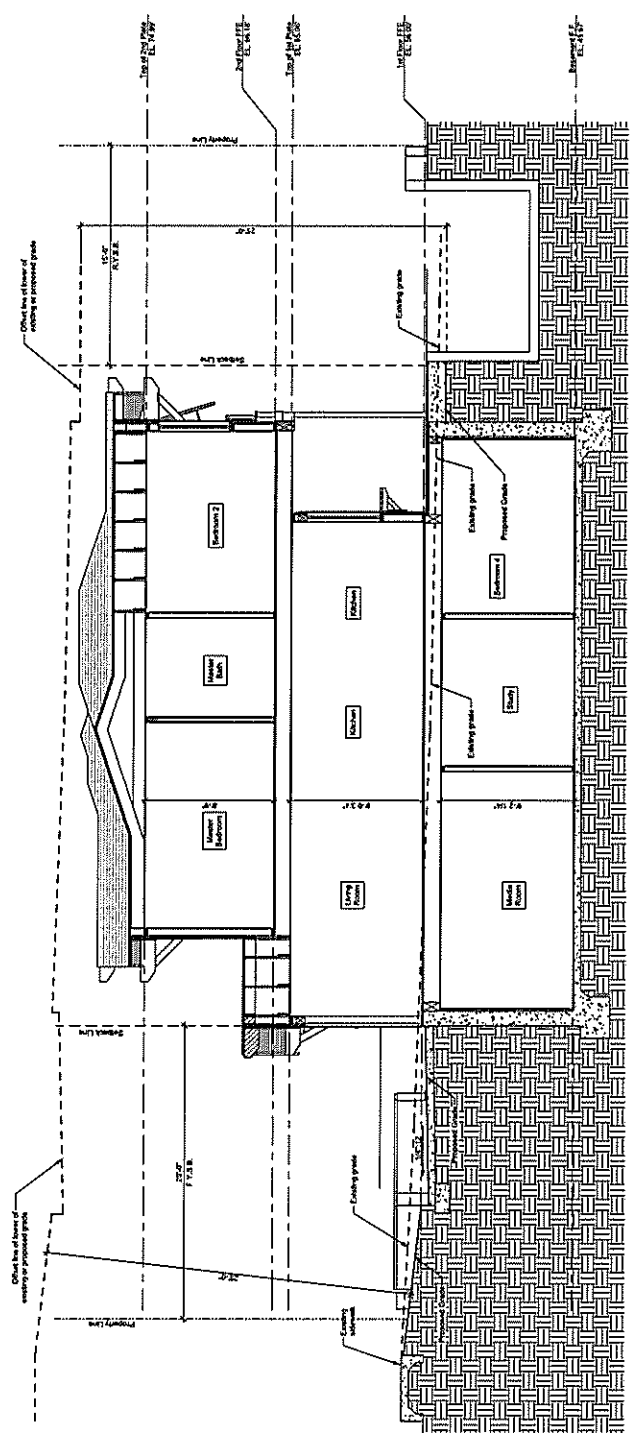
Drapkin Residence  
362 H. Sierra Avenue, Solana Beach, CA 92075

Project: DRAPKIN RESIDENCE  
Drawing Date: August 14, 2016  
Drawing No: 10000

NO.	DATE	DESCRIPTION

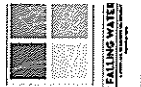


1 Building Section  
1/4" = 1'-0"



2 Building section  
1/4" = 1'-0"





09.1

RYAN S. FRANG  
CLALC-PROFESSIONAL LANDSCAPE ARCHITECT  
10000 N. SIERRA AVE. SUITE 200  
SANTA ANA, CA 92705  
TEL: 714.261.1111  
WWW.RSFRANG.COM

PLANTING PLAN

DRAPKIN RESIDENCE  
Address: 352 North Sierra Ave Solana Beach CA 92075

SCALE  
1/4" = 1'-0"

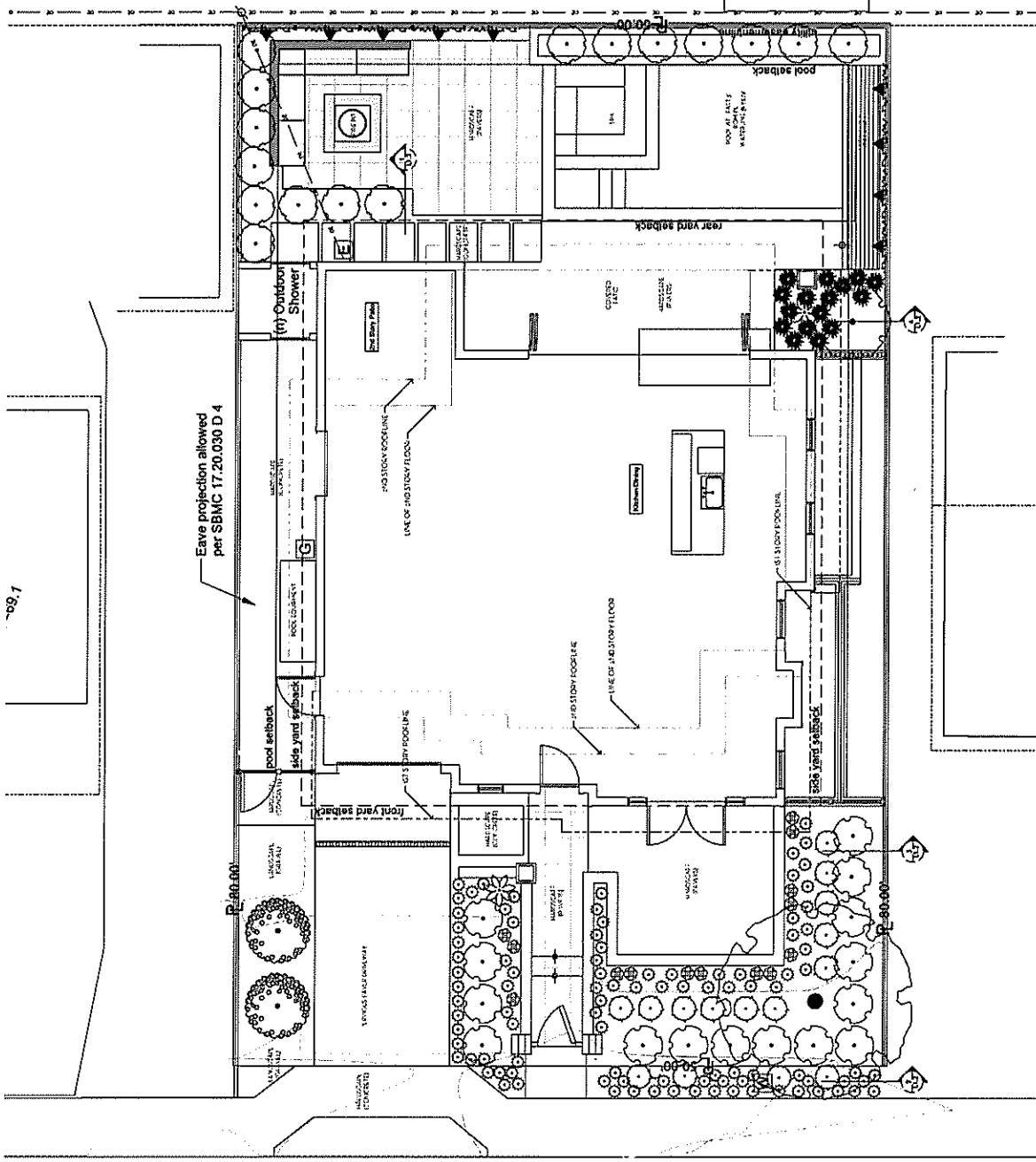


RETURNS

1 OF 3 SHEETS

LANDSCAPE NOTES:

- ALL LANDSCAPE MATERIALS AND METHODS TO BE USED SHALL BE APPROVED BY THE CITY OF SANTA ANA AND THE COUNTY OF ORANGE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANTA ANA AND THE COUNTY OF ORANGE PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANTA ANA AND THE COUNTY OF ORANGE PRIOR TO CONSTRUCTION.
- ALL MATERIALS AND METHODS TO BE USED SHALL BE APPROVED BY THE CITY OF SANTA ANA AND THE COUNTY OF ORANGE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SANTA ANA AND THE COUNTY OF ORANGE PRIOR TO CONSTRUCTION.
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PLANT SCHEDULE

PLANT	PLANT NAME (COMMON NAME)	SIZE	REMARKS
1	Adiantum (Maidenhair Fern)	1 1/2' x 1 1/2'	100 LOW
2	Clivia (Clivia)	1 1/2' x 1 1/2'	100 MEDIUM
3	Ficus (Ficus)	1 1/2' x 1 1/2'	100 LOW
4	Philodendron (Philodendron)	1 1/2' x 1 1/2'	100 MEDIUM
5	Polka Dot Plant (Polka Dot Plant)	1 1/2' x 1 1/2'	100 LOW
6	Agave (Agave)	1 1/2' x 1 1/2'	100 MEDIUM
7	Adiantum (Maidenhair Fern)	1 1/2' x 1 1/2'	100 LOW
8	Clivia (Clivia)	1 1/2' x 1 1/2'	100 MEDIUM
9	Ficus (Ficus)	1 1/2' x 1 1/2'	100 LOW
10	Philodendron (Philodendron)	1 1/2' x 1 1/2'	100 MEDIUM
11	Polka Dot Plant (Polka Dot Plant)	1 1/2' x 1 1/2'	100 LOW
12	Agave (Agave)	1 1/2' x 1 1/2'	100 MEDIUM
13	Adiantum (Maidenhair Fern)	1 1/2' x 1 1/2'	100 LOW
14	Clivia (Clivia)	1 1/2' x 1 1/2'	100 MEDIUM
15	Ficus (Ficus)	1 1/2' x 1 1/2'	100 LOW
16	Philodendron (Philodendron)	1 1/2' x 1 1/2'	100 MEDIUM
17	Polka Dot Plant (Polka Dot Plant)	1 1/2' x 1 1/2'	100 LOW
18	Agave (Agave)	1 1/2' x 1 1/2'	100 MEDIUM

"I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE DESIGN HANDBOOK AND THE LANDSCAPE DESIGN HANDBOOK. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

NOTE: SLOPES 5% OR STEEPER WILL BE STABILIZED WITH PROPOSED STRIP MATTING AND PLANTED TO PREVENT EROSION

NOTE: USE CITY ENGINEERING PLANS FOR WALL HEIGHTS, SURFACE GRADE AND GRADING.  
NOTE: ALL EXISTING TREES AND PALMS ARE TO BE REMOVED PRIOR TO CONSTRUCTION

N. Sierra Ave.





**PROPOSED SITE SQUARE FOOTAGES**

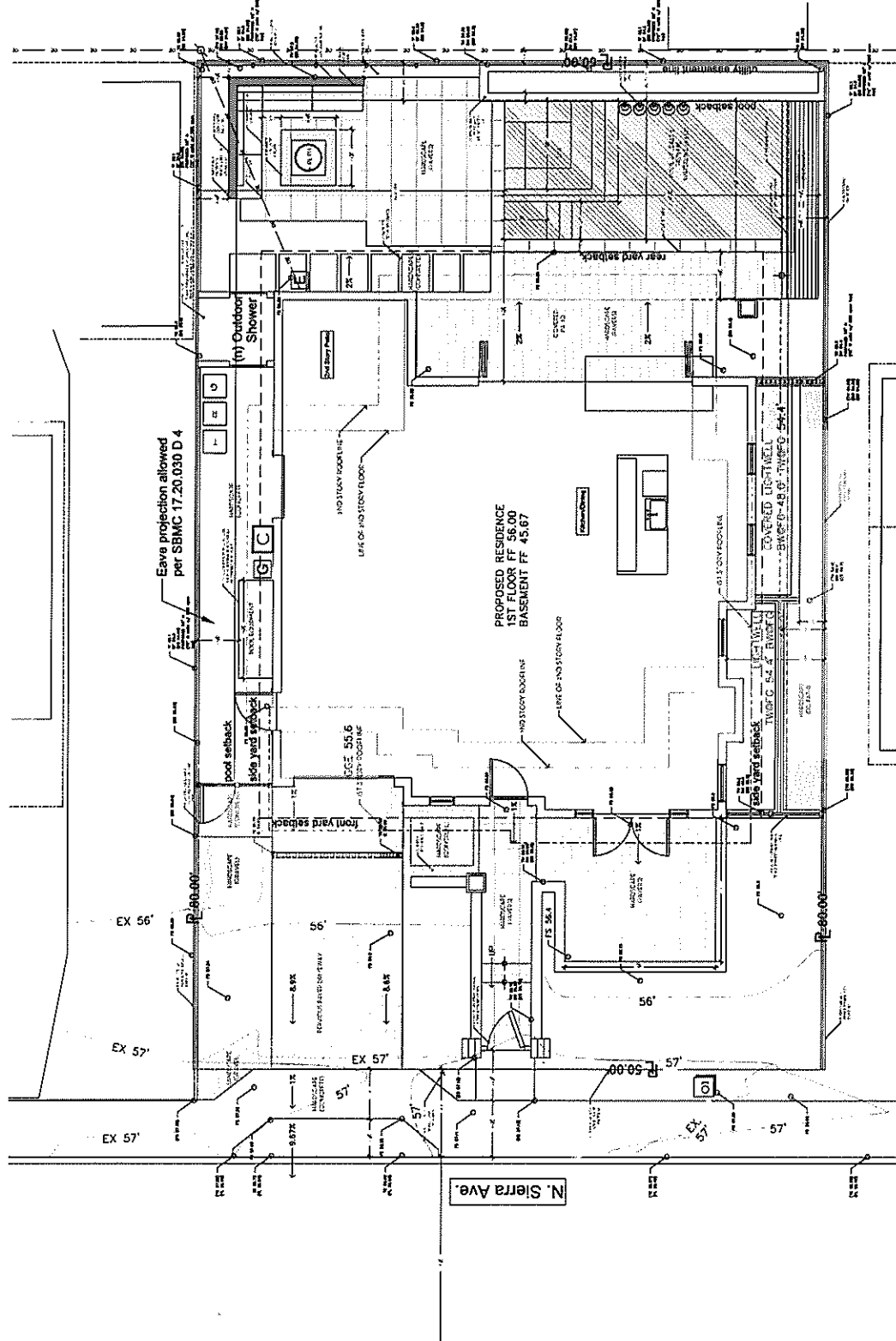
TOTAL PROJECT AREA (AREA TO BE DISTURBED):	4,385 SQ. FT.
BUILDING FOOTPRINT:	1,343 SQ. FT.
HARDSCAPE AREA (PERSVIOUS):	1,441 SQ. FT.
NON-IRRIGATED LANDSCAPE AREAS:	470 SQ. FT.
IRRIGATED LANDSCAPE AREAS:	344 SQ. FT.
SPECIAL LANDSCAPE AREA:	60 SQ. FT.
TOTAL LANDSCAPE AREA:	2,415 SQ. FT.

**EXISTING SITE SQUARE FOOTAGES**

TOTAL PROJECT AREA (AREA TO BE DISTURBED):	4,385 SQ. FT.
BUILDING FOOTPRINT:	1,444 SQ. FT.
HARDSCAPE AREA (PERSVIOUS):	3,049 SQ. FT.
LANDSCAPE AREA (PERSVIOUS):	0 SQ. FT.
WATER FEATURES:	0 SQ. FT.
DECORATIVE LANDSCAPE:	0 SQ. FT.
NON-IRRIGATED LANDSCAPE AREAS:	0 SQ. FT.

**Landscape Maintenance Schedule for Drapkin Residence**

Weekly	Remove all landscape area, weeds, pick up any trash/ debris, trim shrubs as needed, etc.
Bi-weekly	Trim shrubs as needed for desired shape and height, check for debris to blocks that might prevent proper drainage from site
Monthly	Check irrigation system for any changes, leaks, or issues
Quarterly	Deep Water all trees as needed (at least twice a year), clean out leaf pumps and machinery, etc.
Yearly	Trim trees as needed for proper growth, health and fire hazard reduction
	Trim grasses for proper growth



**POOL & SPA NOTES:**

SPA SHALL BE 10' FROM ALL FRONT/REAR/SIDE YARD PROPERTY LINES PER SAN DIEGO MUNICIPAL CODE CHAPTER 14 ART. 8 DIV. 2.

POOL SHALL BE 10' FROM ALL FRONT/REAR/SIDE PROPERTY LINES PER SAN DIEGO MUNICIPAL CODE CHAPTER 14 ART. 8 DIV. 1.

EX. GATES TO BE MODIFIED TO OPEN OUTWARD TOWARDS FRONT YARD, AND BE SELF-CLOSING AND SELF LATCHING. LATCHES TO BE 48" FROM PROPERTY LINE. ALL NEW GATES WILL BE CONSTRUCTED TO THE SAME SPEC.

INSTALL DOOR ALARMS ON ALL DOORS THAT OPEN INTO BACKYARD.

SPA/POOL EQUIPMENT SHALL BE PLACED NO CLOSER THAN 5' FROM SIDE YARD PROPERTY LINES AND 2' FROM REAR YARD PROPERTY LINES AND SCREENED FROM VIEW.

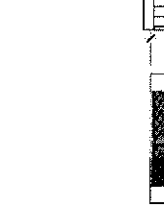
ALL WATER TO DRAIN POSITIVELY AWAY FROM BUILDINGS.

SPA WATER WILL BE DISPOSED AT NEAREST SEWER CLEAN-OUT. ALL WATER TO DRAIN POSITIVELY AWAY FROM BUILDINGS INTO ADJACENT LANDSCAPE.

ALL DIRT WILL BE DUMPED AT A LEGAL SITE.

\*ALL PRE-EXISTING GRADE (EO) ELEVATIONS ARE ABOVE MEAN SEA LEVEL (MSL)

1 CONCRETE FIRE PIT AND SEATING AREA



1 CONCRETE FIRE PIT AND SEATING AREA

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND 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.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

RYAN PRINCE LANDSCAPE CONTRACTOR #191624



