

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



AGENDA

Joint REGULAR Meeting
Wednesday, January 25, 2023 * 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. 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.

WATCH THE MEETING

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

AGENDA MATERIALS

A full City Council agenda packet including relative supporting documentation is available at City Hall, the Solana Beach Branch [Library](#) (157 Stevens Ave.), La Colonia Community Ctr., and online www.cityofsolanabeach.org. Agendas are posted at least 72 hours prior to regular meetings and at least 24 hours prior to special meetings. Writings and documents regarding an agenda of an open session meeting, [received](#) after the official posting, and distributed to the Council for consideration, will be made available for public viewing at the same time. In addition, items received at least 1 hour 30 minutes prior to the meeting time will be uploaded online with the 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.

PUBLIC COMMENTS

Written correspondence (supplemental items) regarding an agenda item at an open session meeting should be submitted to the City Clerk's Office at clerkoffice@cosb.org with a) Subject line to include the meeting date b) Include the Agenda Item # as listed on the Agenda.

- Correspondence received after the official posting of the agenda, but two hours prior to the meeting start time, on the meeting day, will be distributed to Council and made available online along with the agenda posting. All submittals received before the start of the meeting will be made part of the record.
- Written submittals will be added to the record and not read out loud.

And/Or

Verbal Comment Participation:

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.

Public speakers have 3 minutes each to speak on each topic. Time may be donated by another individual

who is present at the meeting to allow an individual up to 6 minutes to speak. Group: Time may be donated by two individuals who are present at the meeting allowing an individual up to 10 minutes to speak. Group Hearings: For public hearings only, time may be donated by two individuals who are present at the meeting allowing an individual up to 15 minutes to speak.

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 all electronic devices to silent mode and engage in conversations outside the Council Chambers.

<u>CITY COUNCILMEMBERS</u>		
David A. Zito Councilmember District 1	Lesa Heebner Mayor	Jewel Edson Councilmember District 3
Kristi Becker Councilmember District 2		Jill MacDonald Councilmember District 4

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:

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.*

None at the posting of this agenda

ORAL COMMUNICATIONS:

Comments relating to items on this evening's agenda are taken at the time the items are heard. 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. 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. No donations of time are permitted (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

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

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

All speakers should refer to the public comment section at the beginning of the agenda for details. Please be aware of the timer light on the Council Dais.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the following City Council meetings held December 14, 2022.

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for December 17, 2022 – January 6, 2023.

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

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

A.3. General Fund Adopted Budget for Fiscal Year 2022/2023 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2022-2023 General Fund Adopted Budget.

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

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

A.4. Third Regional Beach Sand Project (RBSP III). (File 0740-20)

Recommendation: That the City Council

1. Adopt **Resolution 2023-013** authorizing City Manager to act on behalf of the City of Solana Beach, in consultation with the City Attorney, to sign the MOU with SANDAG to participate in Phase I of RBSP III and contribute \$14,925 from existing funds held by SANDAG as the local cost share for the work effort.

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

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A.5. Roof Replacements of the Fletcher Cove Community Center and the Marine Safety Center. (File 0740-20)

Recommendation: That the City Council

1. Adopt **Resolution 2023-007**:
 - a. Awarding a construction contract for the Fletcher Cove Community Center and Marine Safety Center roof replacements, Bid No. 2022-08, in the amount of \$348,000, to Preman Roofing.
 - b. Approving an amount of \$52,200 (15%) for construction contingency.
 - c. Authorizing the City Manager to execute the construction contract on behalf of the City.
 - d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.
 - e. Authorizing the City Treasurer to increase the FY 2022/2023 CIP Budget in the amount of \$120,200; and authorizing the transfer of \$120,200 from the General Fund unallocated reserve to the CIP Budget.
 - f. Authorizing the City Treasurer to amend the Fiscal Year 2022/2023 Adopted Budget accordingly.

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

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

A.6. Joint State Parks Grant Application Submittal. (File 0740-20)

Recommendation: That the City Council

1. Adopt **Resolution 2023-012** ratifying, authorizing and approving submittal of a Grant application to the State of California Department of Parks and Recreation, Division of Boating and Waterways, for Project funding and authorizing the City Manager or his designee to act on behalf of the City of Solana Beach, in consultation with the City Attorney, to negotiate and execute all agreements and amendments necessary to comply with the State Parks, Division of Boating and Waterways grant requirements related to the Project.

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

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

A.7. State Legislative Consultant Services. (File 0740-10)

Recommendation: That the City Council

1. Adopt **Resolution 2023-014**:
 - a. Authorizing the City Manager to execute a Professional Services Agreement, in an amount not to exceed \$121,709.31, with Emanuels Jones and Associates for state legislative consultant services from Fiscal Year 2022-23 through 2025-26.
 - b. Authorizing the City Manager to extend the agreement up to three additional one-year terms at the sole discretion of the City.
 - c. Authorizing an increase in appropriation of \$150.00 to the Professional Services account in the City Manager department from unreserved fund balance.
 - d. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

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

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

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

B. PUBLIC HEARINGS: (B.1. – B.3.)

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

B.1. Public Hearing: 622 Glenmont, Applicant: Sanson, Case: MOD22-005.
(File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council disclosures, Receive public testimony, Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines.
3. If the City Council makes the requisite findings and approves the proposed project modification, adopt **Resolution 2023-010** conditionally approving a modification to the original approval in order to remodel the existing residence within the three-dimensional building envelope of the approved structure, eliminate the proposed basement level, eliminate the roof deck and modify the proposed grading and landscaping plans at 622 Glenmont Drive, Solana Beach.

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

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

B.2. Public Hearing: 658 Marsolan., Applicants: Gumanovskaya and Shlopov, Case: DRP21-018, SDP21-016. (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 2023-009** conditionally approving a DRP and SDP to demolish a single-story, single-family residence, construct a replacement multi-level, single-family residence with a basement level attached garage, an attached main floor ADU, and perform associated site improvements at 658 Marsolan Avenue, 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.

B.3. Public Hearing: 738 Castro, Applicant: Tresp, Case: DRP21-021, SDP21-020.
(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 2022-111** conditionally approving a DRP and SDP to remodel and construct an addition to an existing single-family residence with a two-car garage and perform associated site improvements at 738 Castro Street, Solana Beach.

[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.

C. STAFF REPORTS: (C.1. – C.2.)

Submit speaker slips to the City Clerk.

All speakers should refer to the public comment section at the beginning of the agenda for time allotments. Please be aware of the timer light on the Council Dais.

C.1. License Plate Recognition Cameras on City Traffic Signals Consideration.
(File 0200-00)

Recommendation: That the City Council

1. Adopt **Resolution 2023-015:**
 - a. Authorize the City Manager to issue encroachment permits to the San Diego County Sheriff's Department to install eight (8) Automated License Plate Recognition (LPR) cameras on traffic signals in the City using Reckor Systems Inc. equipment; and
 - b. Authorize the City Manager to reimburse the County of San Diego Sheriff's Department in the amount of \$34,544 for the cameras, licensing, and service fees for three (3) years and \$11,520 for the associated cellular service fees.
 - c. Authorize the City's Interim Finance Director/Treasurer to transfer \$46,064 from the general fund unreserved fund balance to the Law Enforcement Department Professional Services account for this purpose.

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

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

C.2. 2023 Citizen Commission Appointments. (File 0120-06)

Recommendation: That the City Council

1. Appoint three (3) members to the Budget and Finance Commission nominated/appointed by individual members (Mayor Heebner, Councilmember Edson, and Councilmember Zito) for two-year terms.
2. Appoint three (3) members to the Climate Action Commission nominated/appointed by *Council-at-large for the following positions:*
 - a. Two (2) *Resident* appointments for two-year terms.
 - b. One (1) *Professional* appointment for member of the environmental and/or scientific community (*resident or non-resident*) for a two-year term.
3. Appoint four (4) members to the Parks and Recreation Commission nominated/appointed by *Council-at-large* for two-year terms.
4. Appoint four (4) members to the Public Arts Commission nominated/appointed by *Council-at-large* for two-year terms.
5. Appoint three (3) members to the View Assessment Commission: three (3) positions for two-year terms by individual members (Mayor Heebner, Councilmember Edson, and Councilmember Becker)

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

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WORK PLAN COMMENTS:

Adopted June 22, 2022

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

- l. SANDAG Shoreline Preservation Committee: Primary-Becker, Alternate-Zito
- m. San Dieguito River Valley JPA: Primary-MacDonald, Alternate-Becker
- n. San Elijo JPA: Primary-Zito, Primary-Becker, Alternate-City Manager
- o. 22nd Agricultural District Association Community Relations Committee: Primary-Edson, Primary-Heebner

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

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

CITIZEN COMMISSION(S)

- a. Climate Action Commission – Zito, Becker

ADJOURN:

Next Regularly Scheduled Meeting is February 12, 2023

Always refer to the City's website Event Calendar for an updated schedule or contact City Hall. www.cityofsolanabeach.org 858-720-2400

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the January 25, 2023 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 January 18, 2023 at 2:00 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., January 25, 2023, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk
 City of Solana Beach, CA

UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

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



CITY OF SOLANA BEACH

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

MINUTES

Joint – Closed Session

Wednesday, December 14, 2022 ♦ 5:00 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 COUNCILMEMBERS

Lesa Heebner

Mayor

David A. Zito

Deputy Mayor/
Councilmember
District 1

Jewel Edson

Councilmember
District 3

Kristi Becker

Councilmember
District 2

Jill MacDonald

Councilmember
District 4

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

Present: Lesa Heebner, David A. Zito, Jewel Edson, Kristi Becker, Jill MacDonald
Absent: None
Also: Gregory Wade, City Manager
Present: 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 – ANTICIPATED LITIGATION –

Pursuant to Government Code Section 54956.9(d)(2)
One (1) Potential case

No reportable action.

ADJOURN:

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

No reportable action.

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MINUTES

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CITY COUNCILMEMBERS

Lesa Heebner, Mayor

David A. Zito
Councilmember District 1
Kristi Becker
Councilmember District 2

Jewel Edson
Councilmember District 3
Jill MacDonald
Councilmember District 4

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:16 p.m.

Present: Lesa Heebner, David A. Zito, Jewel Edson, Kristi Becker, Jill MacDonald
Absent: None
Also: Greg Wade, City Manager
Present: Johanna Canlas, City Attorney
Angela Ivey, City Clerk
Dan King, Assistant City Manager
Mo Sammak, City Engineer/Public Works Dir.
Rod Greek, Interim Finance Dir.
Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

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

C. STAFF REPORTS: (C.1.)

Submit speaker slips to the City Clerk.

All speakers should refer to the public comment section at the beginning of the agenda for time allotments. Please be aware of the timer light on the Council Dais.

C.1. Annual Deputy Mayor Appointment. (File 0410-85)

Recommendation: That the City Council

1. Review and consider designation of the 2023 Deputy Mayor for a term of December 14, 2022 to December 13, 2023.

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

Motion: Moved by Mayor Heebner and second by Councilmember Edson to appoint David A. Zito as Deputy Mayor. **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

ORAL COMMUNICATIONS: None

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A. CONSENT CALENDAR: (Action Items) (A.1. - A.4.)

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All speakers should refer to the public comment section at the beginning of the agenda for details. Please be aware of the timer light on the Council Dais.

A.1. Marine Safety Vehicle Purchase. (File 0370-26)

Recommendation: That the City Council

1. Approve **Resolution 2022-141** awarding and authorizing the purchase of a replacement vehicle for the Marine Safety Department.

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for October 22, 2022 – November 18, 2022.

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

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

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

A.3. General Fund Adopted Budget for Fiscal Year 2022/2023 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2022-2023 General Fund Adopted Budget.

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

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

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

A.4. Lomas Santa Fe Drive Bridge Repairs. (File 0840-35)

Recommendation: That the City Council

1. Adopt **Resolution 2022-136:**
 - a. Awarding a construction contract to Beador Construction Company in the amount of \$153,300 for the Lomas Santa Fe Drive Bridge Repairs Project, Bid No. 2022-03.
 - b. Approving an amount of \$23,000 for construction contingency.
 - c. Authorizing the City Manager to execute the construction contract on behalf of the City.
 - d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.
 - e. Appropriating \$63,300 to the Lomas Santa Fe Bridge Repairs CIP project, \$48,000 from Gas Tax and \$15,300 from Sanitation.
 - f. Authorizing the City Treasurer to amend the Fiscal Year 2022/23 Adopted Budget according

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

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

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

B. PUBLIC HEARINGS: (B.1. – B.3)

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

B.1. Public Hearing: 661 E. Solana Circle, Applicant: Scott Sumner, Case: DRP22-002.
(File 0600-40)

The proposed project meets the minimum objective requirements under the Park Del Mar Development regulations and the underlying SBMC, could be found to be consistent with the General Plan and could 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 2022-129** conditionally approving a DRP to demolish a single-family residence, construct a replacement one-story, single-family residence with an attached one-car garage and perform associated site improvements at 661 East Solana Circle.

[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.

Tiffany Wade, Associate Planner, presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

The Applicant waived their right to present the project.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Becker to close the public hearing. **Approved 4/0/1** Ayes: Heebner, Zito, Becker, MacDonald. Noes: None. Absent: Edson (Recused). Motion carried.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Becker to approve. **Approved 4/0/1** Ayes: Heebner, Zito, Becker, MacDonald. Noes: None. Absent: Edson (Recused). Motion carried.

B.2. Public Hearing: 512, 516, 524, 538 S. Nardo Ave., Applicant: Ocean Ranch Estates, LLC., Case No.: MOD22-005. (File 0600-40)

The proposed project meets the minimum objective requirements under the SBMC, is consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings to approve a modification to the approved DRP and SUB/TPM. 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. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-135** conditionally approving a modification to the DRP and SUB/TPM to relocate the proposed 8-inch sewer line, add a five-foot sewer easement along the cul-de-sac of Bell Ranch Road and add additional opportunities to satisfy the affordable housing requirements for the subdivision on property at 512 through 538 South Nardo Avenue, Solana Beach.

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

[Item B.2. Supplemental Docs \(upd. 12-14-22 at 3:50pm\)](#)

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.

Councilmember Becker recused herself due to the property interest within 500 ft. of the project property.

Greg Wade, City Manager, introduced the item.

Corey Andrews, Principal Planner, presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Council and Staff discussed private sewer system pump issues that might back up into the owner's house rather than other adjacent property owners, pumps are designed to accommodate and be equipped for a few days of storage and are equipped with back flow devices, that prior sewer plans did not materialize, that this design involved individual pumps within a joint trench in a private easement without any shared pressure main and reaches the public system with gravity, that pumps would be maintained by the homeowners in perpetuity, and the existence of audible alarms on the pumps.

Nick Nicholas, Applicant, said that if the affordable housing plan were to be modified in the future that they would have the ability to deed restrict a different property with more units, and that he would ask Council to consider it since he wanted to support the idea.

Justin Suiter, Pasco, Laret, Suiter, and Assoc., said that the sewer pump system is designed to accommodate a loss of power and under normal water use reach about 2-3 days, that it is a duplex pump system so if one is down the other one is redundant, and that it has an alarm system.

Council discussed the affordable housing option, rather than providing one unit the Applicant was proposing to use an impact fee of \$1,000,000 to be used towards a City project, that this funding could unlock units such as in the Pearl project, reviewing the code and the 2011 policy and the fact that it does not allow an either or option, the difficulty in competing region wide due to the price per unit and no charge for parking in the area, the benefit of immediate affordable housing options, difficulty building affordable housing as related to other cities, being creative in attaining affordable housing.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to close the public hearing. **Approved 4/0/1** Ayes: Heebner, Zito, Edson, MacDonald. Noes: None. Absent: Becker (Recused). Motion carried.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve. **Approved 4/0/1** Ayes: Heebner, Zito, Edson, MacDonald. Noes: None. Absent: Becker (Recused). Motion carried.

B.3. Public Hearing: Schedule of User Fees and Charges Update. (File 0390-23)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Adopt **Resolution 2022-131** updating the Schedule of Fees and Charges effective January 1, 2023.

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

[Item B3. Updated Report \(upd. 12-14-22 at 8am\)](#)

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.

Rod Greek, Acting Finance Dir., presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Council discussed reviewing project valuations with a more recent time period and related construction prices, and review fees for the community centers and their costs for maintenance.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to closed the public hearing. **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

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

C. STAFF REPORTS: (C.2. – C.3.)

Submit speaker slips to the City Clerk.

All speakers should refer to the public comment section at the beginning of the agenda for time allotments. Please be aware of the timer light on the Council Dais.

C.2. Assessment Engineering Services for the Pacific Avenue – Phase 2 Underground Utility District. (File 1010-90)

Recommendation: That the City Council

1. Adopt **Resolution 2022-138:**

- a. Authorizing the City Manager to enter into a Professional Services Agreement, in an amount not to exceed \$32,000, with NV5, Inc. for assessment engineering services for the Pacific Avenue – Phase 2 Underground Utility District.
- b. Authorizing the City Manager to execute any and all agreements with utility communication companies (AT&T, Charter, Cox) in the amount of \$10,000 for the design associated with placing all overhead utilities into one joint trench facilitated by SDG&E
- c. Appropriating \$42,000 to the Pacific Avenue Utility Underground District – Phase 2 from the General Fund – Undesignated Reserves.
- d. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

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

[Item C.2. Supplemental Docs \(upd. 12-14-22 at 8am\)](#)

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

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

Council discussed past City efforts in contribution to districts, undergrounding as an aesthetically public benefit for the community, contributions would be usually expressed as a public safety or mutually aesthetic benefit, considering safety to be related to potential fires of above ground electric lines, districts were formed based on boundaries, past districts had funds fronted to them but not gifted, the unusual case in this district where City property is involved.

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

C.3. Council Board, Committees, & Commissions Appointments. (File 0410-05)

Recommendation: That the City Council

1. Review the Regional Boards/Commissions/Committees to:
 - a. Determine the City Selection Committee 2023 annual term appointment.
 - b. Make new or re-appointments to all other agencies for new two-year terms.
2. Review Council Standing Committees and make appointments for new two-year terms.

[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.

Council discussed and made recommendations and nominations.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to closed the public hearing. **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDoland. Noes: None. Motion carried unanimously.

Regional Board/Committee/Commission	Primary Member(s)	Alternate(s)
City Selection Committee	Heebner	Edson
Clean Energy Alliance (CEA)	Becker	Zito
CSA 17 - County Service Area	MacDonald	Edson
Escondido Creek Watershed Alliance (ECWA)	Becker / Staff	n/a
League Ca. Cities Exec. Committee (SD County division)	MacDonald	Becker
League Ca. Cities Legislative Subcommittee	MacDonald	Becker
League of Ca. Cities Coastal Cities Group	MacDonald	Becker
North County Dispatch JPA	MacDonald	Becker
North County Transit District	Edson	MacDonald
Regional Solid Waste Assoc. (RSWA)	Zito	MacDonald
SANDAG Board of Directors	Heebner	Zito – 1 st Edson – 2 nd
SANDAG - Shoreline Preservation Working Group	Becker	Zito
San Dieguito River Valley JPA	MacDonald	Becker
San Elijo JPA	Zito / Becker	City Manager
22nd District Agricultural Association Community Relations	Edson	Heebner

Council Standing Committees	Primary Members
Business Liaison	Zito / Edson
Fire Department Management Governance & Organizational Evaluation	Edson / MacDonald
Highway 101/Cedros Avenue Development Committee	Heebner / Edson
Parks and Recreation	Zito / Becker
Public Arts	Edson / Heebner
School Relations	Becker / MacDonald
Solana Beach - Del Mar Relations	Heebner / Edson

Council Serving on Citizen Commission	Primary Members
Climate Action Commission	Zito / Becker (alternate at this time)

WORK PLAN COMMENTS: None
Adopted June 22, 2022

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 “City” at the next regular meeting of the legislative body.

COUNCIL COMMITTEE REPORTS: [Council Committees](#)
REGIONAL COMMITTEES: (outside agencies, appointed by this Council)
STANDING COMMITTEES: (All Primary Members) (*Permanent Committees*)
CITIZEN COMMISSION(S)

ADJOURN:
 Mayor Heebner adjourned the meeting at 7:45 p.m.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 25, 2023
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 - 12/17/22 through 01/06/23

Check Register-Disbursement Fund (Attachment 1)	\$	202,896.03
Net Payroll Staff N13 December 23, 2022		238,699.04
Net Payroll Staff N14 January 6, 2023		295,779.96
		<hr/>
TOTAL	\$	<u>737,375.03</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 December 17, 2022 through January 6, 2023 reflects total expenditures of \$737,375.03 from various City sources.

WORK PLAN:

N/A

CITY COUNCIL ACTION: _____

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

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

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund



City of Solana Beach

Register of Demands

12/17/2022 - 1/6/2023

Department Vendor	Description	Date	Check/EFT Number	Amount
100 - GENERAL FUND				
MISSION SQUARE PLAN 302817	PLAN NUMBER: 302817	12/19/2022	103048	\$8,788.49
MISSION SQUARE PLAN 302817	PLAN NUMBER: 302817	01/05/2023	103103	\$24,743.19
SOLANA BEACH FIREFIGHTERS ASSOC	FD DUES PD 12/23/22	12/19/2022	9000666	\$850.00
SOLANA BEACH FIREFIGHTERS ASSOC	FD DUES PD 01/06/23	01/05/2023	9000668	\$850.00
AFLAC	DECEMBER 22	01/05/2023	103095	\$870.16
MISSION SQUARE RHS 801939	PLAN NUMBER: 801939	12/19/2022	103049	\$2,110.96
MISSION SQUARE RHS 801939	PLAN NUMBER: 801939	01/05/2023	103104	\$2,110.96
KRISTI BECKER	CANDIDATE STATEMENT REFUND	12/19/2022	103046	\$517.00
FRANCHISE TAX BOARD	PD122322 ORDER#633140172933902746	12/19/2022	103047	\$100.00
FRANCHISE TAX BOARD	PD010623 ORDER#633140172933902746	01/05/2023	103100	\$100.00
HORTENSIA COVARRUBIAS	RFND-SB0641419	01/05/2023	103102	\$42.50
PFAHL FAMILY TRUST	RFND-DRP21-023/SDP21-025	01/05/2023	103110	\$600.00
JILL MACDONALD	CANDIDATE STATEMENT REFUND	12/19/2022	103050	\$503.00
KRISTIN BRINNER	CANDIDATE STATEMENT REFUND	12/19/2022	103051	\$517.00
DEE DICKSON	RIEMB-SB0644848	01/05/2023	103098	\$22.50
ISABELLE KAY	RIEMB-SB642358/SB0640588	01/05/2023	103106	\$121.00
TOTAL GENERAL FUND				\$42,846.76
1005150 - CITY CLERK				
IRON MOUNTAIN	DEC 22 - STORAGE, SHREDDING	01/05/2023	103105	\$870.67
IRON MOUNTAIN	JAN 23 - STORAGE, SHREDDING	01/05/2023	103105	\$772.50
DEL MAR BLUE PRINT COMPANY, INC.	POSTER	12/29/2022	103061	\$32.63
APPLE ONE, INC	12/03/22-TEMP STAFF - CLK	12/29/2022	103054	\$1,548.36
APPLE ONE, INC	12/17/22-TEMP STAFF- CLK	12/29/2022	103054	\$719.04
APPLE ONE, INC	12/10/22-TEMP STAFF- CLK	12/29/2022	103054	\$782.57
APPLE ONE, INC	12/10/22-TEMP-CLK	12/29/2022	103054	\$167.56
UT SAN DIEGO - NRTH COUNTY	ORD 528 ADOPT	12/29/2022	103090	\$79.71
UT SAN DIEGO - NRTH COUNTY	ORD 529 ADOPT	12/29/2022	103090	\$79.71
GRANICUS INC	FY 23-GRANICUS E-FILING 700 FORMS	01/05/2023	103101	\$3,523.67
CORODATA RECORDS MANAGEMENT, INC	OCT 22 -STORAGE, SHREDDING	01/05/2023	103097	\$1,069.14
CORODATA RECORDS MANAGEMENT, INC	NOV 22- STORAGE, SHREDDING	01/05/2023	103097	\$799.63
TOTAL CITY CLERK				\$10,445.19
1005250 - LEGAL SERVICES				
NOSSAMAN LLP	NOV 22-PROF SRVC	12/29/2022	103076	\$417.00
TOTAL LEGAL SERVICES				\$417.00
1005300 - FINANCE				
LANCE,SOLL & LUNGHARD, LLP	FY22 AUDIT	12/29/2022	103067	\$11,283.70
LANCE,SOLL & LUNGHARD, LLP	FY22 AUDIT-2022	01/05/2023	103108	\$1,220.00
KFORCE INC.	12/08/22-TEMP SERVICES-FIN	12/29/2022	9000667	\$1,280.00
KFORCE INC.	12/15/22-TEMP SERVICES-FIN	12/29/2022	9000667	\$1,280.00
AMAZON.COM SALES, INC	TONER	01/05/2023	103096	\$175.17
TOTAL FINANCE				\$15,238.87
1005350 - SUPPORT SERVICES				

XEROX CORPORATION	NOV 22-XEROX UPSTAIRS	12/29/2022	103094	\$28.57
XEROX CORPORATION	NOV 22-XEROX UPSTAIRS	12/29/2022	103094	\$298.25
READY REFRESH BY NESTLE	NOV 22-DRINKING WATER FOR CITY FACILITIES	12/29/2022	103081	\$130.14
TOTAL SUPPORT SERVICES				\$456.96
1005450 - INFORMATION SERVICES				
GOLDEN TELECOM, INC.	TOWER EMERGENCY PHONE TROUBLE SHOOT	12/29/2022	103066	\$361.94
MANAGED SOLUTION	DEC 22-IT SVC	12/29/2022	103070	\$2,086.50
TOTAL INFORMATION SERVICES				\$2,448.44
1005590 - PARKING ENFORCEMENT				
DATATICKET INC.	NOV 22-PARKING CITATION PROCESSING SERVICES	12/29/2022	103060	\$625.00
DATATICKET INC.	NOV 22-PARKING CITATION PROCESSING SERVICES	12/29/2022	103060	\$1,717.01
DIAMOND MMP, INC.	PARKING CITATIONS	12/29/2022	103071	\$2,128.06
TOTAL PARKING ENFORCEMENT				\$4,470.07
1006120 - FIRE DEPARTMENT				
CULLIGAN OF SAN DIEGO	DEC-JAN-WATER	12/29/2022	103058	\$91.60
FIRE ETC.	MASK HOLDER	12/29/2022	103065	\$134.60
FIRE ETC.	BOOTS	12/29/2022	103065	\$612.63
MUNICIPAL EMERGENCY SERVICES, INC	HYROSTATIC TESTING	12/29/2022	103073	\$540.48
MUNICIPAL EMERGENCY SERVICES, INC	HYROSTATIC TESTING	12/29/2022	103073	\$434.45
STREAMLINE AUTOMATION SYSTEMS, LLC	STREAMLINE CLOUD/SUPPORT/LICENSE/PREVENTION	12/29/2022	103087	\$2,408.00
LINEGEAR FIRE & RESCUE EQUIPMENT	HELMET/HOTSPEED/TALK BOX/POUCH/SHROUD	12/29/2022	103069	\$590.66
TOTAL FIRE DEPARTMENT				\$4,812.42
1006130 - ANIMAL CONTROL				
HABITAT PROTECTION, INC	DEC 22-DEAD ANIMAL REMOVAL	12/29/2022	103078	\$145.00
TOTAL ANIMAL CONTROL				\$145.00
1006510 - ENGINEERING				
UT SAN DIEGO - NRTH COUNTY	NOTICE-BID NO:2022-10	12/29/2022	103090	\$384.20
VERIZON WIRELESS-SD	11/02-12/01-362455526-00001	12/29/2022	103092	\$51.33
TOTAL ENGINEERING				\$435.53
1006520 - ENVIRONMENTAL SERVICES				
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	12/29/2022	103072	\$10.96
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	12/29/2022	103072	\$10.97
AFFORDABLE PIPELINE SERVICES INC	K-SEWER/STORMDRAIN MAINT	12/29/2022	103053	\$1,700.00
AFFORDABLE PIPELINE SERVICES INC	H-SEWER-STORMDRAIN MAINT	12/29/2022	103053	\$1,700.00
VERIZON WIRELESS-SD	11/02-12/01-362455526-00001	12/29/2022	103092	\$51.33
CLEAN EARTH ENVIROMENTAL SOLUTIONS	AUG 22- HHW MONTHLY COLLECTION	12/29/2022	103056	\$1,433.30
CLEAN EARTH ENVIROMENTAL SOLUTIONS	SEP 22 - HHW MONTHLY COLLECTION	12/29/2022	103056	\$756.32
TOTAL ENVIRONMENTAL SERVICES				\$5,662.88
1006530 - STREET MAINTENANCE				
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	12/29/2022	103072	\$18.80
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	12/29/2022	103072	\$18.80
DIXIELINE LUMBER CO INC	UTILITY KNIFE/SCREDRIVER/PLIERS/ORGINIZER	12/29/2022	103062	\$146.94
DIXIELINE LUMBER CO INC	PLUNGER/BROOM/SIMPLE GREEN/NIPPLE	01/05/2023	103099	\$56.35
SHURLOCK FENCE COMPANY	HANDRAIL REPAIR	12/29/2022	103085	\$2,000.00
SAN DIEGO CNTY VECTOR CNTROL PROGRM	FY 22/23 VECTOR CONTROL	12/29/2022	103082	\$140.19
UNITED RENTALS, INC	BEARING ASSMBLY/CUTTER WHEEL/DRUM SHAFT	12/29/2022	103089	\$2,327.72
VERIZON WIRELESS-SD	11/02-12/01-362455526-00001	12/29/2022	103092	\$51.33
ENCINITAS BEE COMPANY	LIVE BEE REMOVAL	12/29/2022	103064	\$275.00
TOTAL STREET MAINTENANCE				\$5,035.13
1006540 - TRAFFIC SAFETY				

VERIZON WIRELESS-SD	11/02-12/01-362455526-00001	12/29/2022	103092	\$36.67
TOTAL TRAFFIC SAFETY				\$36.67
1006560 - PARK MAINTENANCE				
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	12/29/2022	103072	\$13.32
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	12/29/2022	103072	\$13.32
RANCHO SANTA FE SECURITY SYS INC	DEC 22-SECURITY PTRL, RESTROOM LKUP	12/29/2022	103080	\$661.10
RANCHO SANTA FE SECURITY SYS INC	FY23 CHAMBER DOOR SRVC	12/29/2022	103080	\$100.00
DIXIELINE LUMBER CO INC	LUMBER	12/29/2022	103062	\$151.53
DIXIELINE LUMBER CO INC	BOLTS/WASHERS	01/05/2023	103099	\$16.11
VERIZON WIRELESS-SD	11/02-12/01-362455526-00001	12/29/2022	103092	\$73.33
NISSHO OF CALIFORNIA	NOV 22- CITY-WIDE LANDSCAPE MAINTENANCE SERVICES	12/29/2022	103075	\$2,660.00
TOTAL PARK MAINTENANCE				\$3,688.71
1006570 - PUBLIC FACILITIES				
DIXIELINE LUMBER CO INC	SILLCOCK KEY	12/29/2022	103062	\$17.43
DIXIELINE LUMBER CO INC	HAMMER/BLADE	12/29/2022	103062	\$71.72
DIXIELINE LUMBER CO INC	KNEELER PAD/HEAT PROTECTOR	12/29/2022	103062	\$38.66
DIXIELINE LUMBER CO INC	WRENCH/MOUSE TRAPS/UTILITY CHISEL	12/29/2022	103062	\$64.35
DIXIELINE LUMBER CO INC	BRASS ADAPTER	01/05/2023	103099	\$5.13
DIXIELINE LUMBER CO INC	STAPLE GUN/MARKER	01/05/2023	103099	\$23.46
DIXIELINE LUMBER CO INC	COMPRESSION CONECTORS	01/05/2023	103099	\$8.04
SAN DIEGO COUNTY-APCD	AIR POLLUTION DISTRICT FEES	12/29/2022	103083	\$580.00
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-CH	12/29/2022	103055	\$301.76
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-PW	12/29/2022	103055	\$91.98
HABITAT PROTECTION, INC	DEC 22- PEST/RODENT CONTROL-FC	12/29/2022	103078	\$39.00
HABITAT PROTECTION, INC	DEC 22- PEST/RODENT CONTROL-MS	12/29/2022	103078	\$64.00
HABITAT PROTECTION, INC	DEC 22- PEST/RODENT CONTROL-CH	12/29/2022	103078	\$52.00
HABITAT PROTECTION, INC	DEC 22- PEST/RODENT CONTROL-LC	12/29/2022	103078	\$64.00
HABITAT PROTECTION, INC	DEC 22- PEST/RODENT CONTROL-PW	12/29/2022	103078	\$35.00
HABITAT PROTECTION, INC	DEC 22- PEST/RODENT CONTROL-FS	12/29/2022	103078	\$38.00
HABITAT PROTECTION, INC	DEC 22- PEST/RODENT CONTROL-FCCC	12/29/2022	103078	\$35.00
TOTAL PUBLIC FACILITIES				\$1,529.53
1007110 - GF-RECREATION				
SUNBELT RENTALS, INC.	ELECTRIC MAN LIFTER	12/29/2022	103088	\$713.52
TOTAL GF-RECREATION				\$713.52
1205460 - SELF INSURANCE RETENTION				
SECTRAN SECURITY INC	DEC 22-ARMORED TRUCK SERVICES	12/29/2022	103084	\$159.56
GREGORY WADE	FY 23 GYM RIEMB	12/29/2022	103093	\$480.00
PATRICIA LETTS	FY 23 GYM RIEMB	12/29/2022	103077	\$480.00
DANIEL WELTE	FY 23 GYM RIEMB	12/29/2022	103059	\$359.88
KRISTINE PRATT	RIEMB-GYM 2022	01/05/2023	103107	\$125.00
TOTAL SELF INSURANCE RETENTION				\$1,604.44
125 - WORKERS COMPENSATION				
PINNACOL ASSURANCE	FY 23-WORKERS COMP INS-CO	12/29/2022	103079	\$43.00
TOTAL WORKERS COMPENSATION				\$43.00
1355450 - ASSET REPLACEMENT-INFO SYS				
LENOVO (UNITED STATES) INC.	COMPUTER REPLACEMENTS	12/29/2022	103068	\$6,750.54
TOTAL ASSET REPLACEMENT-INFO SYS				\$6,750.54
1356170 - ASSET REPLACEMENT-MARN SFTY				
MOSSY NISSAN NATIONAL CITY	MS VEHICLE PURCHASE	12/19/2022	103052	\$46,544.00

MOSSY NISSAN NATIONAL CITY	MS VEHICLE PURCHASE	12/19/2022	103052	\$0.15
TOTAL ASSET REPLACEMENT-MARN SFTY				\$46,544.15
2047520 - MID 9C SANTA FE HILLS				
SANTA FE IRRIGATION DISTRICT	005979-029 - 10/15/22-12/15/22	01/05/2023	103111	\$684.03
TOTAL MID 9C SANTA FE HILLS				\$684.03
2117600 - STREET LIGHTING DISTRICT				
VERIZON WIRELESS-SD	11/02-12/01-362455526-00001	12/29/2022	103092	\$14.67
TOTAL STREET LIGHTING DISTRICT				\$14.67
2505570 - COASTAL BUSINESS/VISITORS				
SOLANA BEACH CHAMBER OF COMMERCE	Q3-CHAMBER/VISITORS CENTER	12/29/2022	103086	\$7,500.00
TOTAL COASTAL BUSINESS/VISITORS				\$7,500.00
2556180 - CAMP PROGRAMS				
ORIGINAL WATERMEN, INC	JG UNIFORMS	01/05/2023	103109	\$5,472.85
TOTAL CAMP PROGRAMS				\$5,472.85
4506190 - SAND REPLNSHMNT/RETENTION				
SUMMIT ENVIROMENTAL GROUP, INC.	DEC 22-SND 9926-PROF SVC	01/05/2023	9000669	\$9,226.00
TOTAL SAND REPLNSHMNT/RETENTION				\$9,226.00
4506510 - SANDREPLNSHMNT/RETNTN-CIP				
DOMUSSTUDIO ARCHITECTURE	9449 NOV 22-MS CENTR	12/29/2022	103063	\$190.00
NICOLE FORTIER	REIMB-SD CNTYRECORDING DOCS	12/29/2022	103074	\$152.50
TOTAL SANDREPLNSHMNT/RETNTN-CIP				\$342.50
4596510 - MISC.CAPITALPROJECTS-ENG				
CONSOLIDATED ELECTRICAL DIST INC	9395.22 FIRESTATION DEF MAINT.	12/29/2022	103057	\$2,141.53
VAN DYKE LANDSCAPE ARCHITECTS	OCT 22- 9438 FC PRK DSN	12/29/2022	103091	\$4,230.00
VAN DYKE LANDSCAPE ARCHITECTS	OCT 22-FCP/LCP DESIGN ADDL FUNDS	12/29/2022	103091	\$9,248.00
TOTAL MISC.CAPITALPROJECTS-ENG				\$15,619.53
5097700 - SANITATION				
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	12/29/2022	103072	\$7.84
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	12/29/2022	103072	\$7.83
AFFORDABLE PIPELINE SERVICES INC	J-SEWER CLEAN	12/29/2022	103053	\$675.00
LANCE,SOLL & LUNGHARD, LLP	FY22 AUDIT	12/29/2022	103067	\$7,877.30
VERIZON WIRELESS-SD	11/02-12/01-362455526-00001	12/29/2022	103092	\$14.67
TOTAL SANITATION				\$8,582.64
5507750 - SOLANA ENERGY ALLIANCE				
LANCE,SOLL & LUNGHARD, LLP	FY22 AUDIT	12/29/2022	103067	\$638.70
TOTAL SOLANA ENERGY ALLIANCE				\$638.70
6527810 - SUCCESSOR AGENCY				
LANCE,SOLL & LUNGHARD, LLP	FY22 AUDIT	12/29/2022	103067	\$1,490.30
TOTAL SUCCESSOR AGENCY				\$1,490.30

REPORT TOTAL: \$202,896.03



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 25, 2023
ORIGINATING DEPT: Finance
SUBJECT: Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2022-23

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 January 11, 2023.

DISCUSSION:

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of January 11, 2023

General Fund Operations

Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
06/23/2021	Reso 2021-092	Adopted Budget	22,148,385	(20,867,260)	(482,500)	\$ 798,625
07/14/2021	Reso 2021-097	MS MOU		(11,570)		787,055
04/13/2022	Reso 2022-034	Keyser Marston		(15,000)		772,055
06/08/2022	Reso 2022-041	On-Call Repair Svcs		(30,000)		742,055
06/08/2022	Reso 2022-065	Janitorial		(20,000)		722,055
06/22/2022	Reso 2022-082	FY23 Budget Update	1,965,100	(615,680)	(1,423,000)	648,475
08/24/2022	Reso 2022-106	Lew Edwards Group		(36,000)		612,475
09/14/2022	Reso 2022-102	SBFA MOU		(182,000)		430,475

General Fund Unreserved Balance

Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net
12/09/2022	Reso 2022-123	FY22 - Surplus PARS Contribution		(720,000)		(720,000)
12/09/2022	Reso 2022-123	FY22 - Surplus Pavement Mgmt Prgm		(150,000)		(870,000)
12/14/2022	Reso 2022-138	Pacific Ave Utility Underground - Pase 2		(42,000)		(912,000)

COUNCIL ACTION:

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

FISCAL IMPACT:

N/A

WORK PLAN:

N/A

OPTIONS:

- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the report listing changes made to the FY 2022-2023 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: January 25, 2023
ORIGINATING DEPT: Community Development
SUBJECT: **City Council Consideration of Resolution 2023-013 Authorizing the City Manager to Execute a Memorandum of Understanding (MOU) With SANDAG for Participation In Preliminary Planning Activities for a Third Regional Beach Sand Project (RBSP III)**

BACKGROUND:

The San Diego Association of Governments (SANDAG) is the Metropolitan Planning Organization (MPO) for the San Diego region and plays a key role in the coordination of a variety of regional projects. The San Diego region has 19 jurisdictions, 10 of which are in the coastal zone and collectively manage approximately 70 miles of coastline. The City of Solana Beach (City) is a SANDAG member jurisdiction and actively participates on the SANDAG Shoreline Preservation Working Group (SPWG) whose mission is advise on issues related to the adopted SANDAG Shoreline Preservation Strategy, implement beach replenishment projects, and conduct regional shoreline monitoring. SPWG members include elected officials from the coastal cities, representatives from community groups, property owners, environmental groups, state and federal agencies, and Scripps Institution of Oceanography

In 2001, SANDAG implemented its first Regional Beach Sand Project (RBSP I) which delivered 140,000 cubic yards of sand to the City's beaches. In 2012, SANDAG implemented a second RBSP (RBSP II) which utilized the same general beach sand placement footprint at Fletcher Cove and delivered another 140,000 cubic yards of sand to the City. Collectively, these two projects added approximately 3.5 million cubic yards of sand to the region's local beaches. The SANDAG Shoreline Preservation Strategy identified a regional need of approximately 30 million cubic yards of sand to address existing and future public beach restoration needs.

In late 2022, SANDAG initiated efforts to begin the planning process for a third RBSP (e.g., RBSP III) and has asked all coastal jurisdictions to explore their interest in

CITY COUNCIL ACTION:

participating in RBSP III and advise SANDAG accordingly. Interested jurisdictions have been asked to enter into a Memorandum of Understanding (MOU) with SANDAG to support the initial planning phase of RBSP III.

The purpose of this Staff Report is to request City Council consideration and adoption of Resolution 2023-013 (Attachment 1) authorizing the City Manager to sign the MOU (Attachment 2) with SANDAG to participate in Phase I of the SANDAG RBSP III Project and to contribute the proportional local cost share identified by SANDAG.

DISCUSSION:

The overall objectives of RBSP III are to (1) identify beach erosion areas in the San Diego region that may impact coastal transportation infrastructure through review of existing data and coordination with coastal jurisdiction staff; (2) evaluate the economic costs and benefits of implementing another RBSP and explore alternatives including sand retention components to optimize the performance of beach nourishment projects by retaining added sand in place longer; (3) complete a feasibility study for a future regional beach nourishment project and alternatives; and (4) create a plan for surveying offshore sand borrow sites to ensure adequate quantities of sand are available to continue to nourish the region's beaches.

SANDAG proposes to conduct a Phase 1 feasibility study for RBSP III which would use information from SANDAG's Round 1 SB 1 Caltrans Adaptation Planning Grant effort to identify transportation facilities that will be impacted by sea-level rise and may benefit from beach nourishment. Implementation of a regional beach sand project would involve dredging beach quality sand from offshore borrow sites and placing it on highly eroded beaches in the San Diego region.

Beach nourishment is a key sea-level rise adaptation strategy being utilized by Solana Beach as well as several other cities in the region who have updated their Local Coastal Programs to align with the California Coastal Commission's Guidance on sea-level rise which promotes beach sand replenishment as a preferred "soft" or green coastal resiliency solution. Wide beaches can help protect coastal communities and coastal transportation facilities by acting as a buffer to alleviate some of the impacts from sea-level rise, strong storm events, and high tides.

SANDAG will coordinate closely with city staff, city council members who serve on SANDAG's Shoreline Preservation Working Group (SPWG), and other technical advisors on this project. Work efforts from this project will be summarized in two final deliverables which include the feasibility study and an updated offshore borrow site survey plan.

As part of the Feasibility Study, SANDAG will prepare an updated economic analysis using the 2007 RBSP II feasibility study as a template. The economic analysis will include preliminary cost estimates of a range of project alternatives that may include sand retention, a benefit-to-cost analysis of the project alternatives, and a discussion of

economic effects. This economic analysis will be summarized in the feasibility study and included as an appendix to the final document.

The feasibility study will also include an explanation of how beach nourishment can be used to protect coastal critical infrastructure in the region from sea level rise and will identify the various permits and approvals that would be needed for the implementation of the project. Recommendations for streamlining permitting will also be included, with emphasis on replicating work done previously, and applying lessons learned from RBSP I and II, and from other projects in southern California. A meeting will be scheduled with interested stakeholders (city staff, members of the SPWG, members of the public) to review the draft feasibility study and solicit feedback. SANDAG will likely use a scheduled SPWG meeting as the forum for this discussion. Comments from stakeholders may also be submitted in writing and revisions to the feasibility study will be made as needed. Comments from SANDAG staff and interested stakeholders into a final version of the feasibility study.

SANDAG requires a written commitment from each City prior to work beginning on the preliminary planning activities. Entering into the MOU for Phase I of RBSP III does not commit the City to working on any portion of RBSP III beyond Phase I.

The City of Solana Beach has 1.50 miles of shoreline within San Diego County which represents 7.46 percent of the region's coastline. The RBSP III Phase I cost is \$200,000; thus, the proportional cost share contribution for the City would be \$14,925 which is equal to 7.46 percent of the RBSP III Phase I cost.

The purpose of this Staff Report Resolution 2023-013 is to request Council authorization to allow the City Manager to sign the attached MOU with SANDAG to participate in, and fund the local proportional cost share of, the Phase 1 work plan for RBSP III.

CEQA COMPLIANCE STATEMENT:

Executing an MOU is not a project under the California Environmental Quality Act (CEQA). Feasibility and Planning Studies are Statutorily Exempt from the requirements of CEQA pursuant to Section 15262 of the CEQA Guidelines. SANDAG would continue to be the CEQA lead agency for RBSP III if the project advances to a Phase 2.

FISCAL IMPACT:

SANDAG estimates the cost for RBSP III is \$37 million based on the previous costs increased for inflation. The first necessary phase (Phase 1) is to prepare an updated Economic Analysis and Feasibility Study with a cost of \$200,000. Currently, the City has \$20,954 remaining monies in the previous Regional Beach Sand Project II accounts. If the City decides to move forward with Phase 1 of the RBSP III and sign the MOU (Attachment 2), the City's local cost share for Phase I is \$14,925. If the City agrees to dedicate these funds to SANDAG for purposes of funding the local cost share of Phase I of RBSP III, the City will have a remaining balance available of \$6,029. The City could

choose to apply these remaining funds to future funding requests from SANDAG for RBSP III or could request a refund of any/all remaining funds.

WORK PLAN:

Signing an MOU with SANDAG to explore the feasibility of implementing RBSP III supports the continued implementation of Community Character Priorities and related ongoing beach sand replenishment projects as identified in the Work Plan Items A.2, Local Coastal Program; and A.3, Beach Sand Replenishment and Retention Program.

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

Adopt Resolution No. 2023-013 (Attachment 1) authorizing City Manager to act on behalf of the City of Solana Beach, in consultation with the City Attorney, to sign the MOU (Attachment 2) with SANDAG to participate in Phase I of RBSP III and contribute \$14,925 from existing funds held by SANDAG as the local cost share for the work effort.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2023-013
2. SANDAG Draft MOU for RBSP III

RESOLUTION 2023-013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE SAN DIEGO ASSOCIATION OF GOVERNMENTS REGARDING PRELIMINARY PLANNING ACTIVITIES FOR A REGIONAL BEACH SAND III PROJECT AND LOCAL COST SHARE FUNDING

WHEREAS, the City of Solana Beach (City) has a strong record of proactively managing its public beaches and shoreline through a comprehensive shoreline management program aimed at preserving the public beach, protecting critical public infrastructure and implementing coastal resiliency solutions; and

WHEREAS, coastal beach and bluff erosion is an existing challenge faced by the City and all cities in the region due to historic sand sources being largely cut off from reaching the coast due to existing development and urbanization in general; and

WHEREAS, coastal erosion is anticipated to be exacerbated by rising seas in the future and the City is closely monitoring ocean levels as measured at the local tide station in La Jolla operated by the National Oceanic Atmospheric Administration; and

WHEREAS, coastal erosion has affected critical public infrastructure in the City including public coastal access, public beaches, roadways, public utilities, parking areas, pedestrian paths, other critical public infrastructure and private property; and

WHEREAS, the City desires to protect the public beach and existing critical infrastructure in place and key City goals are to restore the public beach and protect important public assets, resources and infrastructure; and

WHEREAS, the greater San Diego region has a historical erosion problem and SANDAG has previously completed two regional beach sand projects (RBSP) in 2001 and 2012, which have added approximately 3.5 million cubic yards of sand to the region's beaches; and

WHEREAS, wider beaches provide an effective natural buffer that helps protect coastal infrastructure from strong storms, high tides, and future sea level rise. Therefore, wide beaches are the first line of defense for the San Diego region's coastal transportation facilities including local streets, bikeways, highways, and rail infrastructure; and

WHEREAS, in 2022, SANDAG initiated planning efforts to explore regional interest in developing a SANDAG RBSP III; and

WHEREAS, in December 2022 SANDAG asked all potentially interested Cities to enter into a Memorandum of Understanding (MOU) for the purpose of demonstrating commitment and support for exploring the feasibility of implementing RBSP III; and

WHEREAS, the SANDAG RBSP III Phase 1 feasibility study will allow the region to utilize lessons learned from the two previous beach sand projects, determine erosion hotspots and verify the quantity of sand available in offshore borrow sites; and

WHEREAS, the SANDAG RBSP III Phase I feasibility study would support the first steps in a potential region-wide adaptation project that would protect coastal infrastructure across multiple coastal jurisdictions; and

WHEREAS, the City has previously participated in both SANDAG RBSP Projects known as RBSP I and RBSP II, in 2001 and 2012 respectively; and

WHEREAS, the City of Solana Beach has available funds held by SANDAG that have been carried over from RBSP II in the amount of \$20,954; and

WHEREAS, SANDAG encourages interested jurisdictions to utilize their funds towards funding RBSP III Phase I work which will consist of preparing an updated Economic Analysis and Feasibility Study with an estimated total cost of \$200,000; and

WHEREAS, participating in Phase 1 of RBSP III requires entering into an MOU with SANDAG and approving the use of \$14,925 in existing funds held by SANDAG which are left over from the City's RBSP II contributed funds; 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 act as the representative of the City of Solana Beach, in consultation with the City Attorney; to sign and execute an MOU with SANDAG to participate in and fund the proportional local share of the Phase 1 activities of the RBSP III project planning effort.
3. That the City Council authorizes the City Manager to act as the representative of the City of Solana Beach, in consultation with the City Attorney; to pay all invoices received from SANDAG for the Preliminary Planning phase of RBSP III using existing available funds held by SANDAG that have been carried over from RBSP II project.

PASSED AND ADOPTED this 25th day of January 2023 at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

**MEMORANDUM OF UNDERSTANDING
BETWEEN SAN DIEGO ASSOCIATION OF GOVERNMENTS
AND THE CITY OF SOLANA BEACH
REGARDING PRELIMINARY PLANNING ACTIVITIES FOR A
REGIONAL BEACH SAND PROJECT**

SANDAG CONTRACT NO. S1156857

This Memorandum of Understanding (MOU) is made and entered into effective as of the last signature date below, by and between the San Diego Association of Governments ("SANDAG") and the City of Solana Beach.

RECITALS

WHEREAS, in 1996, SANDAG adopted the Shoreline Preservation Strategy (Strategy) that outlines an extensive beach building and maintenance program for the critical shoreline erosion areas in the region, containing a comprehensive set of recommendations on the beach building program and on financing and implementation; and

WHEREAS, in 2001, SANDAG successfully implemented a Regional Beach Sand Project (RBSP) that placed 2.1 million cubic yards of sand on 12 beaches in the San Diego region; and

WHEREAS, in 2012, SANDAG successfully implemented a second Regional Beach Sand Project (RBSP II) that placed 1.5 million cubic yards of sand on 8 beaches in the San Diego region; and

WHEREAS, in 2021, SANDAG adopted the 2021 Regional Plan, which includes a Sustainable Communities Strategy that promotes nature-based climate solutions as a climate adaption strategy; and

WHEREAS, the State of California has identified beach nourishment as a type of nature-based climate solutions; and

WHEREAS, the San Diego region is committed to implementing the Strategy and Regional Plan; and

WHEREAS, the region's coastal cities representatives on the SANDAG Shoreline Preservation Working Group have expressed an interest and desire to initiate a Regional Beach Sand Project III (RBSP III)

WHEREAS, a number of benefits, including recreational, economic, and public safety enhancements, protection of infrastructure, and increases in habitat, would occur as a result of beach nourishment; and

WHEREAS, the first Phase of a RBSP III would be preliminary planning activities that include updating the Feasibility and Economic Analysis done in 2007 at an estimated cost of \$200,000 in preliminary planning activities for the Project, which is requested to be paid by the region; and

WHEREAS, the preliminary planning activities as identified in attachments to this MOU include updating the feasibility study and economic analysis done in 2007, determining lessons learned, identifying streamlining and cost saving options, and estimating the total cost for engineering, environmental and construction for a RBSP III; and

WHEREAS, the allocation of funds among the coastal cities be based upon the number of miles of coastline within each city, which is a method used for the Regional Shoreline Monitoring Program that is currently funded by the coastal cities; and

WHEREAS, SANDAG requires a written funding commitment for each of participating coastal city prior to work beginning on the preliminary planning activities;

WHEREAS, this MOU is not intended to commit any of the parties to working on any portion of the beach sand replenishment project beyond the stage of preliminary planning activities;

WHEREAS, the City of Solana Beach has 1.50 miles of shoreline within San Diego County which is 7.46 percent of the region's coastline equaling a total contribution of \$14,925. (Proportional Share) for preliminary planning activities necessary for the development of a regional beach sand project;

WHEREAS, the parties wish to memorialize their agreement in this MOU to carry out the purposes set forth above;

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises set forth herein, the parties agree as follows:

SANDAG AGREES:

1. To use the City of Solana Beach's Proportional Share solely to pay for preliminary planning activities in support of the Project, which includes an investigation of offshore sand sources and preliminary project design for the preparation of a regional beach sand project. Funds will be kept by SANDAG in an interest-bearing account with interest credited to City of Solana Beach prorated to reflect its contribution to the Project as compared to each coastal jurisdiction's contributions, until the completion of the Project. Unused funds will be returned to each City on a similarly pro-rated basis.
2. To retain the original records for at least 5 years from the date of project completion and make them available to the City of Solana Beach upon request.
3. To not proceed with the Project without assurances that each coastal jurisdiction has entered into a memorandum of understanding identical in terms to this MOU, reflecting approvals of appropriations, the aggregate of which will fund the Project

CITY OF SOLANA BEACH AGREES:

4. The City of Solana Beach will approve an appropriation of \$14,925, such amount being its Proportional Share to SANDAG for the Project, which funds will be paid to SANDAG prior to the Project start date.
5. The City of Solana Beach understands and agrees that the proportionate amount may decrease, or increase based upon the participation of other cities in the preliminary planning activities, but any increase beyond \$14,925, will require subsequent approval by the City Council or designee. Neither SANDAG nor any officer thereof is responsible for any damage or liability occurring by reason of anything done or omitted to be done under or in connection with any work, authority, or jurisdiction delegated under this MOU. It is understood and agreed that, pursuant to Government

Code Section 895.4 as well as the terms of this MOU, City of Solana Beach shall fully defend, indemnify, and save harmless SANDAG, its Board of Directors, all its officers, and all its employees from all claims, suits, or actions of every name, kind, and description brought for or on account of injury (as defined in Government Code Section 810.8) occurring by reason of anything done or omitted to be done under or in connection with the Project or with any work, authority, or jurisdiction delegated under this MOU.

THE PARTIES MUTUALLY AGREE:

1. That all obligations of SANDAG under the terms of this MOU are subject to the appropriation of the required resources by SANDAG and the approval of the SANDAG Board of Directors.
2. Any notice required or permitted under this MOU may be personally served on the other party, by the party giving notice, or may be served by certified mail, return receipt requested, to the following addresses:

For SANDAG	For [Insert Name Of Other Party]
401 B Street, Suite 800	[Insert Address1]
San Diego, CA 92101	[Insert Address2]
Attn: Courtney Pesce	Attn: [Insert Name]

3. This MOU shall continue in effect unless and until a party to the MOU gives 60 (sixty) days written notice of its desire to withdraw from the MOU.
4. In accordance with Public Utilities Code section 132354.1(b)(4), all parties shall maintain and make available for inspection all books, documents, papers, accounting records, emails and other evidence pertaining to the performance of the Agreement, including but not limited to, the costs of administering the MOU to the SANDAG Independent Performance Auditor. All parties shall make such materials available at their respective offices at all reasonable times during the MOU period and for three years from the date of final payment under the MOU.
5. The indemnification and defense provisions of this MOU shall survive termination of the MOU.
6. This MOU shall be interpreted in accordance with the laws of the State of California. If any action is brought to interpret or enforce any term of this MOU, the action shall be brought in a state or federal court situated in the County of San Diego, State of California.
7. All terms, conditions, and provisions hereof shall inure to and shall bind each of the parties hereto, and each of their respective heirs, executors, administrators, successors, and assigns.
8. For purposes of this MOU, the relationship of the parties is that of independent entities and not as agents of each other or as joint ventures or partners. The parties shall maintain sole and exclusive control over their personnel, agents, consultants, and operations.
9. No alteration or variation of the terms of this MOU shall be valid unless made in writing and signed by the parties hereto, and no oral understanding or agreement not incorporated herein shall be binding on any of the parties hereto.

10. Nothing in the provisions of this MOU is intended to create duties or obligations to or rights in third parties to this MOU or affect the legal liability of the parties to this MOU.
11. Nothing in the provisions of this MOU commits either of the parties to working on and/or providing additional funding for any portion of the beach sand replenishment project beyond the stage of preliminary planning activities.
12. This MOU may be executed in any number of identical counterparts, each of which shall be deemed to be an original, and all of which together shall be deemed to be one and the same instrument when each party has signed one such counterpart.
13. This MOU may be executed and delivered by electronic signature.

IN WITNESS WHEREOF, the Parties hereto have executed this MOU effective as of the last date a party provides an electronic signature below.

SAN DIEGO ASSOCIATION OF
GOVERNMENTS

[INSERT FULLNAME OF OTHER PARTY]

COLEEN CLEMENTSON
Chief Deputy Executive Director

[INSERT NAME]
[Insert Title]

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Office of General Counsel

Legal Counsel

Exhibits:

- Project Scope of Work
- Project Budget
- Project Schedule



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 25, 2023
ORIGINATING DEPT: Public Works/Engineering Department
SUBJECT: **City Council Consideration of Resolution 2023-007 Awarding a Construction Contract to Preman Roofing for the Roof Replacements of the Fletcher Cove Community Center and the Marine Safety Center**

BACKGROUND:

The Fletcher Cove Community Center (FCCC) and the Marine Safety Center (MSC) are important elements of the public's recreational experience and public safety operations. Due to the corrosive nature of the coastal environment along with typical wear and tear, these facilities require repair and renovation. Specifically, replacement of the existing metal roof and siding of the FCCC and the roof for the MSC have now become necessary.

This item is before the City Council for the consideration of Resolution 2023-007 (Attachment 1), which would authorize the City Manager to award a construction contract to Preman Roofing, for the FCCC roof and sidings replacement and the MSC roof replacement in the amount of \$400,200, which includes a construction contingency of 15% (\$52,200) for potential change orders.

DISCUSSION:

The FCCC and MSC are exposed to highly corrosive coastal weather conditions and significant community/Staff usage. The coastal weather elements have damaged the siding of the FCCC and have deteriorated the roofs of both buildings beyond Staff's ability to repair them to current operational standards.

A Request for Bids (RFB) for the project was advertised in November 2022. The City received bids from three contractors in December 2022. On December 15, 2022, at 2:00 p.m., the City Clerk's Office opened the bids and read them publicly. The bids are summarized below in Table 1.

CITY COUNCIL ACTION:

Table 1: Bid Results

Contractors	Bid Results
Preman Roofing	\$348,000
Sylvester Roofing Co., Inc	\$380,000
Challenger Sheet Metal, Inc.	\$572,928

After reviewing the three proposals, and successfully verifying references, Staff determined the lowest bid submitted by Preman Roofing was complete and responsive to the bid specifications. Staff then determined that the expertise and experience provided by Preman Roofing makes them well qualified to perform the work. Although the other two firms are qualified, Staff is recommending that a construction contract be pursued with Preman Roofing.

Scope of Work

The scope of work outlined in the RFB was to replace the metal roof at FCCC and the shingled roof at the MSC. Also included in the scope of work was the replacement of siding at the FCCC.

Preman Roofing estimates a two-month construction process from project initiation through completion. To minimize disruptions to the community and Staff during the summer months, Staff is recommending construction of this project to commence and be completed in its entirety during the months of April and May 2023.

CEQA COMPLIANCE STATEMENT:

This project is exempt pursuant to Section 15301(d) of the State CEQA Guidelines.

FISCAL IMPACT:

The City Council is being asked to consider approval of a competitively bid construction contract with Preman Roofing. The compensation under consideration is \$348,000. Due to the nature of the work, where unknown elements requiring repair might be uncovered or exposed during construction, the recommended contingency amount is \$52,200 (15%). The total contract amount would be \$400,200 for both the Fletcher Cove Community Center and Marine Safety Center roof replacements.

The 2022-2023 Adopted Budget has allocated \$280,000 for this project in the City Capital Improvement Program (CIP) fund; \$230,000 for the Fletcher Cove Community Center and \$50,000 for the Marine Safety Center.

Staff is recommending an increase to the FY2022/23 Capital Improvement Program Budget of \$120,200 and a transfer from the General Fund unallocated reserve of \$120,200 to the CIP Budget for this project.

After completion of the project, a complete and more accurate construction cost will be reported to the City Council as part of filing the Notice of Completion; any remaining funds will be returned to the CIP fund for reallocation for future projects.

WORK PLAN:

The FCCC roof repair is included in Community Character Priorities – Capital Projects Item 8 Fletcher Cove Park and Community Center Maintenance.

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendations with modifications.
- Provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2023-007:

- a. Awarding a construction contract for the Fletcher Cove Community Center and Marine Safety Center roof replacements, Bid No. 2022-08, in the amount of \$348,000, to Preman Roofing.
- b. Approving an amount of \$52,200 (15%) for construction contingency.
- c. Authorizing the City Manager to execute the construction contract on behalf of the City.
- d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.
- e. Authorizing the City Treasurer to increase the FY 2022/2023 CIP Budget in the amount of \$120,200; and authorizing the transfer of \$120,200 from the General Fund unallocated reserve to the CIP Budget.
- f. Authorizing the City Treasurer to amend the Fiscal Year 2022/2023 Adopted Budget accordingly.

CITY MANAGER RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2023-007

RESOLUTION 2023-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO AWARD A CONSTRUCTION CONTRACT TO PREMAN ROOFING FOR THE ROOF REPLACEMENTS OF THE FLETCHER COVE COMMUNITY CENTER AND THE MARINE SAFETY CENTER

WHEREAS, the Fletcher Cove Community Center and the Marine Safety Center need repairs and renovation in order to meet the needs and expectations of the community; and

WHEREAS, a Request for Bid for the project was advertised in November 2022, as Bid No. 2022-08. The City received bids in December 2022. On December 15, 2022, at 2:00 p.m., the City Clerk's Office opened the bids and read them publicly; and

WHEREAS, Staff determined the lowest bid submitted by Preman Roofing, in the amount of \$348,000, was complete and responsive to the bid specifications; and

WHEREAS, Staff recommends a construction contingency amount of \$52,200 (15%) for potential change orders; and

WHEREAS, the 2022-2023 Adopted Budget has allocated \$280,000 for this project in the City Capital Improvement Program (CIP) fund; \$230,000 for the Fletcher Cove Community Center and \$50,000 for the Marine Safety Center; and

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

1. That the foregoing recitations are true and correct.
2. That the City Council awards a construction contract for the Fletcher Cove Community Center and Marine Safety Center roof replacements, Bid No. 2022-08, in the amount of \$348,000, to Preman Roofing.
3. That the City Council approves an amount of \$52,200 (15%), for construction contingency.
4. That the City Council authorizes the City Manager to approve cumulative change orders up to the construction contingency amount.
5. That the City Council authorizes the City Manager to execute the construction contract on behalf of the City.

6. That the City Council authorizes the City Treasurer to increase the FY 2022/2023 CIP Budget in the amount of \$120,200; and authorizing the transfer of \$120,200 from the General Fund unallocated reserve to the CIP Budget.
7. That the City Council authorizes the City Treasurer to amend the Fiscal Year 2022/2023 Adopted Budget accordingly.

PASSED AND ADOPTED this 25th day of January 2023, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 25, 2023
ORIGINATING DEPT: Community Development Department
SUBJECT: **CITY COUNCIL CONSIDERATION OF RESOLUTION 2023-012 AUTHORIZING THE SUBMITTAL OF A JOINT STATE PARKS GRANT APPLICATION**

BACKGROUND:

The State of California Department of Parks and Recreation (State Parks), Division of Boating and Waterways (DBW), accepted grant applications for public beach restoration projects in December 2022 for potential funding consideration in the State's fiscal year (FY) 2024/25 budget. As a part of the DBW application, a resolution authorizing submittal of the grant application is required.

Previously, the City Council approved Resolutions 2019-153 and 2021-009 authorizing the submittal of joint City of Solana Beach and City of Encinitas construction funding grant applications to State Parks to assist in funding the non-federal cost share of the upcoming United States Army Corps of Engineers (USACE) Coastal Storm Damage Reduction Project (Project). In 2022, the cities of Solana Beach and Encinitas (Cities) were notified that the grant application was successful and that the Cities would be awarded an \$11,500,000 grant. The grant award was based on a 2021 projected project construction cost of \$40,714,000.

In October 2022, the USACE updated Project costs to reflect updated inflation assumptions and related contingencies that now exceed previous cost estimates. The current total Project cost is \$43,331,000. The federal share for initial construction is \$28,165,000 and the non-federal (i.e., local and state) share is \$15,166,000, representing 65% and 35% of the cost, respectively. The estimated non-federal share can be funded up to 85% by State Parks grant funding. The federal share is fully funded through the FY 23 bipartisan infrastructure bill.

The purpose of this report is to request authorization for City Staff via Resolution 2023-012 (Attachment 1) to formalize the submittal of a joint grant application for supplemental

CITY COUNCIL ACTION:

grant funding in the amount of \$1,391,100. This amount, when combined with the 2022 State Parks grant award of \$11,500,000, totals \$12,891,100, which represents the full 85% of the local/state cost share needed for the Project.

DISCUSSION:

The Solana Beach – Encinitas Coastal Storm Damage Reduction Project (Project) has been in development for approximately 20 years. With its implementation later this year, the Project will advance critical local, regional and statewide coastal resilience goals and reduce storm damage related erosion of the public beach over the initial 50-year authorization period (i.e., 2024-2074). The congressionally authorized USACE Project will restore approximately eight miles of public beach within the cities of Solana Beach and Encinitas and is expected to generate benefits beyond the project footprint both upcoast and downcoast. The project will consist of initial placement of 1,040,000 cubic yards of sand and beaches would be re-nourished regularly over a 50-year period.

The Project is currently in the Pre-Construction, Engineering and Design (PED) phase, which is anticipated to conclude this Fall. PED activities include development of project engineering specifications and construction design details, a full year of pre-construction monitoring of natural resources, including onshore and offshore, video-based daily surf monitoring, water quality analyses, beach and offshore borrow site material sampling and shoreline profile bathymetric analyses to establish baseline conditions.

State Parks, DBW, aids municipalities with projects intended to enhance public recreation, public coastal access and visitor opportunities such as those offered by the Project. Throughout the development of the joint Final Environmental Impact Statement/Environmental Impact Report (EIS/EIR), Integrated Feasibility Study, and PED, DBW has remained an essential partner. Most recently, State Parks demonstrated its commitment to the Project by awarding the Project an \$11,500,000 grant to fund up to 85% of the non-federal cost share based on 2021 projected costs.

When the USACE updated Project costs in 2022, the City identified a non-federal funding gap of \$1,391,100. The grant pursued through this Resolution is intended to close that gap and fund 85% of the total non-federal funding allocation totaling \$12,891,100. Therefore, the purpose of this Staff Report is to request Council approval of Resolution 2023-012, authorizing the submittal of a supplemental funding grant application to State Parks in the amount of \$1,391,100.

CEQA COMPLIANCE STATEMENT:

Submittal of a grant application is not a project under the California Environmental Quality Act (CEQA). A Final Joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) was certified in 2015 for the Solana Beach – Encinitas Shoreline Coastal Storm Damage Reduction project.

FISCAL IMPACT:

There is no direct fiscal impact associated with approving the attached Resolution and submittal of the grant application. The purpose of this Staff Report and Resolution is to request authorization for the City to apply for supplemental grant funds in the amount of \$1,391,100, which when added to the 2022 State Parks Grant award of \$11,500,000, totals 85 percent of the non-federal funds required to construct the Project (i.e., \$12,891,100).

As of October 2022, the USACE calculated an updated Project cost of \$43,331,000, which includes both federal and non-federal costs. The federal cost share is 65% of the total project costs, which equates to \$28,165,000. The federal cost has been fully funded by a \$30,500,000 award from the bipartisan infrastructure bill for FY 23.

The non-federal project cost share is 35%, which equates to \$15,166,000. This amount is divided between the cities of Solana Beach and Encinitas in proportion to the relative construction costs that correlate to differing volumes of sand placed in each city. Solana Beach Project costs are \$10,161,000 (i.e., 67% of the total Project cost and 700,000 cubic yards of sand) and Encinitas' costs are \$5,005,000 (i.e., 33% of the total Project cost and 340,000 cubic yards of sand) for initial construction.

To fund its local share of \$10,161,100, the City will use a variety of funding sources including: (1) SANDAG Beach Sand Mitigation Funds received in December 2022 in the amount of \$764,151; (2) State Parks Grant funding, which is currently estimated at \$8,637,037 (67% of the State Parks Grant funding if this grant is successful); (3) \$760,000 in beach sand mitigation fees and fee deposits collected by the City from 2007 through 2022; and (4) work in kind credits through the application or Staff time, contractor time and any technical support/data provided directly to the Project. As needed, the City's Beach Sand Replenishment TOT Fund represents an additional source of funds available to support the City's share of the required match. A budget adjustment will be requested if this additional State Parks grant is successful.

WORK PLAN:

Application for DBW funds is consistent with the implementation of Community Character Priorities and the ongoing implementation of beach sand replenishment projects and programs as identified in the Work Plan Items A.2, Local Coastal Program; and A.3, Beach Sand Replenishment and Retention Program.

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

Adopt Resolution 2023-012 (Attachment 1) ratifying, authorizing and approving submittal of a Grant application to the State of California Department of Parks and Recreation, Division of Boating and Waterways, for Project funding and authorizing the City Manager or his designee to act on behalf of the City of Solana Beach, in consultation with the City Attorney, to negotiate and execute all agreements and amendments necessary to comply with the State Parks, Division of Boating and Waterways grant requirements related to the Project.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2023-012

RESOLUTION 2023-012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING SUBMITTAL OF A SUPPLEMENTAL GRANT FUNDING APPLICATION TO THE STATE OF CALIFORNIA, DEPARTMENT OF PARKS AND RECREATION, DIVISION OF BOATING AND WATERWAYS

WHEREAS, the City of Solana Beach continues to proactively manage its shoreline and public beaches through comprehensive evaluations of existing conditions and identification of areas where erosion threatens public beaches or other critical public infrastructure and develop coastal resiliency solutions that support local and regional goals; and

WHEREAS, coastal beach and bluff erosion is an existing challenge faced by the City and is anticipated to be exacerbated by rising seas in the future; and

WHEREAS, coastal erosion has affected critical public infrastructure in the City including coastal accessways and public beaches, roadways, public utilities, parking areas, pedestrian paths, and other critical public infrastructure; and

WHEREAS, the City desires to protect existing critical infrastructure in place and is seeking supplemental funding to support implementation of the City's goals to protect critical public infrastructure including the public beach; and

WHEREAS, a key coastal resiliency project that the City has been developing jointly with the City of Encinitas, the State of California Department of Parks and Recreation, Division of Boating and Waterways, and the U.S. Army Corps of Engineers (USACE) is known as the San Diego, County, Solana Beach and Encinitas, Coastal Storm Damage Reduction Project (Project); and

WHEREAS, the mission of the State of California Department of Parks and Recreation, Division of Boating and Waterways' Public Beach Restoration Program is to preserve and protect the California coastline by restoring and maintaining natural and recreational resources and minimizing damages by natural or man-made induced beach erosion; and

WHEREAS, the California Legislature approved the Public Beach Restoration Program in 2001-2002; and

WHEREAS, since 2000, the City has remained focused on taking the necessary planning steps needed to implement the Project; and

WHEREAS, in 2022, the Project received the full amount of federal construction funding required for the Project to be successfully implemented in 2023/2024; and

WHEREAS, the USACE will require non-federal funds to initiate construction of the Project; and

WHEREAS, the cost for initial construction for the Project was updated in October 2022 and is \$43,331,000, with the federal share (65%) for initial construction approximated at \$28,165,000 and the non-federal share (35%) estimated at \$15,166,000; and

WHEREAS, in 2022, State Parks approved a construction grant for the Project in the amount of \$11,500,000 on a Project cost as estimated in 2021; and

WHEREAS, State Parks will provide grant funding up to a maximum of 85% cost share of the non-federal cost which amounts to a potential State Parks grant amount of \$12,891,100; and

WHEREAS, the Cities were encouraged to submit a supplemental grant funding application to State Parks to increase the local grant request to a full 85% of the non-federal share; and

WHEREAS, Staff prepared and submitted a joint application with the City of Encinitas for the State of California Department of Parks and Recreation Shoreline Erosion Protection Grant for \$1,391,100 in supplemental construction funding, which when added to the 2022 State Parks grant award of \$11,500,000, would represent 85% of the non-federal share of construction costs for the Coastal Storm Damage Reduction Project equal to \$12,891,100; and

WHEREAS, a formal resolution from the City Council is required indicating the City authorized submittal of a grant application to State Parks.

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 ratifies, authorizes and approves the City Manager, or his designee, signing and submission of a Grant Application to the State of California Department of Parks and Recreation, Division of Boating and Waterways, to obtain funding to support the construction of the San Diego, County, Solana Beach and Encinitas, Coastal Storm Damage Reduction Project.
3. That the City Council of the City of Solana Beach hereby authorizes and directs the City Manager or his designee to act on behalf of the City of Solana Beach, in consultation with the City Attorney, to negotiate and execute all agreements

and amendments necessary to comply with the State Parks, Division of Boating and Waterways grant requirements and to accept all grant funding successfully obtained through the grant application authorized to be submitted by this Resolution to the State of California Department of Parks and Recreation related to the Project.

PASSED AND ADOPTED this 25th day of January 2023 at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 25, 2023
ORIGINATING DEPT: Finance
SUBJECT: **City Council Consideration of Resolution 2023-014 Authorizing the City Manager to Execute a Professional Services Agreement with Emanuels Jones & Associates for State Legislative Consultant Services**

BACKGROUND:

During any given legislative period, bills with potentially significant impacts on the City and its operations are introduced and oftentimes revised many times requiring close monitoring for timely reporting to the City Council. In March 2019, the City Council authorized the execution of a Professional Services Agreement (PSA) with Emanuels Jones and Associates to provide these important legislative consultant services. This contract expired on December 31, 2022.

This item is before City Council to consider adopting Resolution 2023-014 (Attachment 1) authorizing the City Manager to execute a PSA with Emanuels Jones and Associates (EJA) to provide state legislative consultant services.

DISCUSSION:

The City has been engaged with EJA since March 2019 to provide these necessary services and has developed a strong working relationship with their exceptionally knowledgeable and responsive staff. EJA has provided regular weekly reports to the City and City Council and has engaged in regular conference calls to keep Staff updated and aware of important legislative activities and proposed legislation affecting the City. Their services have been essential in providing City input on pending legislation at the state level as well as ensuring that specific budget requests such as funding for the Army Corps' Beach Sand Replenishment Project was included in the Governor's Budget.

CITY COUNCIL ACTION:

Included in Attachment 2 to this staff report is the proposed PSA which would cover a term from January 1, 2023 through June 30, 2026. The Scope of Services is contained in the PSA. As further detailed in the Scope of Services, EJA would continue to provide the following services:

- Assist City Council and Staff in developing strategies to successfully implement the City's Legislative and Administrative Agency Program with a focus on housing the land use.
- Assist in preparation of briefing materials and arrange appointments for Council Members and City staff when they travel to Sacramento to advance the City's legislative or administrative agency advocacy agenda.
- Identify legislation that significantly or uniquely impacts the City of Solana Beach, alert the City staff of all impactful legislation and provide electronic copies to City Manager's Office in a timely manner.
- Track and report on legislation which the City has targeted with a support or oppose position. Report weekly on the status of all bills on which the City has an adopted position. Provide City staff with advance notice of hearings and critical actions relating to priority issues and bills as identified by the City.
- Lobby on behalf of the City for positions adopted by the City Council. Communicate position to City's legislators via letter, and when feasible in person. Individually or in coordination with allied cities or entities (such as Cal Cities), present testimony before legislative committee on City's position.
- Respond to City Staff questions about legislation, committee analyses or impact of legislation on the City of Solana Beach. Be available by telephone, fax or e-mail for direct consultation on any matter relating to State legislative or administrative matters.

It is recommended that the Council authorize the City Manager to execute a professional services agreement to provide specific and targeted advocacy and lobbying services on behalf of the City on any pertinent legislation consistent with the City's legislative priorities and recommend actions as may be needed to promote the City's interests.

Due to inflation and escalating costs of doing business, EJA has requested an increase in both the annual fees and potential travel expenses. The proposed fee increases would be 4% in Fiscal Year (FY) 2023 and FY 2024, 3% in FY 2025 and 2% in FY 2026. Travel

expenses are also proposed to increase by \$200 from the prior contract as shown in the following table:

Fiscal Year	monthly fee	% increase	Fee Total	FPPC Filing	Travel	TOTAL
current	\$ 2,500.00	na	\$ 30,000.00	\$ 300.00	\$1,500.00	\$ 31,800.00
Fiscal Year	monthly fee	% increase	Fee Total	FPPC Filing	Travel	TOTAL
2022-2023	\$ 2,600.00	4%	\$ 15,600.00	\$ 150.00	\$ -	\$ 15,750.00
2023-2024	\$ 2,704.00	4%	\$ 32,448.00	\$ 300.00	\$1,700.00	\$ 34,448.00
2024-2026	\$ 2,785.12	3%	\$ 33,421.44	\$ 300.00	\$1,700.00	\$ 35,421.44
2025-2026	\$ 2,840.82	2%	\$ 34,089.87	\$ 300.00	\$1,700.00	\$ 36,089.87
						<u>\$ 121,709.31</u>

CEQA COMPLIANCE STATEMENT:

Approval of the PSA with EJA is not a project as defined by CEQA.

FISCAL IMPACT:

As indicated above, the maximum “not to exceed” amount of the PSA over the entire term would be \$121,709.31. The current fiscal year (FY) 2022/23 adopted budget includes \$15,000 for these anticipated services to be provided by EJA. The proposed PSA would add an additional \$150.00 to the City Manager Department budget for FY2023. Staff is recommending adding appropriations of \$150.00 from General Fund unreserved fund balance to the City Manager Department’s Professional Services account. This adjustment will be noted in the FY 2022/23 Mid-Year Budget Adjustments.

WORK PLAN:

The proposed authorization is directly linked to the Strategic Priority: “Community Character” (Land Use & Planning)

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council consider adoption of Resolution 2023-014:

1. Authorizing the City Manager to execute a Professional Services Agreement, in an amount not to exceed \$121,709.31, with Emanuels Jones and Associates for state legislative consultant services from Fiscal Year 2022-23 through 2025-26.
2. Authorizing the City Manager to extend the agreement up to three additional one-year terms at the sole discretion of the City.
3. Authorizing an increase in appropriation of \$150.00 to the Professional Services account in the City Manager department from unreserved fund balance.
4. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

CITY MANAGER RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2023-014
2. Professional Services Agreement with EJA

RESOLUTION 2023-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH EMANUELS JONES AND ASSOCIATES FOR STATE LEGISLATIVE CONSULTING SERVICES

WHEREAS, the City Council places a priority on community character and local land use authority; and,

WHEREAS, as the City Council identifies its legislative priorities as part of the work plan, the services of a lobbyist is recommended to advance and advocate for the City's interests in Sacramento; and

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

1. That the foregoing recitations are true and correct.
2. That the City Council authorizes the City Manager to execute a professional services agreement with Emanuels Jones and Associates (EJA) to provide specific and targeted advocacy and lobbying services on behalf of the City on any pertinent legislation consistent with the City's legislative priorities and recommend actions as may be needed to promote the City's interests.
3. That the amount of the agreement, including extensions, may not exceed \$121,709.31.
4. That the City Manager is authorized to extend the agreement up to three additional one-year terms at the sole discretion of the City.
5. That the City Council authorizes the City Finance Director/Treasurer transfer \$150.00 from unreserved fund balance to professional services in the City Manager Department for this contract.

PASSED AND ADOPTED this 25th day of January 2023, at a regular meeting of the City Council of the City of Solana Beach, California, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

City of Solana Beach

PROFESSIONAL SERVICES AGREEMENT

FOR PROFESSIONAL LEGISLATIVE ADVOCACY SERVICES

This Professional Services Agreement (“AGREEMENT”) is made and entered into this 1st day of January, 2023 by and between the CITY OF SOLANA BEACH, a municipal corporation (“CITY”), and, David A. Jones dba Emanuels Jones and Associates (“CONSULTANT”) (collectively “PARTIES”).

WHEREAS, the CITY desires to employ a consultant to furnish certain professional legislative advocacy services (“PROFESSIONAL SERVICES”) for its legislative advocacy needs (“PROJECT”); and

WHEREAS, the CITY has determined that CONSULTANT is qualified by experience and ability to perform the services desired by CITY, and CONSULTANT is willing to perform such services; and

WHEREAS, CONSULTANT will conduct all the work as described and detailed in this AGREEMENT to be provided to the CITY.

NOW, THEREFORE, the PARTIES hereto mutually covenant and agree with each other as follows:

1. PROFESSIONAL SERVICES.

- 1.1. **Scope of Services.** The CONSULTANT shall perform the PROFESSIONAL SERVICES as set forth in the written Scope of Services, attached as Exhibit “A” Scope of Services and Fee, at the direction of the CITY. CITY shall provide CONSULTANT access to appropriate staff and resources for the coordination and completion of the projects under this AGREEMENT. For all work to be performed on site in the City, the CITY and CONSULTANT agree that the Scope of Services begins when the CONSULTANT arrives on site and terminates when the CONSULTANT leaves the site. Travel time to and from project site shall not be considered time on the job or compensated by the CITY.
- 1.2. **Project Coordinator.** The City Manager is hereby designated as the Project Coordinator for CITY and will monitor the progress and execution of this AGREEMENT. CONSULTANT shall assign a single Project Director to provide supervision and have overall responsibility for the progress and execution of this AGREEMENT for CONSULTANT. David A. Jones is hereby designated as the Project Director for CONSULTANT.
- 1.3. **City Modification of Scope of Services.** CITY may order changes to the Scope of Services within the general scope of this AGREEMENT consisting of additions, deletions, or other revisions. If such changes cause a change in the CONSULTANT’s cost of, or time required for, completion of the Scope of Services, an equitable adjustment to CONSULTANT’s compensation and/or contract time shall be made, subject to the CITY’S approval. All such changes shall be authorized in writing, executed by CONSULTANT and CITY.

2. DURATION OF AGREEMENT.

- 2.1. **Term.** The term of this AGREEMENT shall be for a period of six (6) months beginning from the date of execution of the AGREEMENT and ending on June 31, 2026. Time is of the essence in the performance of work under this AGREEMENT, unless otherwise specified.

- 2.2. **Extensions.** If marked, the CITY shall have the option to extend the AGREEMENT for three (3) additional one (1) year periods or parts thereof for an amount not to exceed the costs listed per AGREEMENT year in Exhibit A to this AGREEMENT. Extensions shall be in the sole discretion of the City Manager and shall be based upon CONSULTANT's satisfactory past performance, CITY needs, and appropriation of funds by the City Council. The CITY shall give written notice to CONSULTANT prior to exercising the option.
- 2.3. **Delay.** Any delay occasioned by causes beyond the control of CONSULTANT may merit an extension of time for the completion of the Scope of Services. When such delay occurs, CONSULTANT shall immediately notify the Project Coordinator in writing of the cause and the extent of the delay, whereupon the Project Coordinator shall ascertain the facts and the extent of the delay and grant an extension of time for the completion of the PROFESSIONAL SERVICES when justified by the circumstances.
- 2.4. **City's Right to Terminate for Default.** Should CONSULTANT be in default of any covenant or condition hereof, CITY may immediately terminate this AGREEMENT for cause if CONSULTANT fails to cure the default within ten (10) calendar days of receiving written notice of the default.
- 2.5. **City's Right to Terminate without Cause.** Without limiting its rights in the event of CONSULTANT's default, CITY may terminate this AGREEMENT, without cause, by giving written notice to CONSULTANT. Such termination shall be effective upon thirty (30) days' written notice. CONSULTANT shall be compensated for all effort and material expended on behalf of CITY under the terms of this AGREEMENT, up to the effective date of termination. All personal property remaining in CITY facilities or on CITY property thirty (30) days after the expiration or termination of this AGREEMENT shall be, at CITY's election, considered the property of CITY.

3. COMPENSATION.

- 3.1. **Total Amount.** The total cost for all work described in the Scope of Services and Fee (Exhibit "A") shall not exceed the costs listed per AGREEMENT year in Exhibit A to this AGREEMENT nor the total not to exceed contract amount without prior written authorization from CITY. CONSULTANT shall bill the CITY for work provided and shall present a written request for such payment monthly.
- 3.2. **Additional Services.** CITY may, as the need arises or in the event of an emergency, request additional services of CONSULTANT. Should such additional services be required, CITY and CONSULTANT shall agree to the cost prior to commencement of these services.
- 3.3. **Costs.** Any costs billed to the CITY shall be approved in writing in advance and in accordance with any terms negotiated and incorporated herein as part of Exhibit "A" Scope of Services and Fee.

4. INDEPENDENT CONTRACTOR.

- 4.1. CONSULTANT is, for all purposes arising out of this AGREEMENT, an independent contractor. The CONSULTANT has and shall retain the right to exercise full control and supervision of all persons assisting the CONSULTANT in the performance of said services hereunder, the CITY only being concerned with the finished results of the work being performed. Neither CONSULTANT nor CONSULTANT's employees shall in any event be entitled to any benefits to which CITY employees are entitled, including, but not limited to, overtime, retirement benefits, workers' compensation benefits, injury leave or other leave benefits. CONSULTANT is solely responsible for all such matters, as well as compliance with social security and income tax withholding and all other regulations and laws governing such matters.
- 4.2. **PERS Eligibility Indemnification.** In the event that CONSULTANT's employee providing services under this AGREEMENT claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS of the CITY, CONSULTANT shall indemnify, defend, and hold harmless CITY for the payment of

any employer and employee contributions for PERS benefits on behalf of the employee as well as for payment of any penalties and interest on such contributions which would otherwise be the responsibility of the CITY. Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, CONSULTANT's employees providing service under this AGREEMENT shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation and benefit including but not limited to eligibility to enroll in PERS as an employee of CITY and entitlement to any contributions to be paid by CITY for employer contributions and/or employee contributions for PERS benefits.

4.3 Indemnification for Employee Payments. CONSULTANT agrees to defend and indemnify the CITY for any obligation, claim, suit or demand for tax, retirement contribution including any contribution to the PERS, social security, salary or wages, overtime payment, or workers' compensation payment which the CITY may be required to make for work done under this AGREEMENT.

4.4 The provisions of this section 4 are continuing obligations that shall survive expiration or termination of this AGREEMENT.

5. STANDARD OF PERFORMANCE.

While performing the PROFESSIONAL SERVICES, CONSULTANT shall exercise the reasonable professional care and skill customarily exercised by reputable members of CONSULTANT's profession practicing in the State of California, and will use reasonable diligence and best judgment while exercising its professional skill and expertise.

6. WARRANTY OF CONSULTANT'S LICENSE.

CONSULTANT warrants that CONSULTANT is properly licensed with the applicable government agency(ies) for any PROFESSIONAL SERVICES that require a license. If the CONSULTANT lacks such license, this AGREEMENT is void and of no effect.

7. AUDIT OF RECORDS.

7.1. At any time during normal business hours and as often as may be deemed necessary the CONSULTANT shall make available to a representative of CITY for examination all of its records with respect to all matters covered by this AGREEMENT and shall permit CITY to audit, examine and/or reproduce such records. CONSULTANT shall retain such financial and program service records for at least four (4) years after termination or final payment under this AGREEMENT.

7.2. The CONSULTANT shall include the CITY's right under this section in any and all of their subcontracts, and shall ensure that these sections are binding upon all subcontractors.

8. CONFIDENTIALITY AND SECURITY.

8.1. Confidential Work Product. All professional services performed by CONSULTANT, including but not limited to all drafts, data, correspondence, proposals, reports, research and estimates compiled or composed by CONSULTANT, pursuant to this AGREEMENT, are for the sole use of the CITY, its agents and employees. Neither the documents nor their contents shall be released to any third party without the prior written consent of the CITY. This provision does not apply to information that (a) was publicly known, or otherwise known to CONSULTANT, at the time that it was disclosed to CONSULTANT by the CITY, (b) subsequently becomes publicly known through no act or omission of CONSULTANT or (c) otherwise becomes known to CONSULTANT other than through disclosure by the CITY. Except for any subcontractors that may be allowed to receive such information based upon a prior written agreement, neither the documents nor their contents shall be released to any third party without the prior written consent of the CITY. The sole purpose of this section is to prevent disclosure of CITY's confidential and proprietary information by CONSULTANT or subcontractors.

8.2. Confidentiality. Both parties recognize that their respective employees and agents, in the course of performance of this AGREEMENT, may be exposed to confidential information and that disclosure of such information could violate the rights of private individuals and entities, including the parties and third parties. Confidential information is nonpublic information that a reasonable person would believe to be confidential and includes, without limitation, personal identifying information (e.g., social security numbers) and trade secrets, each as defined by applicable state law, and all other information protected by applicable law (“Confidential Information”). The party receiving Confidential Information (“Receiving Party”) of the other (“Disclosing Party”) shall not, and shall cause its employees and agents who are authorized to receive Confidential Information, not to use Confidential Information for any purpose except as necessary to implement, perform or enforce this AGREEMENT or comply with its legal obligations. Receiving Party will use the same reasonable efforts to protect the Confidential Information of Disclosing Party as it uses to protect its own proprietary information and data. The Receiving Party will not disclose or release Confidential Information to any third person without the prior written consent of the Disclosing Party, except for where required by law or for authorized employees or agents of the Receiving Party. Prior to disclosing the Confidential Information to its authorized employees or agents, Receiving Party shall inform them of the confidential nature of the Confidential Information and require them to abide by the terms of this AGREEMENT. Receiving Party will promptly notify Disclosing Party if Receiving Party discovers any improper use or disclosure of Confidential Information and will promptly commence all reasonable efforts to investigate and correct the causes of such improper use or disclosure. If Receiving Party believes the Confidential Information must be disclosed under applicable law, Receiving Party may do so provided that, to the extent permitted by law, the other party is given a reasonable notice and opportunity to contest such disclosure or obtain a protective order. Confidential Information does not include information that: (i) is or becomes known to the public without fault or breach of the Receiving Party; (ii) the Disclosing Party regularly discloses to third parties without restriction on disclosure; or (iii) the Receiving Party obtains from a third party without restriction on disclosure and without breach of a non-disclosure obligation. Confidential Information does not include any information that is required to be provided to the public pursuant to the laws of the United States and/or California such as the California Public Records Act, due to the nature of CITY being a local governmental agency. The non-disclosure and non-use obligations of this AGREEMENT will remain in full force with respect to each item of Confidential Information for a period of ten (10) years after the Receiving Party’s receipt of that item.

8.3. Security.

8.3.1. Implementation. CONSULTANT shall implement commercially reasonable administrative, technical and physical safeguards designed to: (i) ensure the security and confidentiality of data and information provided by the CITY or used in connection with providing services under this AGREEMENT, including data or information about third parties (“CITY’S Data”); (ii) protect against any anticipated threats or hazards to the security or integrity of CITY’S Data; and (iii) protect against unauthorized access to or use of CITY’S Data. CONSULTANT shall review and test such safeguards on no less than an annual basis.

8.3.2. Network. If CONSULTANT makes CITY’S Data accessible through the Internet or other networked environment, CONSULTANT shall be solely responsible for all aspects of Internet use, and shall maintain, in connection with the operation or use of CITY’S Data, adequate technical and procedural access controls and system security requirements and devices, necessary for data privacy, confidentiality, integrity, authorization, authentication and non-repudiation and virus detection and eradication.

8.3.3. Personal Data. If CONSULTANT processes or otherwise has access to any personal data or personal information on CITY’S behalf when performing

CONSULTANT's services and obligations under this AGREEMENT, then: (i) CITY shall be the data controller (where "data controller" means an entity which alone or jointly with others determines purposes for which and the manner in which any personal data are, or are to be, processed) and CONSULTANT shall be a data processor (where "data processor" means an entity which processes the data only on behalf of the data controller and not for any purposes of its own); (ii) CITY shall ensure that it has obtained all necessary consents and it is entitled to transfer the relevant personal data or personal information to CONSULTANT so that CONSULTANT may lawfully use, process and transfer the personal data and personal information in accordance with this AGREEMENT on CITY's behalf in order for CONSULTANT to provide the services and perform its other obligations under this AGREEMENT; (iii) CONSULTANT shall process the personal data and personal information only in accordance with any lawful and reasonable instructions given by CITY from time to time and in accordance with the terms of this AGREEMENT; and (iv) each party shall take appropriate technical and organizational measures against unauthorized or unlawful processing of the personal data and personal information or its accidental loss, destruction or damage so that, having regard to the state of technological development and the cost of implementing any measures, the measures taken ensure a level of security appropriate to the harm that might result from such unauthorized or unlawful processing or accidental loss, destruction or damage in relation to the personal data and personal information and the nature of the personal data and personal information being protected. If necessary, the parties will cooperate to document these measures taken.

8.3.4. Information Security. CONSULTANT represents and warrants that its collection, access, use, storage, disposal and disclosure of Confidential Information accessed and/or collected from CITY does and will comply with all applicable federal and state privacy and data protection laws. In the event of any security breach, CONSULTANT shall: (a) Provide CITY with the name and contact information for an employee who shall serve as CITY's primary security contact and shall be available to assist CITY twenty-four (24) hours per day, seven (7) days per week as a contact in resolving obligations associated with a security breach; and (b) Notify CITY of a security breach as soon as practicable, but no later than twenty-four (24) hours after CONSULTANT becomes aware of it. Immediately following CONSULTANT's notification to CITY of a security breach, the parties shall coordinate with each other to investigate the security breach. CONSULTANT agrees to fully cooperate with CITY in CITY's handling of the matter. CONSULTANT shall use best efforts to immediately remedy any security breach and prevent any further security breach at CONSULTANT's own expense in accordance with applicable privacy rights, laws, regulations and standards. CONSULTANT agrees to provide, at its expense, up to one year of credit monitoring services to third parties impacted by any data breach involving the loss of personally identifiable information.

8.4. Indemnity. CONSULTANT shall defend (with counsel acceptable to CITY), indemnify and hold CITY harmless from and against all claims, actions, proceedings, losses, costs (including attorney fees and other charges), liabilities, damages, judgments, settlements, and court awarded attorney's fees resulting from, arising out of or related to a security or data breach unless the breach is proven to be caused solely by CITY. The terms of this section shall survive termination of this AGREEMENT. For purposes of this provision, "security breach" means any act or omission that compromises either the security, confidentiality, or integrity of Confidential Information or the physical, technical, administrative or organizational safeguards put in place by CONSULTANT or any authorized persons that relate to the protection of the security, confidentiality or integrity of Confidential Information or a breach or alleged breach of this AGREEMENT relating to such privacy practices or privacy obligations imposed by any applicable law.

- 8.5. Notice and Remedy of Breaches.** Each party shall promptly give notice to the other of any actual or suspected breach by it of any of the provisions of Section 8 of this AGREEMENT, whether or not intentional, and the breaching party shall, at its expense, take all steps reasonably requested by the other party to prevent or remedy the breach.
- 8.6. Enforcement.** Each party acknowledges that any breach of any of the provisions of Section 8 of this AGREEMENT may result in irreparable injury to the other for which money damages would not adequately compensate. If there is a breach, then the injured party shall be entitled, in addition to all other rights and remedies which it may have, to have a decree of specific performance or an injunction issued by any competent court, requiring the breach to be cured or enjoining all persons involved from continuing the breach.

9. CONFLICTS OF INTEREST.

- 9.1.** CONSULTANT shall at all times comply with all federal, state and local conflict of interest laws, regulations, and policies applicable to public contracts and procurement practices, including but not limited to California Government Code Section 81000 *et seq.* (Political Reform Act) and Section 1090 *et seq.* CONSULTANT shall immediately disqualify itself and shall not use its official position to influence in any way any matter coming before the CITY in which the CONSULTANT has a financial interest as defined in Government Code Section 87103. CONSULTANT represents that it has no knowledge of any financial interests which would require it to disqualify itself from any matter on which it might perform services for the CITY. CONSULT shall file all required lobbyist filings.
- 9.2.** If, in performing the PROFESSIONAL SERVICES set forth in this AGREEMENT, the CONSULTANT makes, or participates in, a “governmental decision” as described in Title 2, Section 18700.3(a) of the California Code of Regulations, or performs the same or substantially all the same duties for the CITY that would otherwise be performed by a CITY employee holding a position specified in the department's conflict of interest code, the CONSULTANT shall be subject to a conflict of interest code requiring the completion of one or more statements of economic interests disclosing the CONSULTANT's relevant financial interests.
- 9.3.** If checked, the CONSULTANT shall comply with all of the reporting requirements of the Political Reform Act. Specifically, the CONSULTANT shall file a Fair Political Practices Commission Form 700 (Assuming Office Statement) within thirty (30) calendar days of the CITY's determination that the CONSULTANT is subject to a conflict of interest code. The CONSULTANT shall also file a Form 700 (Annual Statement) on or before April 1 of each year of the AGREEMENT, disclosing any financial interests held during the previous calendar year for which the CONSULTANT was subject to a conflict of interest code.
- 9.4.** CITY represents that pursuant to California Government Code Section 1090 *et seq.*, none of its elected officials, officers, or employees has an interest in this AGREEMENT.

10. DISPOSITION AND OWNERSHIP OF DOCUMENTS.

- 10.1.** All documents, data, studies, drawings, maps, models, photographs and reports prepared by CONSULTANT under this AGREEMENT, whether paper or electronic, shall become the property of CITY for use with respect to this PROJECT, and shall be turned over to the CITY upon completion of the PROJECT or any phase thereof, as contemplated by this AGREEMENT.
- 10.2.** Contemporaneously with the transfer of documents, the CONSULTANT hereby assigns to the CITY and CONSULTANT thereby expressly waives and disclaims, any copyright in, and the right to reproduce, all written material, drawings, plans, specifications or other work prepared under this AGREEMENT, except upon the CITY's prior authorization regarding reproduction, which authorization shall not be unreasonably withheld. The CONSULTANT shall, upon request of the CITY, execute any further document(s) necessary to further effectuate this waiver and disclaimer.

11. INSURANCE

- 11.1. CONSULTANT shall procure and maintain for the duration of the AGREEMENT insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONSULTANT, their agents, representatives, employees or subcontractors. Insurance shall be placed with insurers with a current A.M. Best's rating of no less than "A" and "VII" unless otherwise approved in writing by the CITY's Risk Manager.
- 11.2. CONSULTANT's liabilities, including but not limited to CONSULTANT's indemnity obligations, under this AGREEMENT, shall not be deemed limited in any way to the insurance coverage required herein. All policies of insurance required hereunder must provide that the CITY is entitled to thirty (30) days prior written notice of cancellation or non-renewal of the policy or policies, or ten (10) days prior written notice for cancellation due to non-payment of premium. Maintenance of specified insurance coverage is a material element of this AGREEMENT.
- 11.3. **Types and Amounts Required.** CONSULTANT shall maintain, at minimum, the following insurance coverage for the duration of this AGREEMENT. If CONSULTANT maintains broader coverage and/or higher limits than the minimums shown below, the CITY shall be entitled to the broader coverage and/or the higher limits maintained by the CONSULTANT. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the CITY.
- 11.3.1. **Commercial General Liability (CGL).** If checked the CONSULTANT shall maintain CGL Insurance written on an ISO Occurrence form or equivalent providing coverage at least as broad as CG 00 01 which shall cover liability arising from any and all personal injury or property damage, including ongoing and completed operations, in the amount no less than \$2,000,000.00 per occurrence and subject to an annual aggregate of \$4,000,000.00. If limits apply separately to this project (CG 25 03 or 25 04) the general aggregate limit shall not apply. There shall be no endorsement or modification of the CGL limiting the scope of coverage for either insured vs. insured claims or contractual liability. All defense costs shall be outside the limits of the policy.. Any excess or umbrella policies being used to meet the required limits of insurance will be evaluated separately and must meet the same qualifications as the CONSULTANT's primary policy.
- 11.3.2. **Commercial Automobile Liability.** If checked the CONSULTANT shall maintain Commercial Automobile Liability Insurance for all of the CONSULTANT's automobiles including owned, hired and non-owned automobiles, automobile insurance written on an ISO form CA 00 01 12 90 or a later version of this form or an equivalent form providing coverage at least as broad for bodily injury and property damage for a combined single limit no less than \$1,000,000.00 per occurrence. Insurance certificate shall reflect coverage for any automobile (any auto).
- 11.3.3. **Workers' Compensation.** If checked the CONSULTANT shall maintain Worker's Compensation insurance for all of the CONSULTANT's employees who are subject to this AGREEMENT and to the extent required by applicable state or federal law, a Workers' Compensation policy providing at minimum \$1,000,000.00 employers' liability coverage. The CONSULTANT shall provide an endorsement that the insurer waives the right of subrogation against the CITY and its respective elected officials, officers, employees, agents and representatives.
- 11.3.4. **Professional Liability.** If checked the CONSULTANT shall also maintain Professional Liability (errors and omissions) coverage with a limit no less than \$1,000,000 per claim and \$2,000,000 annual aggregate. The CONSULTANT shall ensure both that (1) the policy retroactive date is on or before the date of commencement of the Scope of Services; and (2) the policy will be maintained in force for a period of three years after substantial completion of the Scope of Services

or termination of this AGREEMENT whichever occurs last. The CONSULTANT agrees that for the time period defined above, there will be no changes or endorsements to the policy that increase the CITY's exposure to loss. All defense costs shall be outside the limits of the policy..

- 11.3.5. **Cyber Liability.** If checked the CONSULTANT shall also maintain Cyber Liability coverage on a claims made basis with a limit no less than \$2,000,000 per occurrence or claim and \$2,000,000 annual aggregate. The CONSULTANT shall ensure both that (1) the policy retroactive date is on or before the date of commencement of any services under this AGREEMENT; and (2) the policy will be maintained in force for a period of three years after substantial completion of the Scope of Services or termination of this AGREEMENT whichever occurs last. Coverage shall be sufficiently broad to respond to the duties and obligations as are undertaken by CONSULTANT in this AGREEMENT and shall include claims involving infringement of intellectual property, infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, alteration of electronic information, extortion and network security. The policy shall provide coverage for breach response costs as well as regulatory fines and penalties as well as credit monitoring expenses with limits sufficient to respond to such obligations. All defense costs shall be outside the limits of the policy.
- 11.3.6. **Fidelity and Crime Liability.** If checked, the CONSULTANT shall also maintain Fidelity and Crime coverage for theft of CITY property for an amount no less than \$1,000,000 per loss.
- 11.3.7. **Sexual Abuse and Molestation (“SAM”) Insurance.** If checked, the CONSULTANT shall also maintain sexual abuse and molestation (SAM) insurance with limits not less than \$1,000,000 per occurrence or claim with an aggregate of not less than \$2,000,000. The policy shall provide coverage including but not limited to claims for improper sexual conduct, damages because of bodily injury, and negligent hiring and supervision. All defense costs shall be outside the limits of the policy.
- 11.3.8. **Contractor’s Pollution Legal Liability.** If checked, the CONSULTANT shall procure and maintain contractors’ pollution legal liability and/or errors and omissions with limits no less than \$1,000,000 per occurrence or claim with an aggregate of not less than \$2,000,000 to cover liability and legal expenses arising out of cleanup, removal, storage, or handling of hazardous or toxic chemicals, materials, substances, or any other pollutants by the CONSULTANT or any subcontractor resulting from pollution conditions.
- 11.4. **Self-Insured Retentions.** Any self-insured retentions are the responsibility of the CONSULTANT and must be declared to and approved by the CITY. At the option of the CITY, either (1) the insurer shall reduce or eliminate such self-insured retentions as respects the CITY, its officers, officials, employees and volunteers, or (2) the CONSULTANT shall provide a financial guarantee satisfactory to the CITY guaranteeing payment of losses and related investigations, claim administration, and defense expenses.
- 11.5. **Waiver of Subrogation.** CONSULTANT hereby grants to CITY and its respective elected officials, officers, employees, agents and representatives a waiver of any right to subrogation which any insurer of said CONSULTANT may acquire against the CITY by virtue of the payment of any loss under such insurance. CONSULTANT agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the CITY has received a waiver of subrogation endorsement from the insurer.
- 11.6. **Additional Required Provisions.** The commercial general liability, including any excess or umbrella policies being used to meet the required limits of insurance, and automobile liability policies shall contain, or be endorsed to contain, the following provisions:

- 11.6.1.** The CITY, its officers, officials, employees, and representatives shall be named as additional insureds with respect to liability arising out of work or operations performed by or on behalf of the CONSULTANT including materials, parts, or equipment furnished in connection with such work or operations. The CITY's additional insured status must be reflected on additional insured endorsement form (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38 and CG 20 37) which shall be submitted to the CITY.
- 11.6.2.** The policies are primary and non-contributory to any insurance that may be carried by the CITY, as reflected in an endorsement at least as broad as CG 20 01 04 13 which shall be submitted to the CITY. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees, or representatives shall be excess of the CONSULTANT's insurance and shall not contribute with it. This requirement shall also apply to any Excess or Umbrella liability policies.
- 11.7. Verification of Coverage.** CONSULTANT shall furnish the CITY with original certificates and amendatory endorsements effecting coverage required by this Section 11 and a copy of the Declarations and Endorsements Pages of the CGL and any Excess policies listing all policy endorsements. The endorsements should be on forms approved by the CITY or on other than the CITY's forms provided those endorsements conform to CITY requirements. All certificates and endorsements are to be received and approved by the CITY before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The CITY reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.
- 11.8. Excess or Umbrella Policies.** If any Excess or Umbrella Liability policies are used to meet the limits of liability required by this agreement, said policies shall meet all of the insurance requirements stated in this document, including, but not limited to, the additional insured, contractual liability, "insured contract" definition, occurrence definition, primary and non-contributory, indemnity, and defense requirements. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the CONSULTANT's primary and excess liability policies are exhausted.
- 11.9. Special Risks or Circumstances.** CITY reserves the right to modify these requirements, including limits, based on the nature of risk, prior experience, insurer, coverage, or other special circumstances.

12. INDEMNIFICATION.

CONSULTANT agrees to indemnify, defend (with counsel acceptable to CITY), and hold harmless the CITY, and its officers, officials, agents and employees from any and all claims, demands, costs or liabilities that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of CONSULTANT, its employees, agents, and subcontractors in the performance of or failure to perform services or obligations under this AGREEMENT. CONSULTANT's duty to indemnify under this section shall not include liability for damages for death or bodily injury to persons, injury to property, or other loss, damage or expense arising from the sole negligence or willful misconduct by the CITY or its elected officials, officers, agents, and employees. CONSULTANT's indemnification obligations shall not be limited by the insurance provisions of this AGREEMENT. The PARTIES expressly agree that any payment, attorney's fees, costs or expense CITY incurs or makes to or on behalf of an injured employee under the CITY's self-administered workers' compensation is included as a loss, expense, or cost for the purposes of this section, and that this section will survive the expiration or early termination of this AGREEMENT.

13. SUBCONTRACTORS.

- 13.1.** The CONSULTANT's hiring or retaining of third parties (i.e. subcontractors) to perform services related to the PROJECT is subject to prior written approval by the CITY.
- 13.2.** All contracts entered into between the CONSULTANT and its subcontractor shall also provide that each subcontractor shall obtain insurance policies which shall be kept in full force and effect during any and all work on this PROJECT and for the duration of this AGREEMENT. The CONSULTANT shall require the subcontractor to obtain, all policies described in Section 11 in the amounts required by the CITY, which shall not be greater than the amounts required of the CONSULTANT. CONSULTANT shall ensure that CITY is an additional insured on insurance required from subcontractors.
- 13.3.** In any dispute between the CONSULTANT and its subcontractor, the CITY shall not be made a party to any judicial or administrative proceeding to resolve the dispute. The CONSULTANT agrees to defend and indemnify the CITY as described in Section 12 of this AGREEMENT should the CITY be made a party to any judicial or administrative proceeding to resolve any such dispute.

14. NON-DISCRIMINATION.

CONSULTANT shall not discriminate against any employee or applicant for employment because of sex, race, color, age, religion, ancestry, national origin, military or veteran status, disability, medical condition, genetic information, gender expression, marital status, or sexual orientation. CONSULTANT shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their sex, race, color, age, religion, ancestry, national origin, military or veteran status, disability, medical condition, genetic information, gender expression, marital status, or sexual orientation and shall make reasonable accommodation to qualified individuals with disabilities or medical conditions. Such action shall include, but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. CONSULTANT agrees to post in conspicuous places available to employees and applicants for employment any notices provided by CITY setting forth the provisions of this non-discrimination clause.

15. NOTICES.

All communications to either party by the other party shall be delivered to the persons listed below. Any such written communications by mail shall be conclusively deemed to have been received by the addressee five (5) calendar days after the deposit thereof in the United States mail, postage prepaid and properly addressed as noted below.

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

David A. Jones, President
Emanuel Jones and Associates
1400 K Street, Suite 306
Sacramento, California 95814

16. ASSIGNABILITY.

This AGREEMENT and any portion thereof shall not be assigned or transferred, nor shall any of the CONSULTANT's duties be delegated or sub-contracted, without the express written consent of the CITY.

17. RESPONSIBILITY FOR EQUIPMENT.

CITY shall not be responsible nor held liable for any damage to persons or property consequent upon the use, misuse, or failure of any equipment used by CONSULTANT or any of CONSULTANT's employees or subcontractors, even if such equipment has been furnished, rented, or loaned to CONSULTANT by CITY. The acceptance or use of any such equipment by CONSULTANT, CONSULTANT's employees, or subcontractors shall be construed to mean that CONSULTANT accepts full responsibility for and agrees to exonerate, defend, indemnify and hold harmless CITY from and against any and all claims for any damage whatsoever resulting from the use, misuse, or failure of such equipment.

18. CALIFORNIA LAW; VENUE.

This AGREEMENT shall be construed and interpreted according to the laws of the State of California. Any action brought to enforce or interpret any portion of this AGREEMENT shall be brought in the county of San Diego, California. CONSULTANT hereby waives any and all rights it might have pursuant to California Code of Civil Procedure Section 394.

19. COMPLIANCE WITH LAWS.

- 19.1.** The CONSULTANT shall comply with all laws, ordinances, regulations, and policies of the federal, state, and local governments applicable to this AGREEMENT whether now in force or subsequently enacted. This includes maintaining a City of Solana Beach Business Certificate.
- 19.2.** If checked, CONSULTANT represents and warrants that CONSULTANT is familiar with the requirements of AB506 (Business and Professions Code section 18975) and the Child Abuse and Neglect Reporting Act (Penal Code sections 11164 - 11174.3), and that it and each and every person performing any of the PROFESSIONAL SERVICES under this AGREEMENT on CONSULTANT's behalf does and will, at all times, comply with such requirements.

20. ENTIRE AGREEMENT.

This AGREEMENT sets forth the entire understanding of the PARTIES with respect to the subject matters herein. There are no other understandings, terms or other agreements expressed or implied, oral or written, except as set forth herein. No change, alteration, or modification of the terms or conditions of this AGREEMENT, and no verbal understanding of the PARTIES, their officers, agents, or employees shall be valid unless agreed to in writing by both PARTIES.

21. NO WAIVER.

No failure of either the City or the Consultant to insist upon the strict performance by the other of any covenant, term or condition of this AGREEMENT, nor any failure to exercise any right or remedy consequent upon a breach of any covenant, term, or condition of this AGREEMENT shall constitute a waiver of any such breach of such covenant, term or condition.

22. SEVERABILITY.

The unenforceability, invalidity, or illegality of any provision of this AGREEMENT shall not render any other provision unenforceable, invalid, or illegal.

23. DRAFTING AMBIGUITIES.

The PARTIES agree that they are aware that they have the right to be advised by counsel with respect to the negotiations, terms and conditions of this AGREEMENT, and the decision of whether or not to seek advice of counsel with respect to this AGREEMENT is a decision which is the sole responsibility of each Party. This AGREEMENT shall not be construed in favor of or against either Party by reason of the extent to which each Party participated in the drafting of the AGREEMENT.

24. CONFLICTS BETWEEN TERMS.

If an apparent conflict or inconsistency exists between the main body of this AGREEMENT and the Exhibits, the main body of this AGREEMENT shall control. If a conflict exists between an applicable federal, state, or local law, rule, regulation, order, or code and this AGREEMENT, the law, rule, regulation, order, or code shall control. Varying degrees of stringency among the main body of this AGREEMENT, the Exhibits, and laws, rules, regulations, orders, or codes are not deemed conflicts, and the most stringent requirement shall control. Each Party shall notify the other immediately upon the identification of any apparent conflict or inconsistency concerning this AGREEMENT.

25. EXHIBITS INCORPORATED.

All Exhibits referenced in this AGREEMENT are incorporated into the AGREEMENT by this reference.

26. SIGNING AUTHORITY.

- 26.1. The representative for each Party signing on behalf of a corporation, partnership, joint venture, association, or governmental entity hereby declares that authority has been obtained to sign on behalf of the corporation, partnership, joint venture, association, or entity and agrees to hold the other Party or PARTIES hereto harmless if it is later determined that such authority does not exist.
- 26.2. If checked, a proper notary acknowledgement of execution by CONSULTANT must be attached.

IN WITNESS WHEREOF, the PARTIES hereto have executed this AGREEMENT the day and year first hereinabove written.

CITY OF SOLANA BEACH, a municipal corporation

David A. Jones dba Emanuels Jones and Associates

By:

City Manager, Gregory Wade

David A. Jones

ATTEST:

City Clerk, Angela Ivey

APPROVED AS TO FORM:

City Attorney, Johanna N. Canlas

EXHIBIT "A"

SCOPE OF SERVICES AND FEE

CONSULTANT shall perform the following services for the CITY (collectively, the "PROFESSIONAL SERVICES"):

1. Assist City Council and staff in developing strategies to successfully implement the City's Legislative and Administrative Agency Program with a focus on housing the land use.
2. Sacramento visits: Assist in preparation of briefing materials and arrange appointments for Council Members and City staff when they travel to Sacramento to advance the City's legislative or administrative agency advocacy agenda. Further assist Solana Beach officials to develop and maintain an effective working relationship with their legislators, the chairs and members of the Senate and Assembly Local Government, Housing, Land Use and Appropriations Committees, the Governor's Office, and the Department of Finance
3. Read all bills as introduced and all bill amendments as introduced. Identify legislation that significantly or uniquely impacts the City of Solana Beach, alert the City staff of all impactful legislation and provide electronic copies to City Manager's Office in a timely manner.
4. Track and report on legislation which the City has targeted with a support or oppose position. Report weekly on the status of all bills on which the City has an adopted position. Provide City staff with advance notice of hearings and critical actions relating to priority issues and bills as identified by the City.
5. Travel to Solana Beach to meet with Council Members, City Manager and department heads upon request. Such meetings may be used to provide legislative and administrative agency update briefings, to develop strategy for the City's legislative and administrative agency advocacy program or to elicit specific proposals for legislative action.
6. Lobby on behalf of the City for positions adopted by the City Council. Communicate position to City's legislators via letter, and when feasible in person. Individually or in coordination with allied cities or entities (such as the League of California Cities), present testimony before legislative committee on City's position. When appropriate meet with committee Consultants, committee chair and committee members to advance the City position. When requested, arrange for Solana Beach officials to present testimony; meet with committee chair and members in advance of the hearing date. Assist Solana Beach officials in preparation of testimony before legislative committees. As requested, prepare letters on behalf of the City of legislative committees, Assembly and Senate floor and to the Governor.
7. Unlimited general legislative inquiry service: Respond to City staff questions about legislation, committee analyses or impact of legislation on the City of Solana Beach. Be available by telephone, fax or e-mail for direct consultation on any matter relating to State legislative or administrative matters.

CONSULTANT shall perform the PROFESSIONAL SERVICES for the following fixed fees:

Monthly Fee	Per Month	FY Cost
Monthly Fee: Effective January 2023 – June 2023	\$ 2,600.00	\$ 15,600.00
Monthly Fee: Effective July 2023 – June 2024	\$ 2,704.00	\$ 32,448.00
Monthly Fee: Effective July 2024 – June 2025	\$ 2,785.12	\$ 33,421.44
Monthly Fee: Effective July 2025 – June 2026	\$ 2,840.82	\$ 34,089.87
Lobbyist Filings with the State of California (4 filings per year at \$75 per filing)	Per Filing	FY Cost
FY 2022-2023	\$ 75.00	\$ 150.00
FY 2023-2024	\$ 75.00	\$ 300.00
FY 2024-2025	\$ 75.00	\$ 300.00
FY 2025-2026	\$ 75.00	\$ 300.00
Travel Reimbursement (expenses not to exceed for one CONSULTANT briefing trip to Solana Beach each fall)		FY Cost
FY 2022-2023	NA	\$ 0
FY 2023-2024	Fall Briefing	\$ 1700.00
FY 2024-2025	Fall Briefing	\$ 1700.00
FY 2025-2026	Fall Briefing	\$ 1700.00

CONTRACT AMOUNT PER FISCAL YEAR SHALL NOT EXCEED:

CONTRACT AMOUNT FOR FY 2022-2023 (NOT TO EXCEED): \$ 15,750.00
 CONTRACT AMOUNT FOR FY 2023-2024 (NOT TO EXCEED): \$ 34,448.00
 CONTRACT AMOUNT FOR FY 2024-2025 (NOT TO EXCEED): \$ 35,421.44
 CONTRACT AMOUNT FOR FY 2025-2026 (NOT TO EXCEED): \$ 36,089.87

TOTAL CONTRACT AMOUNT (not to exceed): \$ 121,709.31



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 25, 2023
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing – Request for a Modification to the Approved DRP/SDP for a New Multi-Level Single-Family Residence with an Attached Garage and Site Improvements at 622 Glenmont Drive. (Applicants: June and Jim Sanson Case No.: MOD22-005 APN: 263-095-13 Resolution 2023-010)**

BACKGROUND:

The Applicants, June and Jim Sanson, are requesting a modification to the Development Review Permit (DRP) and Structure Development Permit (SDP) approved by the City Council with the adoption of Resolution 2021-002 at the January 13, 2021, City Council Public Hearing.

Instead of proposing to demolish the existing residence and construct a replacement residence, the Applicants are requesting a modification to the original approval in order to remodel the existing residence within the three-dimensional building envelope of the approved structure, eliminate the proposed basement level, eliminate the roof deck and modify the proposed grading and landscaping at 622 Glenmont Drive. The property is zoned Low Residential (LR) and is within the Scaled Residential Overlay Zone (SROZ) and the Hillside Overlay Zone (HOZ).

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request for a DRP/SDP modification as contained in Resolution 2023-010 (Attachment 1).

DISCUSSION:

After receiving approval of their project, the Applicants decided to scale back their

CITY COUNCIL ACTION:

proposed project. The following modifications are proposed:

1. Maintain the existing residence and perform a remodel and square footage addition instead of demolishing the existing structure and constructing a replacement residence.
2. Reduce the total grading quantity by 110 cubic yards. This modification is mainly due to the elimination of the proposed basement level garage and living area. The driveway no longer needs to be excavated in order to access the basement level garage and a portion of the proposed grading adjacent to the originally proposed garage has also been eliminated. The remainder of the site grading and retaining walls have been left in the same approximate locations.
3. The total proposed floor area has been reduced by 1,059 square feet as follows:

Maximum Allowable Floor Area: 3,840 Square Feet (SF)			
Original Project Design:		Modified Project Design:	
Basement Garage:	814 SF	Main Level Garage:	574 SF
Main Level Living:	2,916 SF	Main Level Living:	2,001 SF
Second Level Living:	705 SF	Second Level Living:	605 SF
Subtotal:	4,435 SF	Subtotal:	3,180 SF
Basement Exemption:	-196 SF	Parking Exemption:	-400 SF
Parking Exemption:	-400 SF	Proposed Floor Area:	2,780 SF
Proposed Floor Area:	3,839 SF		

4. The roof deck has been removed from the project design.
5. The highest point of the structure was reduced from 225.50 MSL to 225.09 MSL. The maximum height of the original design was proposed at 24.91 feet above the proposed grade and the new proposed maximum height is proposed at 22.49 feet above the existing grade.
6. The proposed landscape plan plant schedule has not changed; however, the number and some locations of the plants have changed. The revised landscape plans have been reviewed and determined to be in compliance with the water efficient landscape ordinance by the City's third-party landscape architect.

The redesigned project plans have been provided in Attachment 2. Staff has prepared draft findings for approval of the project in the attached Resolution 2023-010 for Council's consideration based upon the information in this report. The Applicants shall provide for and adhere to the conditions of the original project approval of Resolution 2021-002 (Attachment 3).

Additional project conditions from the Planning and Fire Departments have been incorporated in the attached Resolution 2023-010. The Engineering Department reviewed the revised design and determined that the conditions of Resolution 2021-002 were still applicable with no necessary additions. In conclusion, the proposed project, as

conditioned, could be found to be consistent with the Zoning regulations and the General Plan.

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.

PUBLIC HEARING NOTICE:

Notice of the City Council Public Hearing was published in the San Diego Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site, more than 10 days prior to the planned Public Hearing date of January 25, 2023. Staff has not received any emails, letters or calls in support or opposition of the proposed modification as of the date this report was written.

CEQA COMPLIANCE:

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 the proposed modification and adopt Resolution 2023-010;
- Approve modification by adopting Resolution 2023-010 with changes as deemed appropriate by City Council; or,
- Deny the request to amend the project and direct Staff to bring back a Resolution of denial to a later City Council meeting date.

DEPARTMENT RECOMMENDATION:


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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council disclosures, Receive public testimony, Close the Public Hearing.

2. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines.
3. If the City Council makes the requisite findings and approves the proposed project modification, adopt Resolution 2023-010 conditionally approving a modification to the original approval in order to remodel the existing residence within the three-dimensional building envelope of the approved structure, eliminate the proposed basement level, eliminate the roof deck and modify the proposed grading and landscaping plans at 622 Glenmont Drive, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution 2023-010
2. Revised Project Plans
3. Resolution 2021-002
4. Original Plans

RESOLUTION 2023-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A MODIFICATION TO A PREVIOUSLY APPROVED DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT FOR A REMODEL AND SQUARE FOOTAGE ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE AT 622 GLENMONT DRIVE, SOLANA BEACH.

APPLICANT: Jim and June Sanson
CASE NO.: MOD22-005

WHEREAS, Jim and June Sanson (hereinafter referred to as “Applicants”) have submitted a request for modification to the original project approval of 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 original project was approved on January 13, 2021, at a City Council Public Hearing; and

WHEREAS, on January 25, 2023, the City Council held a duly noticed Public Hearing to consider minor modifications to the project; and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of SBMC 17.72.030 of the Solana Beach Zoning Ordinance; and

WHEREAS, at the Public Hearing, the City Council received and considered evidence concerning the request for a modification; and

WHEREAS, 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; and

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

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

1. That the foregoing recitations are true and correct.
2. That the request for a modification to the original approval in order to remodel the existing residence within the three-dimensional building envelope of the approved structure, eliminate the proposed basement level, eliminate the roof deck and modify the proposed grading and landscaping at 622 Glenmont Drive is conditionally approved with the following conditions:

3. FINDINGS:

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

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Medium Density Residential, which allows for a maximum of four 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 Low Medium Residential LMR 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 LMR Zone. Properties to the north, south, east and west are also located within the LMR Zone. The surrounding properties are developed with one and two-story, single-family residences.

The project, as designed, is consistent with the permitted uses for the LMR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Low Medium Density Residential in the General Plan and intended for single-family residences developed at a maximum density of 4 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. The Applicants are required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits.

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

The Applicants are proposing to remodel and construct a square footage addition to the existing single-family residence. The residence, as designed, would be located within the buildable area.

The Applicants are proposing to construct a 168 square foot addition in front of the existing garage area and convert the rear of the existing garage to living area. The proposed garage would be 574 square feet. SBMC 17.48.040 and 17.20.030 indicates that two parking spaces are required for a single-family residence. If the required parking spaces are provided within an enclosed garage, up to 200 square feet per parking space is exempt from the calculation of floor area. Therefore, 400 square feet would be subtracted from the calculation of floor area.

The proposed 2,001 square foot main floor living area would consist of a 458 square foot front deck at the front entry area, an open kitchen and living room, a pantry, dining room, mud room, guest bathroom, family room, laundry room and powder room as well as a guest suite and two bedrooms with ensuite bathrooms. The proposed 605 square foot second floor would consist of a

primary bedroom suite with an 83.35 square foot deck off the west elevation. The subtotal of the proposed residence would be 3,180 square feet of floor area. After the 400 square foot floor area exemption for providing required parking within the garage the project proposes a total of 2,780 square feet of floor area, which is 1,060 square foot below the maximum allowable floor area for the 10,800 square-foot lot, pursuant to the SROZ regulations.

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

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	840 ft ²
Total Allowable Floor area:	3,840 ft ²

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

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

The project modification 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 revised 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 modified project design would maintain the existing driveway in the northwest corner of the lot to provide access to a 574 main level two-car 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 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 modifications would include a 110 cubic yard (yd³) reduction in the proposed grading. The revisions would include excavation of 280 yd³ cut, 115 yd³ of fill and 165 yd³ of export as well as 11 yd³ cut for footings. The change in excavation is due to the removal of the proposed partially subterranean garage level. Most of the remaining site grading is proposed in the same configuration as originally approved and would provide terraced retaining walls in the front yard setback area and a flat pad and usable rear yard area. Retaining walls are proposed around the structure to support the higher-grade elevations on adjacent properties. The adjacent properties would range between being at the same approximate grade level to about a five-foot difference in grade.

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

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

The project consists of a modification to an originally approved DRP and SDP for a 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. The Applicants are required to pay the applicable Park Development Fee.

- 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 Modification.

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

The Applicants are required to obtain approval from the California Coastal Commission prior to issuance of Building 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 originally approved structure required compliance with the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The Applicants had story poles erected onsite. A final Story Pole Height Certification was issued by a licensed land surveyor on September 30, 2020, which showed the highest story pole certified at 225.50 MSL and 24.91 feet above the proposed grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on November 6, 2020. No applications for View Assessment were received by the City.

The modified design is within the three-dimensional building envelope of the approved structure; however, the highest point would not exceed 225.09 feet at the highest point shown on the plans. A height certificate prepared by a licensed land surveyor is required prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 22.49 feet above the existing grade and the highest point of the structure will not exceed 225.09 feet above the Mean Sea Level (MSL).

4. CONDITIONS: Prior to use or development of the property in reliance on this permit, the Applicant shall provide for and adhere to all the conditions of the original project approval of Resolution 2019-046 unless otherwise revised below.

A. Community Development Department Conditions:

- I. Building Permit plans must be in substantial conformance with the plans presented to the City Council on January 25, 2023 and located in the project file dated January 11, 2023.
- II. Prior to the framing inspection the Applicants shall submit a height certification signed by a licensed land surveyor indicating that the framing members and the proposed roofing materials will not exceed the highest point shown on the project plans of 225.09 feet MSL or 22.49 feet.

B. Fire Department Conditions:

- I. ACCESS ROAD MINIMUM DIMENSIONS: Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities per the *Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.170 Section 503 Section 503.2.1 and 503.2.3.*
- 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 per the *2019 California Fire Code Chapter 5 Section 503.4 and 503.2.1.*
- 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 per the 2019 California Fire Code Chapter 5 Section 505.1.

- 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 per the Solana Beach Municipal Code Title 15 Building Section 903.2.01. Sprinklers will be required due to the significant modifications.
 - V. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2019 California Building Code Chapter 15 Section 1505.
5. ENFORCEMENT: Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.16 and 1.18 in addition to any applicable revocation proceedings.
 6. EXPIRATION: The approval of the modification for the project will expire 24 months from the date of this approval, unless the Applicants have obtained building permits and have commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council.
 7. INDEMNIFICATION AGREEMENT: The Applicants shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicants of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the 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 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 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 25th day of January 2023, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



SANSON REMODEL

622 GLENMONT DRIVE SOLANA BEACH, CA 92075

AREA TABULATION

LOT INFORMATION	
LOT SIZE:	10,800 SF
FLOOR AREA RATIO:	0.50 (FIRST 6,000 SF) 0.175 (FROM 6,001-15,000 SF) 0.10 (FROM 15,001-20,000 SF)
ALLOWABLE GFA:	3,840 SF MAX
EXISTING GROSS FLOOR AREA (INCLUDES DEMO)	
2ND FLOOR:	239 + 136 + 10 = 385 SF
1ST FLOOR:	2,324 + 37 + 32 + 31 + 4 + 14 = 2,442 SF
GARAGE:	0 SF
TOTAL:	2,827 SF
DEMOLITION (INCLUDES SOUTH WING RECONSTRUCTION)	
2ND FLOOR:	239 + 136 + 10 = 385 SF
1ST FLOOR:	974 + 37 + 32 + 31 + 4 + 14 = 1,092 SF
TOTAL:	1,477 SF
ADDITION (INCLUDES SOUTH WING RECONSTRUCTION)	
2ND FLOOR:	366 + 239 = 605 SF
1ST FLOOR:	168 + 75 + 8 + 974 = 1,225 SF
TOTAL:	1,830 SF
PROPOSED GROSS FLOOR AREA	
2ND FLOOR:	366 + 239 = 605 SF
1ST FLOOR:	2,324 + 168 + 75 + 8 = 2,575 SF
SUBTOTAL:	3,180 SF
GARAGE CREDIT:	-400 SF
TOTAL:	2,780 SF
AREAS NOT INCLUDED TOWARD GFA	
FRONT DECK:	425 SF
REAR DECK:	504 SF
TOTAL:	929 SF
EARTHWORK INFORMATION	
CUT:	280 CY
FILL:	115 CY
EXPORT:	165 CY
LANDSCAPE INFORMATION	
NON-LANDSCAPED AREA:	EXISTING 3,562 SF / PROPOSED 3,710 SF
NON-IRRIGATED LANDSCAPE:	EXISTING 91 SF / PROPOSED 1,068 SF
IRRIGATED LANDSCAPE:	EXISTING 4,690 SF / PROPOSED 2,318 SF
WATER FEATURES:	EXISTING 0 SF / PROPOSED 859 SF
DECORATIVE HARDSCAPE:	EXISTING 2,460 SF / PROPOSED 2,848 SF
TOTAL LOT AREA:	10,803 SF
AREA OF WORK	
IRRIGATED LANDSCAPE:	2,318 SF
WATER FEATURES:	859 SF
DECORATIVE HARDSCAPE:	2,848 SF
AGGREGATE LANDSCAPE AREA:	6,025 SF

SHEET INDEX

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A101	ARCHITECTURAL SITE PLAN
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A200	EXISTING / DEMO PLANS
A201	1ST FLOOR PLAN
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A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A303	EXTERIOR PERSPECTIVES
L-1	HARDSCAPE PLAN
L-2	PLANTING PLAN
L-3	PLANTING DETAILS
L-4	IRRIGATION PLAN
L-5	IRRIGATION DETAILS
L-6	IRRIGATION SPECIFICATIONS
L-8	WATER EFFICIENCY PLAN
L-9	LIGHTING PLAN

PROJECT DATA

PROJECT NAME	SANSON REMODEL
OWNER	JUNE AND JIM SANSON
PROJECT ADDRESS	622 GLENMONT DRIVE SOLANA BEACH, CA 92075
A.P.N.	263-095-13-00
LEGAL DESCRIPTION	BLK F LOT 5
BASE ZONE	LMRd
OVERLAY ZONE(S)	COASTAL SCALED RESIDENTIAL OVERLAY
REQUIRED SETBACKS	FRONT: 20'-0" REAR: 25'-0" SIDE (EXTERIOR): 5'-0"
EASEMENTS	N/A
REQUIRED PERMITS	DISCRETIONARY PERMIT BUILDING PERMIT
BUILDING CODE(S)	2019 CBC, CEC, CMC, CPC & CRC
CONSTRUCTION TYPE	VB
OCCUPANCY	RS
SPRINKLERS (YES/NO)	YES (REQUIRED)
STORIES	2 STORIES
PROPOSED MAX HEIGHT	22'-8"

project title



Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

TITLE SHEET

job no. 1918

date 10/13/2022
PLANNING SUBMITTAL 01

11/30/2022
PLANNING SUBMITTAL 02

sheet A001

ABBREVIATIONS

(E) EXISTING	CONC CONCRETE	FLR SNK FLOOR SINK	MIN MINIMUM	RAG RETURN AIR GRILLE	STRUCT STRUCTURAL
ABV ABOVE	CONT CONTINUOUS	FLSHG FLASHING	MIR MIRROR	RESIL RESILIENT BASE	SUSP SUSPENDED
ACC ACCESSIBLE	CORR CORRIDOR	FO FACE OF	MNT MOUNTED	RCP REFLECTED CEILING PLAN	SELF-ADHERING WATERPROOF
ACT ACoustical CEILING TILE	CPT CARPET	FR FRENCH DOOR	MO MASONRY OPENING	RD ROOF DRAIN	MEMBRANE
AD AREA DRAIN	CTR CENTER	FRP FIBER REINFORCED PLASTIC	MS MOP SINK	RE/S RE-SAWN	T&G TONGUE & GROOVE
ADA AMERICANS W/ DISABILITIES ACT	DBL DOUBLE	FS FINISH SURFACE	MTL METAL	RECSSD RECESSED	TB TOWEL BAR
ADDL ADDITIONAL	DF DRINKING FOUNTAIN	FT FOOT OR FEET	MTR METER	REF REFERENCE	TEL TELEPHONE
ADJ ADJUSTABLE	DTA DIAMETER	FTG FOOTING	MTRL MATERIAL	REFL REFLECTED	THRESH THRESHOLD
AFF ABOVE FINISH FLOOR	DS DOWNSPOUT	FURR FURRING	MUL MULLION	REFRIG REFRIGERATOR	TO TOP OF
ALUM ALUMINUM	DTL DETAIL	GA GAUGE	NIC NOT IN CONTRACT	REQD REQUIRED	TPH TOILET PAPE HOLDER
AN ANODIZED	DWG DRAWING	GALV GALVANIZED	NOM NOMINAL	RES RESILIENT	TS TUBE STEEL
AP ACCESS PANEL	EA EACH	GALV GALVANIZED	NTS NOT TO SCALE	ROOFING ROOFING	TYP TYPICAL
APPROX APPROXIMATE	EJ EXPANSION JOINT	GC GENERAL CONTRACTOR	O/ OVERFLOW DRAIN	RM ROOM	UNO UNLESS NOTED OTHERWISE
ASYM ASYMMETRICAL	EL ELEVATION	GL GLASS	O/FL ON CENTER	RMC RECESSED MEDICINE CABINET	VAV VARIABLE AIR VOLUME
BATT BATTING	ELEC ELECTRICAL	GYP GYPSUM	OC OUTSIDE DIAMETER	RO ROUGH OPENING	VCT VINYL COMPOSITION TILE
BD BOARD	EMER EMERGENCY	HB HOSE BIBB	OPNG OPENING	RP RESTROOM	VERT VERTICAL
BLDG BUILDING	EP ELECTRICAL PANEL	HC HOLLOW CORE	OPP OPPOSITE	RR RESTROOM	VERIFY IN FIELD
BLW BELOW	EQ EQUAL	HD HOT DIPPED	OSCI OWNER SUPPLIED CONTRACTOR	SC SOLID CORE	W/ WITH
BM BEAM	EQPT EQUIPMENT	HM HOLLOW METAL	OVHD OVERHEAD	SCHED SCHEDULE	W/O WITHOUT
BO BOTTOM OF	EX EXISTING	HORIZ HORIZONTAL	SECT SECTION	SH SHELF	WC WATER CLOSET
BTWN BETWEEN	EXT EXTERIOR	HR HOUR	SHT SHEET	WHD WOOD	WH WATER HEATER
BUR BUILT-UP ROOFING	FA FIRE ALARM	HT HEIGHT	SHWR SHOWER	WR WATER RESISTANT	
BYD BEYOND	FAC FIN FACTORY FINISH	IN INSIDE DIAMETER	SIM SIMILAR		
CAB CABINET	FAU FORCED AIR UNIT	INCHES INCHES	SIP STRUCTURAL INSULATED PANEL		
CEMT CEMENTITIOUS	FC FIBER CEMENT	INSUL INSULATION	SMF SHEET METAL FLASHING		
CIP CAST IN PLACE	FD FLOOR DRAIN	INT INTERIOR	SPEC SPECIFICATION		
CJ CONTROL JOINT	FEC FIRE EXTINGUISHER CABINET	JST JOIST	SS SHEETLESS STEEL		
CL CENTER LINE	FF FINISH FLOOR	JST JOIST	SSG STRUCTURAL SILICONE GLAZED		
CMG CEILING	FG FINISH GRADE	MANUF MANUFACTURER	STD STANDARD		
CLG CONCRETE MASONRY UNIT	FIN FINISH	MAX MAXIMUM	STL STEEL		
CNTR COUNTER	FL FLUORESCENT	MDF MEDIUM DENSITY FIBERBOARD			
	FLR FLOOR	MECH MECHANICAL			

DRAFTING SYMBOLS

0	DRAWING TITLE	-----	ABOVE, BELOW, OR HIDDEN
0	GRID LINES	— —	CUTLINE
1	BUILDING SECTION	○	DOOR IDENTIFIER
1	WALL OR DETAIL SECTION	◇	WINDOW IDENTIFIER
1	DETAIL CALLOUT	○	MATERIAL IDENTIFIER
1	EXT/INT ELEVATIONS	[F01]	FIXTURE IDENTIFIER
1		← [01.01]	KEYNOTE
1		☁ [R]	REVISION CLOUD/CALLOUT
1		⊕	DATUM POINT
1		EL 99.99	ELEVATION
1		⊞	SLAB STEP
N	NORTH ARROW		

PROJECT TEAM

ARCHITECT	STEPHEN DALTON ARCHITECTS 444 S CEDROS AVE, STUDIO 190 SOLANA BEACH, CA 92075 858.792.5906
SURVEY	SAMPO ENGINEERING INC. 171 SAXONY ROAD, SUITE 213 ENCINITAS, CA 92024 760.436.0659
CIVIL	PASCO LARET SUITER & ASSOCIATES 535 N HWY 101 SOLANA BEACH, CA 92075 858.259.8212
LANDSCAPE	STONE+GROVE LANDSCAPE ARCHITECTS 200 N CEDROS AVE. SOLANA BEACH, CA 92075 858.345.1499

SCOPE OF WORK

- REMODEL OF AN EXISTING SINGLE FAMILY RESIDENCE
- ASSOCIATED GRADING, LANDSCAPE, AND HARDSCAPE

VICINITY MAP



GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
- A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
UNDERGROUND S.A. (800)-227-2600
- A SOILS REPORT SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARNING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 a.m. AND 6:00 p.m. EACH DAY, MONDAY THROUGH FRIDAY; AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL FACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJACENT PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS: CUT 1:2 FILL 1:2
CUT: 390 CY FILL: XXX CY EXPORT: XXX CY
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)

- ** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
 - ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGLE UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
 - THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
 - FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1 PRIOR TO ANY PLANTING. ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
 - ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
 - UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AN AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING "THE GRADING UNDER PERMIT NO. SBGR-216 HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN." THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
 - THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

EARTHWORK QUANTITIES:
SITE GRADING (OUTSIDE OF STRUCTURE):
CUT: 280 CY
FILL: 115 CY

EXCAVATION FOR FOOTINGS: 11 CY
REMOVAL & RECOMPACTION (UNDER STRUCTURE): 0 CY

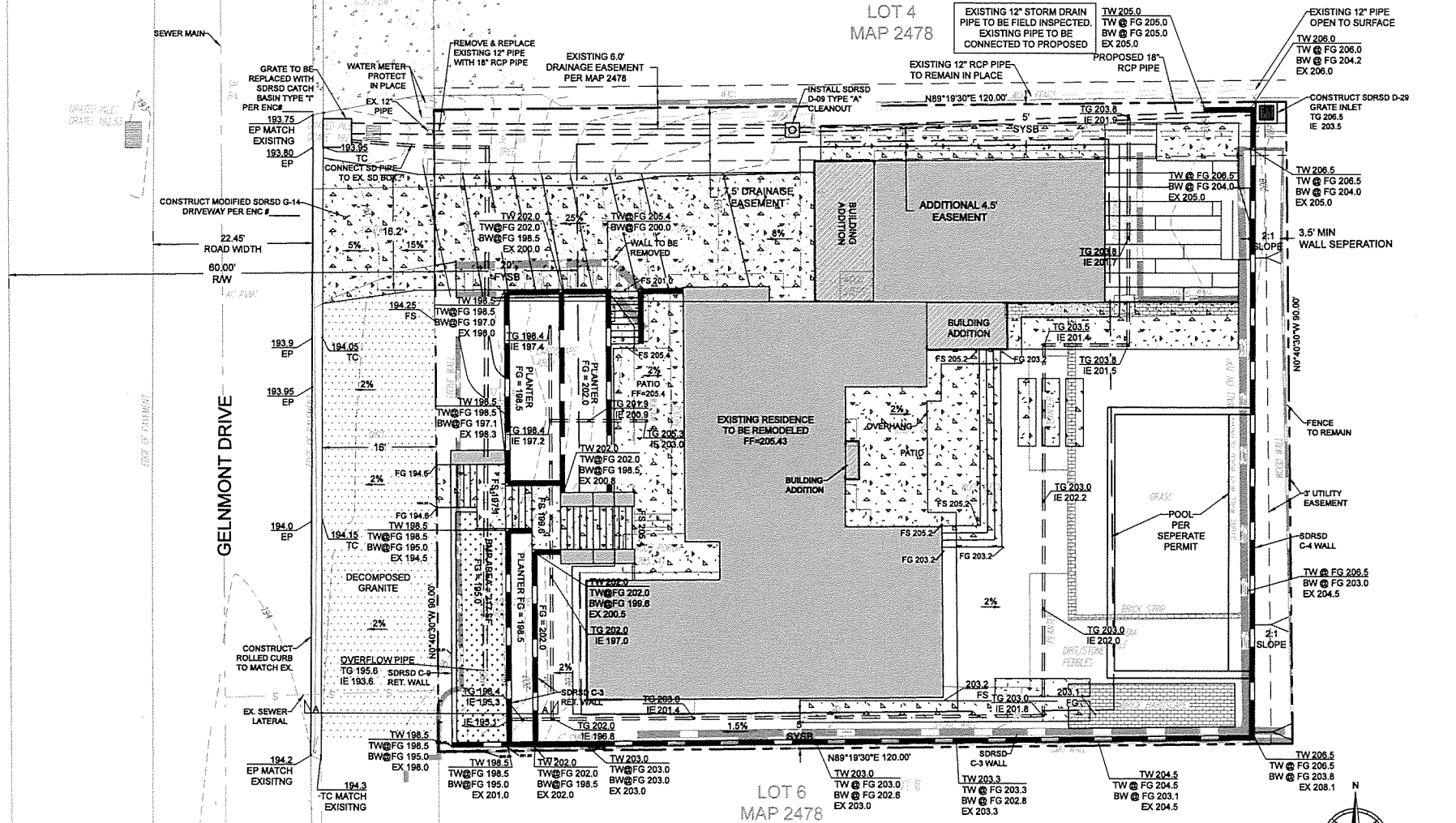
TOTAL GRADING (CUT AND FILL OUTSIDE & BELOW STRUCTURE): 406 CY
TOTAL EXPORT: 165 CY

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

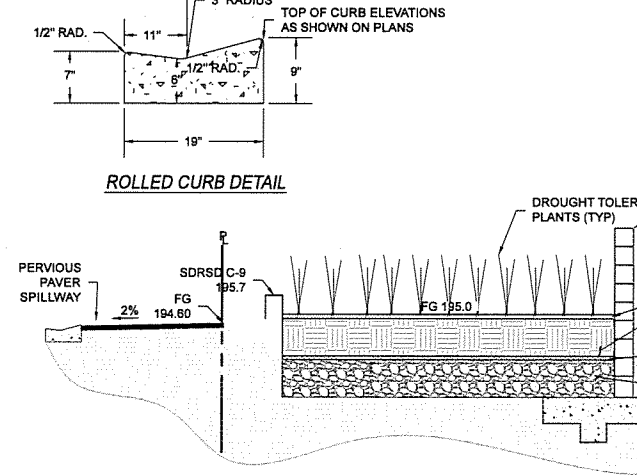
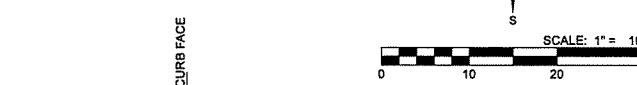
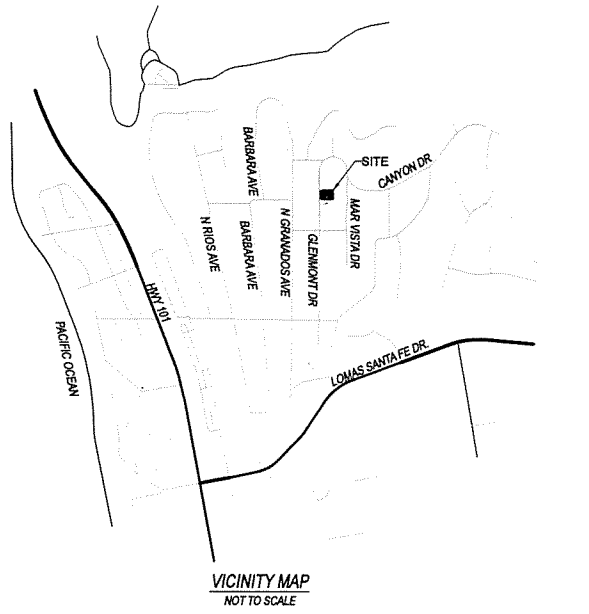
EROSION CONTROL NOTES

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

PRELIMINARY GRADING PLAN



PRELIMINARY GRADING PLAN
SCALE: 1" = 10'



* BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 24" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL.

LEGAL DESCRIPTION
LOT 5 IN BLOCK "F" OF HARVEY HEIGHTS UNIT NO. 2, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 2478, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON JUNE 21, 1948.

A.P.N.: 263-095-13

SITE ADDRESS: 622 GLENMONT DRIVE, SOLANA BEACH, CA 92075

OWNER/PERMITTEE: JIM AND JUNE SANSON, 622 GLENMONT DRIVE, SOLANA BEACH, CA 92075

TOPOGRAPHIC SURVEY: SAMPO ENGINEERING, INC. (760)-436-0660

WORK TO BE DONE
THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:
STANDARD SPECIFICATIONS
(1) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS
(2) CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES"
(3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

STANDARD DRAWINGS
(1) SAN DIEGO REGIONAL STANDARD DRAWINGS
(2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

LEGEND

ITEM DESCRIPTION	SYMBOL
PROPERTY LINE	---
CENTERLINE OF ROAD	---
PROPOSED SETBACKS	---
PROPOSED HARDSCAPE PER LANDSCAPE ARCHITECT PLANS	---
PROPOSED CONTOUR LINE	---
EXISTING CONTOUR LINE	---
PROPOSED MASONRY RETAINING WALL PER PLAN	---

OWNER'S CERTIFICATE

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

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

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

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

JIM AND JUNE SANSON DATE
622 GLENMONT DRIVE
SOLANA BEACH, CA 92075

DECLARATION OF RESPONSIBLE CHARGE

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

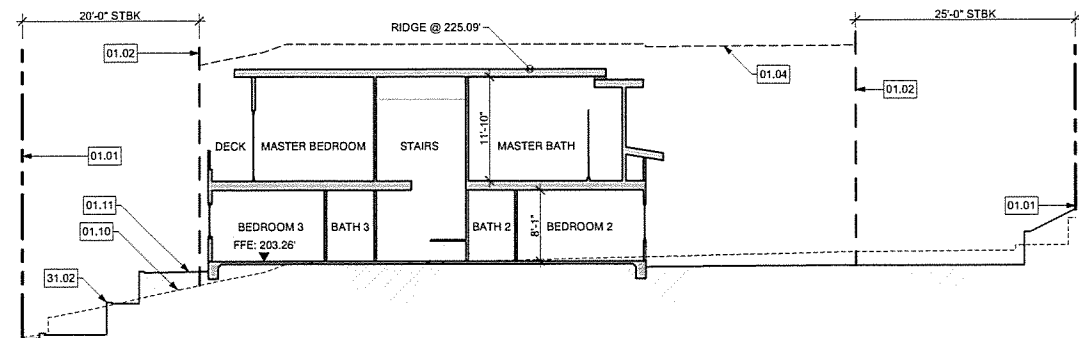
I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SOLANA BEACH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF RESPONSIBILITIES FOR PROJECT DESIGN.

BY: BRIAN ARDOLINO EXP 12/31/2023
RCE No. 71651
PASCO LARET SUTER & ASSOCIATES

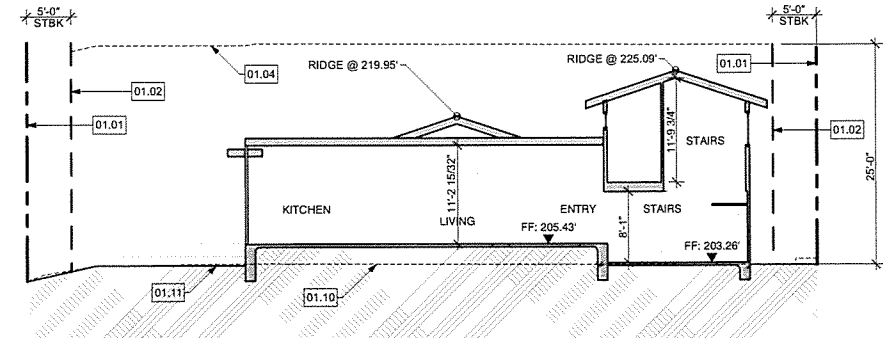
REGISTERED PROFESSIONAL ENGINEER
BRIAN ARDOLINO
No. 71651
Exp. 12/31/23
CIVIL
STATE OF CALIFORNIA

PASCO LARET SUTER & ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.plsengineering.com

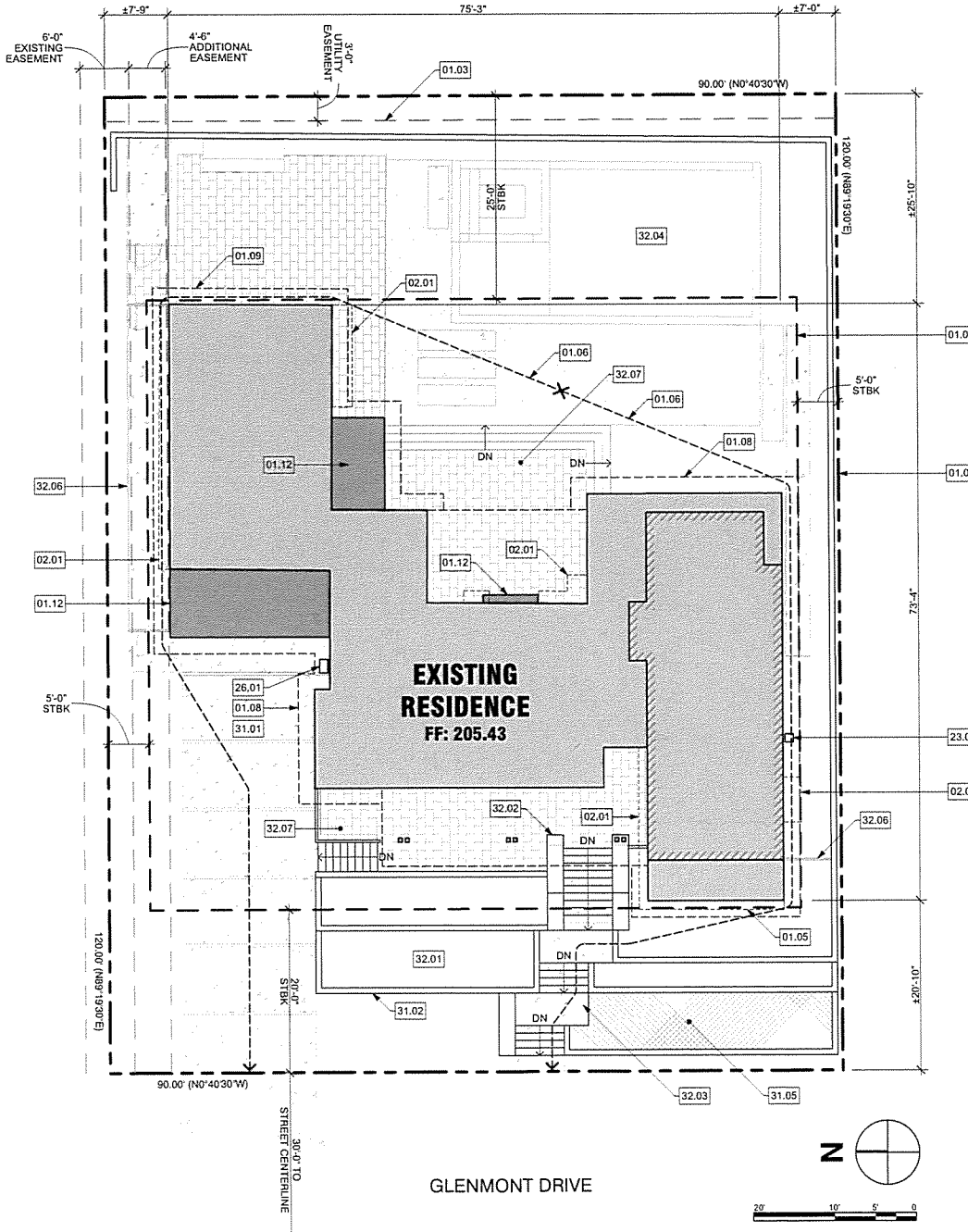
ENGINEER OF WORK	CITY APPROVED CHANGES	APPD DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
SEL By: _____ Date: _____ Name: BRIAN ARDOLINO R.C.E. 71651 Exp: 12/31/23			By: _____ Review Engineer Date: _____	By: _____ City Engineer R.C.E. Date: _____ Exp: _____	DESCRIPTION: "ENC-43" PER SOLANA BEACH SURVEY CONTROL LOCATION: 0.2 MILE NORTH OF SOLANA VISTA DR. ON THE E SIDE OF NB HWY 101.61 FT WEST OF CARDBOY BY THE SEA SIGN. RECORD FROM: RGS. NO. 189711 ELEV. 32.468' DATUM: NGVD 29	622 GLENMONT DRIVE	SHEET 1 OF 1



3 SITE SECTION
SCALE: 1" = 10'



2 SITE SECTION
SCALE: 1" = 10'



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'

FIRE NOTES

- 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. EXISTING SINGLE-FAMILY RESIDENTIAL DRIVEWAYS SERVING NO MORE THAN TWO SINGLE-FAMILY DWELLINGS SHALL HAVE A MINIMUM OF 16 FEET CURB LINE TO CURB LINE. IF 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 PER THE SOLANA BEACH MUNICIPAL CODE TITLE 15 BUILDING AND CONSTRUCTION CHAPTER 15.32 FIRE CODE SECTION 15.32.170 SECTION 503.2.1 AND 503.2.3.
- 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 SOLANA BEACH FIRE DEPARTMENT PER THE 2019 CALIFORNIA FIRE CODE CHAPTER 5 SECTION 503.4 AND 503.2.1.
- 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 1/2" STROKE WIDTH FOR RESIDENTIAL BUILDINGS, 8" HIGH WITH A 1/2" 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 PER THE 2019 CALIFORNIA FIRE CODE CHAPTER 5 SECTION 505.1.
- AUTOMATIC FIRE SPRINKLER SYSTEM ONE AND TWO-FAMILY DWELLINGS: STRUCTURES SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNER 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 PER THE SOLANA BEACH MUNICIPAL CODE TITLE 15 BUILDING SECTION 903.2.01.
- CLASS "A" ROOF: ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO THE SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT AND PER THE 2019 CALIFORNIA BUILDING CODE CHAPTER 15 SECTION 1505.

KEYNOTES

- 01.01 PROPERTY LINE, TYP
- 01.02 SETBACK LINE, TYP
- 01.03 EASEMENT, TYP (REF. CIVIL DWGS)
- 01.04 25'-0" HEIGHT LIMIT
- 01.05 REDUCTION OF EXISTING LEGAL NON-CONFORMING STRUCTURE
- 01.06 150' (MAX) HOSE PULL REACH
- 01.08 LINE OF ROOF ABOVE
- 01.09 EAVE PROJECTION INTO REQUIRED YARD
- 01.10 EXISTING GRADE
- 01.11 PROPOSED GRADE, ALL GRADES ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM BUILDING
- 01.12 PROPOSED ADDITION (REF. FLOOR PLANS)
- 01.14 9'-0" x 19'-0" PARKING SPACE
- 01.15 NEW FENCE (6 FT MAX HEIGHT)
- 01.16 BUILDING PROFILE BEYOND HEIGHT LIMIT CUT LINE
- 01.17 PREVIOUSLY APPROVED BUILDING ENVELOPE
- 01.20 LINE OF CEILING CHANGE
- 02.01 PORTION OF EXISTING STRUCTURE TO BE DEMOLISHED
- 05.01 GLASS GUARDRAIL
- 06.01 WINDOW SEAT / BENCH
- 08.01 CHIMNEY
- 08.30 SKYLIGHT
- 10.01 FIREPLACE (NATURAL GAS)
- 23.01 EXISTING GAS METER TO REMAIN
- 26.01 ELECTRICAL PANEL (200 AMP)
- 31.01 DRIVEWAY PER CIVIL DWGS
- 31.02 RETAINING WALL PER CIVIL DWGS, TYP
- 31.05 BMP BASIN PER CIVIL DWGS
- 32.01 PLANTED AREA PER LANDSCAPE DWGS
- 32.02 SITE WALL PER LANDSCAPE DWGS
- 32.03 SITE STAIR PER LANDSCAPE DWGS
- 32.04 POOL PER LANDSCAPE DWGS
- 32.06 NEW FENCE (6 FT MAX HT) PER LANDSCAPE DWGS
- 32.07 NEW PATIO / DECK PER LANDSCAPE DWGS

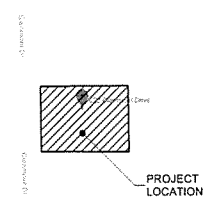
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SITE PLAN LEGEND

- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- SECOND FLOOR
- HARDSCAPE: CONCRETE
- HARDSCAPE: PAVERS
- LANDSCAPE: SYNTHETIC LAWN
- LANDSCAPE: PLANTED AREA

VICINITY MAP



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 622 GLENMONT DRIVE SOLANA BEACH, CA 92075



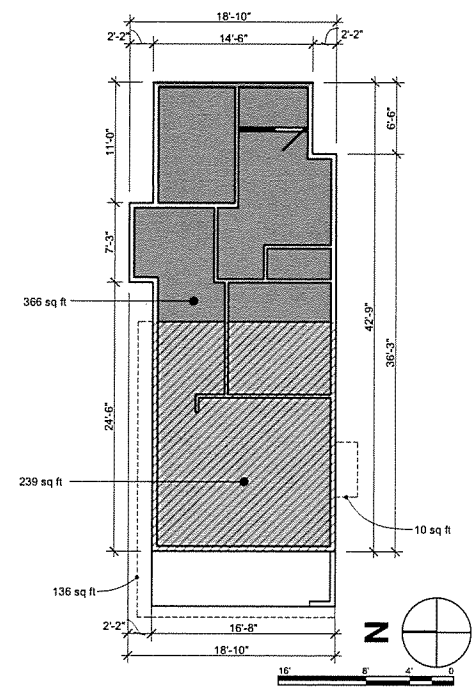
ARCHITECTURAL SITE PLAN & SECTIONS
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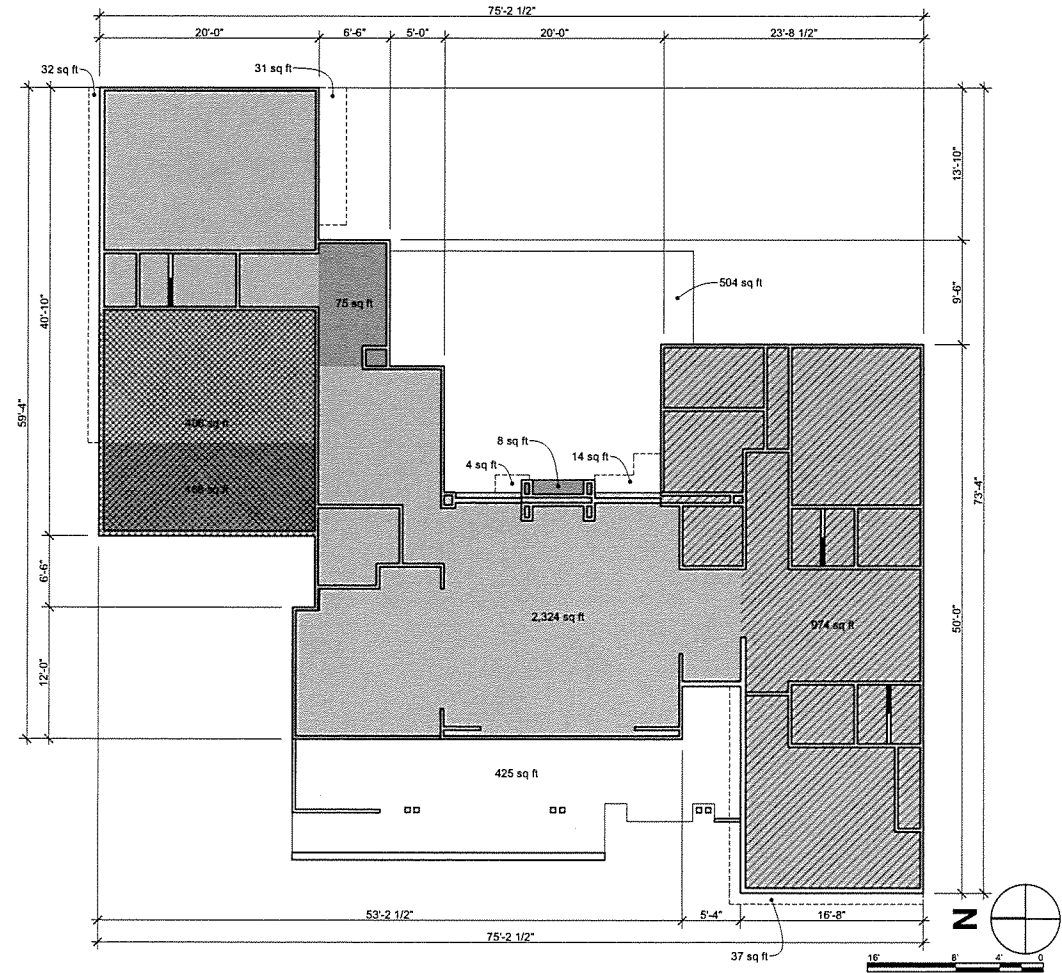
job no. **1918**

date
 10/13/2022 PLANNING SUBMITTAL 01
 11/30/2022 PLANNING SUBMITTAL 02

sheet **A101**



2 AREA DIAGRAM - 2ND FLOOR
SCALE: 1/8" = 1'-0"



1 AREA DIAGRAM - 1ST FLOOR
SCALE: 1/8" = 1'-0"

AREA TABULATION

LOT INFORMATION	
LOT SIZE:	10,800 SF
FLOOR AREA RATIO:	0.50 (FIRST 6,000 SF) 0.175 (FROM 6,001-15,000 SF) 0.10 (FROM 15,001-20,000 SF)
ALLOWABLE GFA:	3,840 SF MAX
EXISTING GROSS FLOOR AREA (INCLUDES DEMO)	
2ND FLOOR:	239 + 136 + 10 = 385 SF
1ST FLOOR:	2,324 + 37 + 32 + 31 + 4 + 14 = 2,442 SF
GARAGE:	0 SF
TOTAL:	2,827 SF
DEMOLITION (INCLUDES SOUTH WING RECONSTRUCTION)	
2ND FLOOR:	239 + 136 + 10 = 385 SF
1ST FLOOR:	974 + 37 + 32 + 31 + 4 + 14 = 1,092 SF
TOTAL:	1,477 SF
ADDITION (INCLUDES SOUTH WING RECONSTRUCTION)	
2ND FLOOR:	366 + 239 = 605 SF
1ST FLOOR:	168 + 75 + 8 + 974 = 1,225 SF
TOTAL:	1,830 SF
PROPOSED GROSS FLOOR AREA	
2ND FLOOR:	366 + 239 = 605 SF
1ST FLOOR:	2,324 + 168 + 75 + 8 = 2,575 SF
SUBTOTAL:	3,180 SF
GARAGE CREDIT:	-400 SF
TOTAL:	2,780 SF
AREAS NOT INCLUDED TOWARD GFA	
FRONT DECK:	425 SF
REAR DECK:	504 SF
TOTAL:	929 SF

EARTHWORK INFORMATION	
CUT:	280 CY
FILL:	115 CY
EXPORT:	165 CY
LANDSCAPE INFORMATION	
NON-LANDSCAPED AREA:	3,562 SF
NON-IRRIGATED LANDSCAPE:	91 SF
IRRIGATED LANDSCAPE:	4,690 SF
WATER FEATURES:	0 SF
DECORATIVE HARDSCAPE:	2,460 SF
TOTAL LOT AREA	10,803 SF
AREA OF WORK	
IRRIGATED LANDSCAPE:	2,318 SF
WATER FEATURES:	859 SF
DECORATIVE HARDSCAPE:	2,848 SF
AGGREGATE LANDSCAPE AREA	6,025 SF

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FLOOR AREA LEGEND

	EXISTING AREA TO REMAIN
	EXISTING AREAS TO BE DEMOLISHED
	PROPOSED ADDITION
	GARAGE
	SOUTH WING RECONSTRUCTION

project title



AREA PLANS & CALCULATIONS

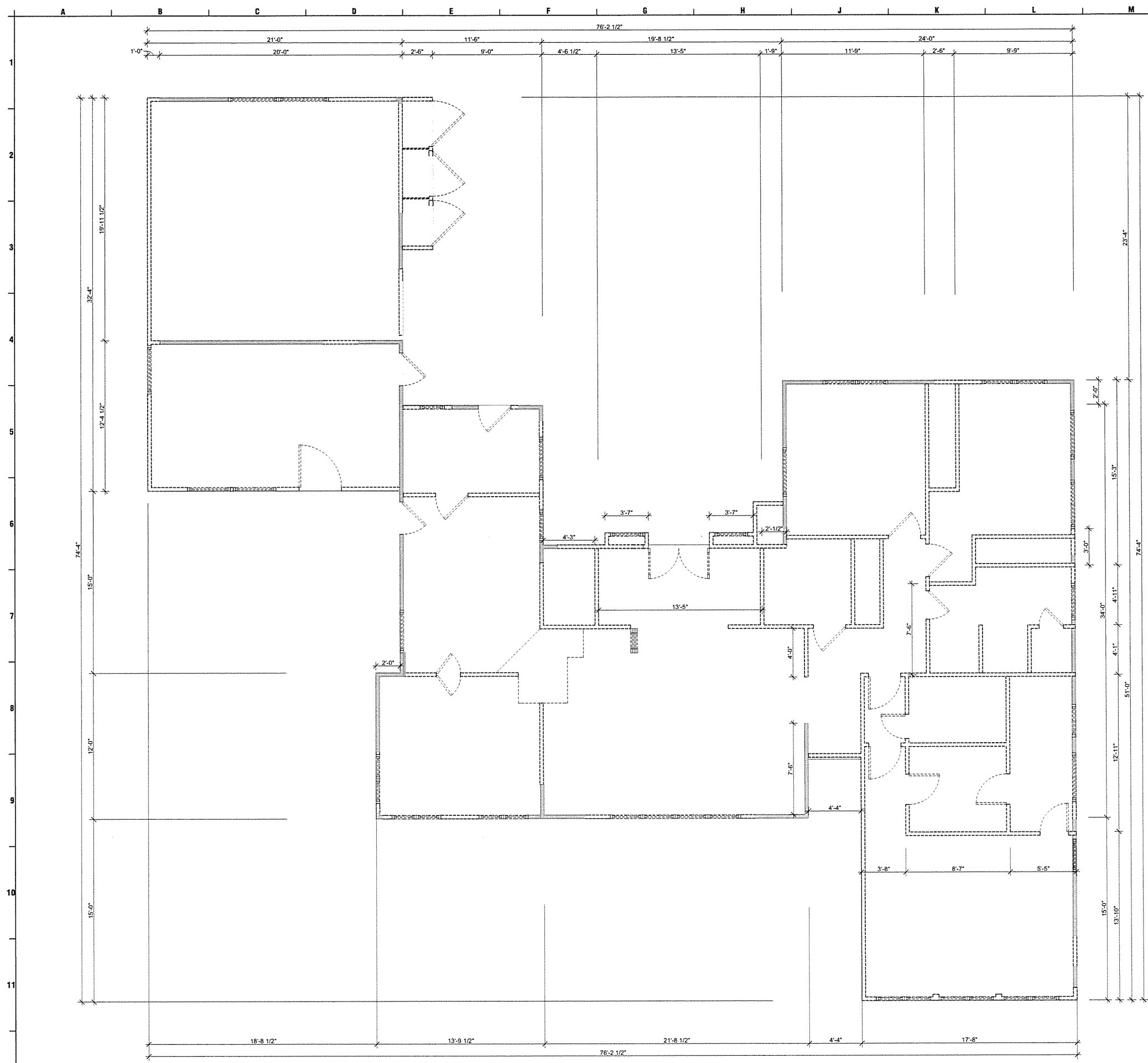
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date
10/13/2022 PLANNING SUBMITTAL 01
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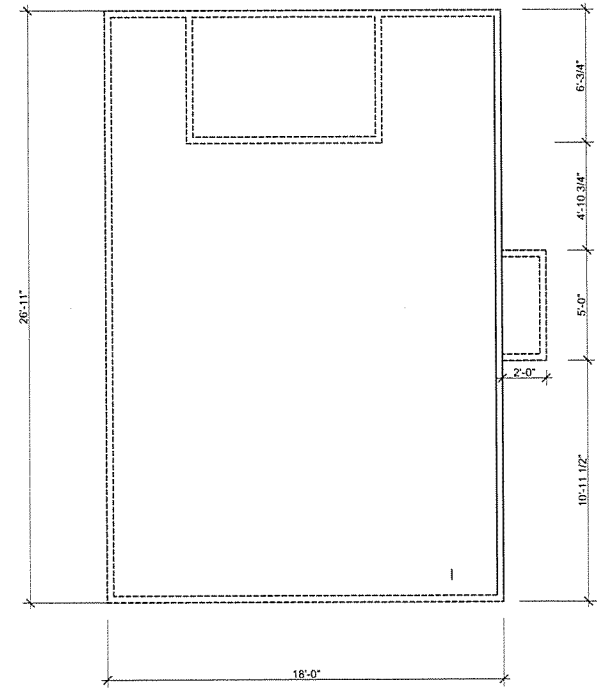
sheet **A102**

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622 GLENMONT DRIVE SOLANA BEACH, CA 92075



1 EXISTING / DEMO 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

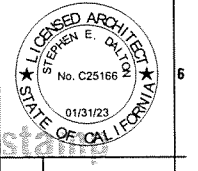
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2 EXISTING / DEMO 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

project title

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622 GLENMONT DRIVE SOLANA BEACH, CA 92075



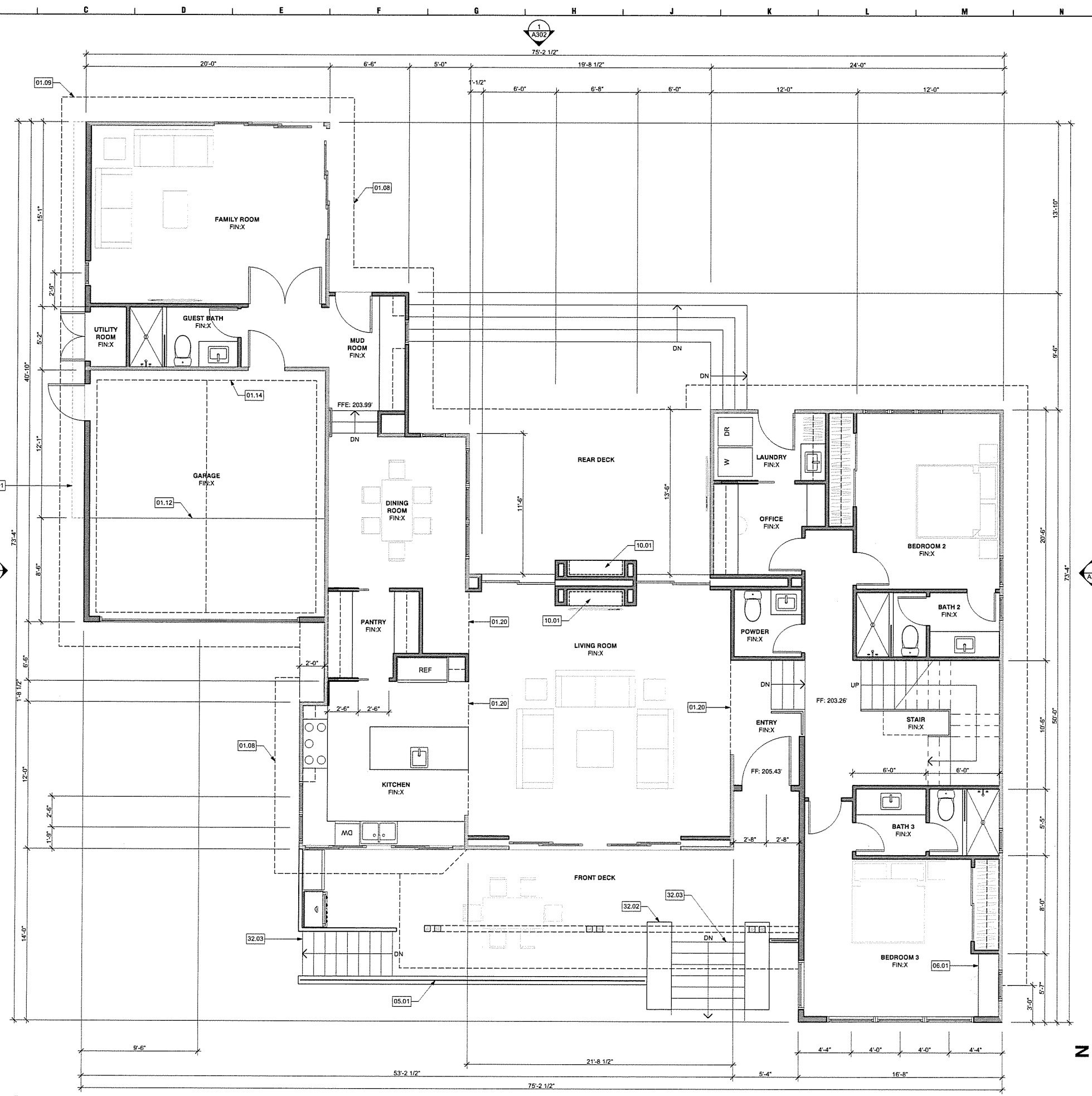
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11/30/2022
PLANNING SUBMITTAL 02

sheet
A200



1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEYNOTES

- 01.01 PROPERTY LINE, TYP
- 01.02 SETBACK LINE, TYP
- 01.03 EASEMENT, TYP (REF. CIVIL DWGS)
- 01.04 25'-0" HEIGHT LIMIT
- 01.05 REDUCTION OF EXISTING LEGAL NON-CONFORMING STRUCTURE
- 01.06 150' (MAX) HOSE PULL REACH
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- 01.09 EAVE PROJECTION INTO REQUIRED YARD
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WALL LEGEND

- EXISTING 2x4 WOOD STUD @ 16" O.C.
- NEW 2x4 WOOD STUD @ 16" O.C.
- NEW 2x6 WOOD STUD @ 16" O.C.

INT. FINISH SCHEDULE

ID	FLOOR	BASE BOARD	WALL	CEILING
A				
B				
C				
D				
E				

project title

SANSON REMODEL
622 GLENMONT DRIVE SOLANA BEACH, CA 92075

1ST FLOOR PLAN

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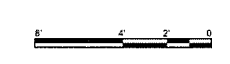
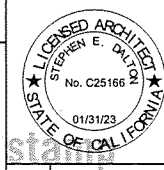
job no. **1918**

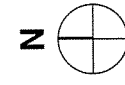
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11/30/2022
PLANNING SUBMITTAL 02

sheet **A201**

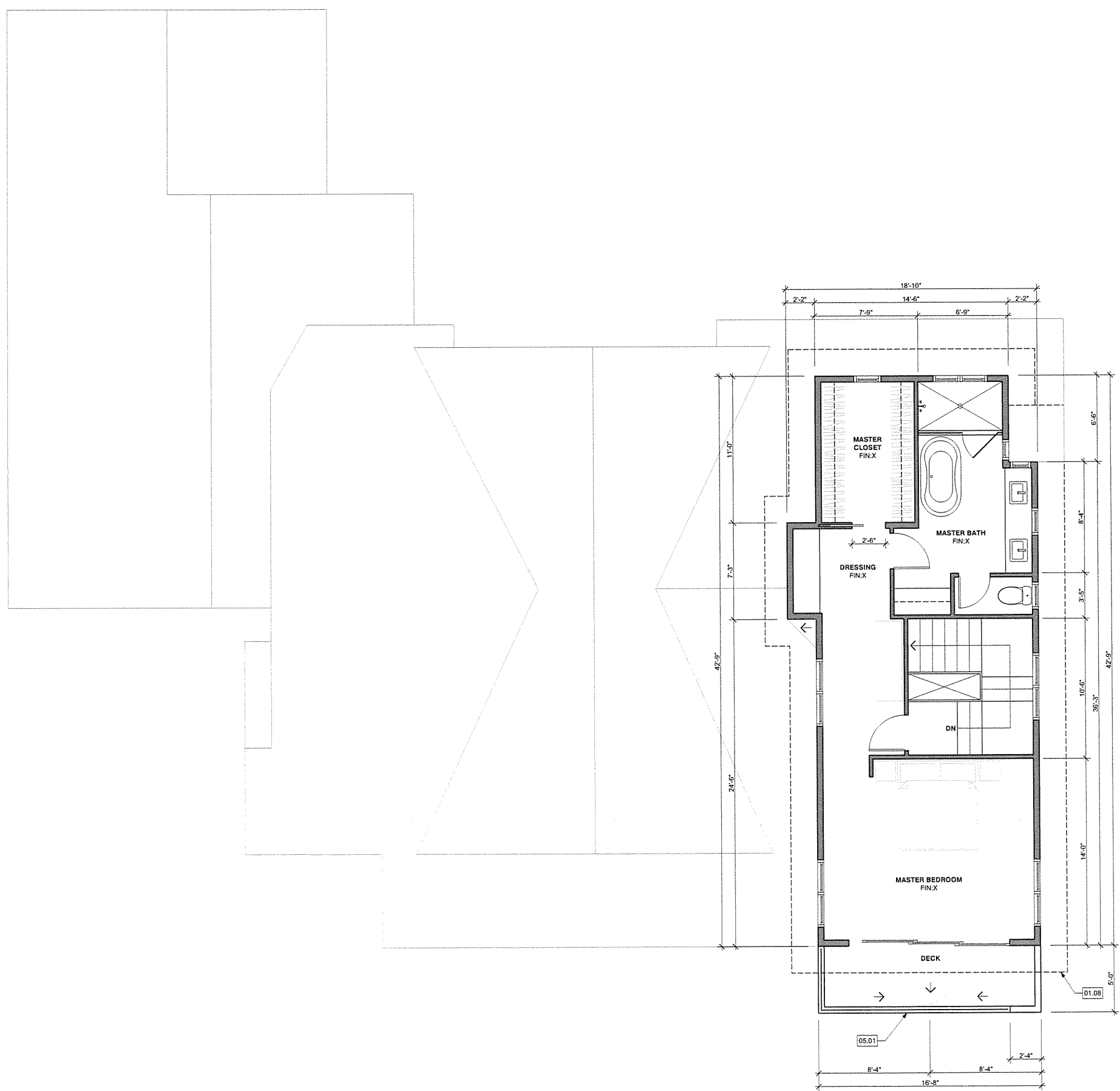




1

PROPOSED 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



KEYNOTES

- 01.01 PROPERTY LINE, TYP
- 01.02 SETBACK LINE, TYP
- 01.03 EASEMENT, TYP (REF. CIVIL DWGS)
- 01.04 25'-0" HEIGHT LIMIT
- 01.05 REDUCTION OF EXISTING LEGAL NON-CONFORMING STRUCTURE
- 01.06 150' (MAX) HOSE PULL REACH
- 01.08 LINE OF ROOF ABOVE
- 01.09 EAVE PROJECTION INTO REQUIRED YARD
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- 08.30 SKYLIGHT
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- NEW 2x6 WOOD STUD @ 16" O.C.

INT. FINISH SCHEDULE

ID	FLOOR	BASE BOARD	WALL	CEILING
A				
B				
C				
D				
E				

project title

SANSON REMODEL

622 GLENMONT DRIVE SOLANA BEACH, CA 92075



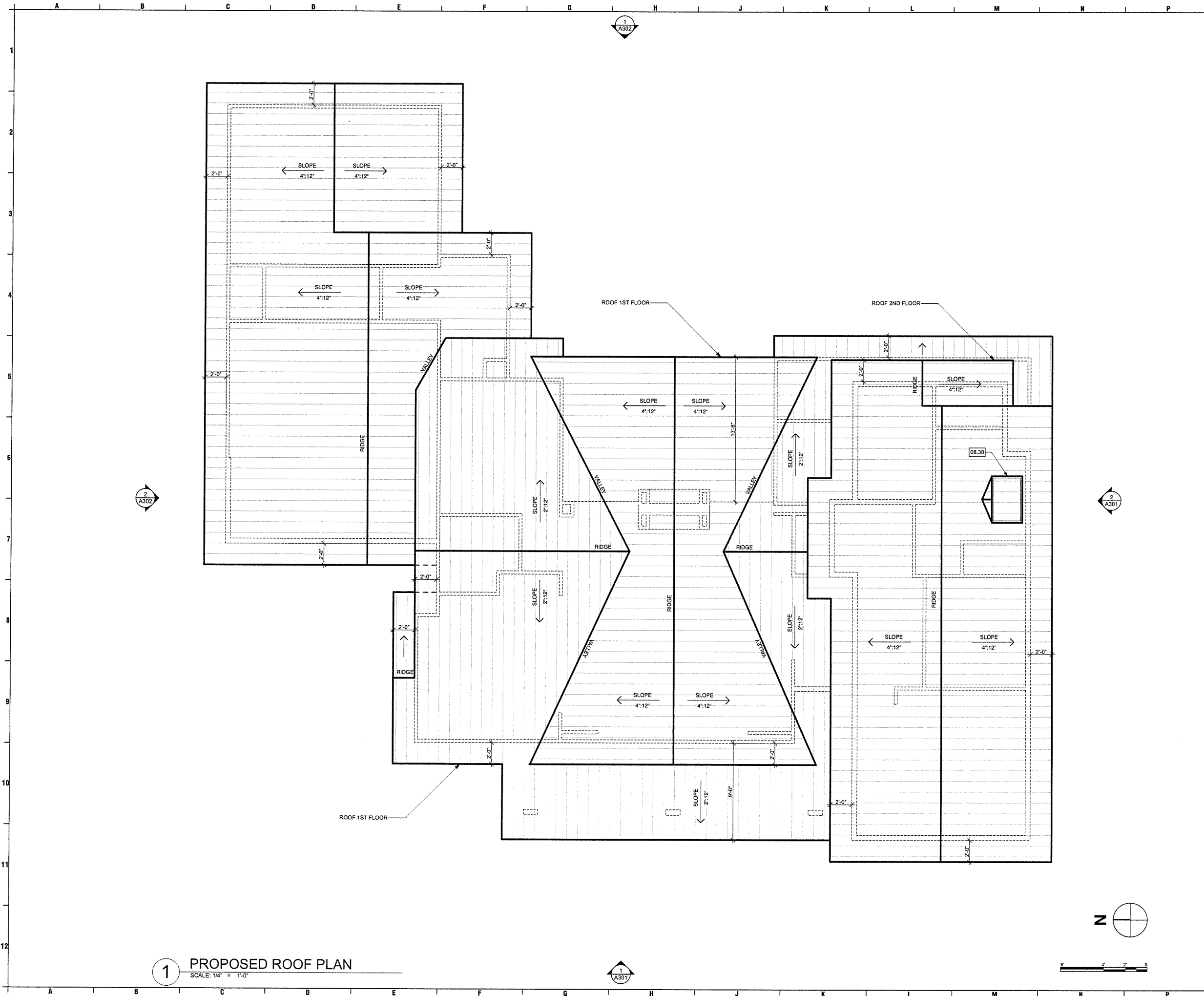
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2ND FLOOR PLAN

job no. 1918

date
 10/13/2022
 PLANNING SUBMITTAL 01
 11/30/2022
 PLANNING SUBMITTAL 02

sheet A202



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

KEYNOTES

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622 GLENMONT DRIVE SOLANA BEACH, CA 92075



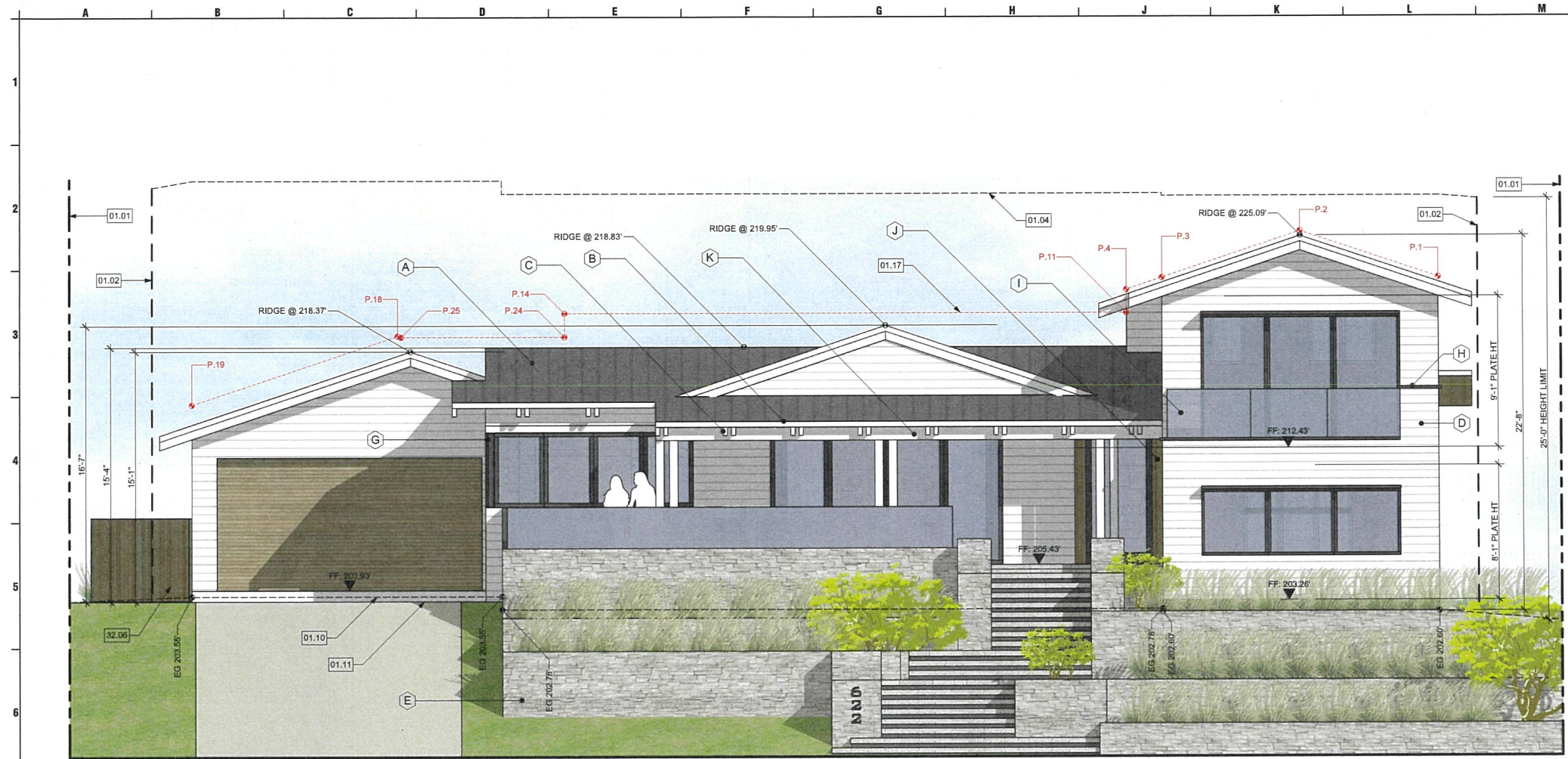
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ROOF PLAN
sda
ARCHITECTS

job no.
1918

date
10/13/2022
PLANNING SUBMITTAL 01
11/30/2022
PLANNING SUBMITTAL 02

sheet
A203



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXT. FINISH SCHEDULE

MARK	ELEMENT	DESCRIPTION
(A)	ROOFING	PAC-CLAD / PETERSEN 150 180-DEG. ALUMINUM "CHARCOAL"
(B)	GUTTER	5-INCH RECTANGULAR PROFILE ALUMINUM COLOR MATCH FASCIA
(C)	RAFTER TAILS & FASCIAS	4x6 RESAWN LUMBER PAINTED COLOR MATCH HORIZ. SIDING
(D)	SIDING HORIZONTAL	8-1/4" HARDIE PLANK, SMOOTH JAMES HARDIE PRODUCTS "ARCTIC WHITE"
(E)	SIDING STONE	RANDOM THIN STONE VENEER RCP BLOCK "WEATHERED FIELDSTONE LEDGE"
(F)	SIDING METAL	PAC-CLAD / PETERSEN 12" FLUSH WALL PANEL, ALUMINUM "CHARCOAL"
(G)	BRAKE METAL & METAL TRIM	ALUMINUM, PREFINISHED, SMOOTH COLOR MATCH WINDOWS
(H)	WALL CAP	5/4 HARDIE TRIM BOARDS, SMOOTH JAMES HARDIE PRODUCTS "IRON GRAY"
(I)	GUARDRAIL GLASS	BASE RAIL SYSTEM BY VIEWRAIL ALUMINUM CHANNEL W/ LAMINATED GLASS (2 PILES)
(J)	SIDING VERTICAL	8" WIDE BOARDS RED CEDAR CLEAR SEALER
(K)	EXPOSED BEAMS & POSTS	RESAWN LUMBER PAINTED COLOR MATCH HORIZ. SIDING

KEYNOTES

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- 01.14 9'-0" x 19'-0" PARKING SPACE
- 01.15 NEW FENCE (6 FT MAX HEIGHT)
- 01.16 BUILDING PROFILE BEYOND HEIGHT LIMIT CUT LINE
- 01.17 PREVIOUSLY APPROVED BUILDING ENVELOPE
- 01.20 LINE OF CEILING CHANGE
- 02.01 PORTION OF EXISTING STRUCTURE TO BE DEMOLISHED
- 05.01 GLASS GUARDRAIL
- 06.01 WINDOW SEAT / BENCH
- 08.01 CHIMNEY
- 08.30 SKYLIGHT
- 10.01 FIREPLACE (NATURAL GAS)
- 23.01 EXISTING GAS METER TO REMAIN
- 26.01 ELECTRICAL PANEL (200 AMP)
- 31.01 DRIVEWAY PER CIVIL DWGS
- 31.02 RETAINING WALL PER CIVIL DWGS, TYP
- 31.05 BMP BASIN PER CIVIL DWGS
- 32.01 PLANTED AREA PER LANDSCAPE DWGS
- 32.02 SITE WALL PER LANDSCAPE DWGS
- 32.03 SITE STAIR PER LANDSCAPE DWGS
- 32.04 POOL PER LANDSCAPE DWGS
- 32.06 NEW FENCE (6 FT MAX HT) PER LANDSCAPE DWGS
- 32.07 NEW PATIO / DECK PER LANDSCAPE DWGS

GENERAL NOTES

1. ALL DIMENSIONS ARE MEASURED TO THE EXTERIOR OF WALL SURFACES.
2. SURFACE WATER SHALL DRAIN AWAY FROM BUILDING. GRADE SHALL FALL A MINIMUM OF 6 IN WITHIN THE FIRST 10 FT EXCEPT WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 IN OF FALL WITHIN 10 FT. DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
3. NEW OR REPLACEMENT GARAGES W/ GARAGE DOOR OPENERS SHALL BE PROVIDED W/ BATTERY BACKUP.
4. THE CONTROLS VALVES IN SHOWERS, TUB SHOWERS, BATHUBS, AND BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTIONS 408, 409, 410.
5. WATER CONSERVING FIXTURES: NEW WATER CLOSSETS SHALL USE NO MORE THAN 1.28 GALLONS OF WATER PER FLUSH. KITCHEN FAUCETS MAY NOT EXCEED 1.8 GPM. LAVATORIES ARE LIMITED TO 1.2 GPM. AND SHOWERHEADS MAY NOT EXCEED 1.8 GPM OF FLOW. CPC SECTIONS 407, 408, 411, 412.

project title
SANSON REMODEL
622 GLENMONT DRIVE SOLANA BEACH, CA 92075

LICENSED ARCHITECT
STEPHEN E. DALTON
No. C25166
01/31/23
STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
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job no. **1918**

date
10/13/2022 PLANNING SUBMITTAL 01
11/30/2022 PLANNING SUBMITTAL 02

sheet **A301**

EXT. FINISH SCHEDULE

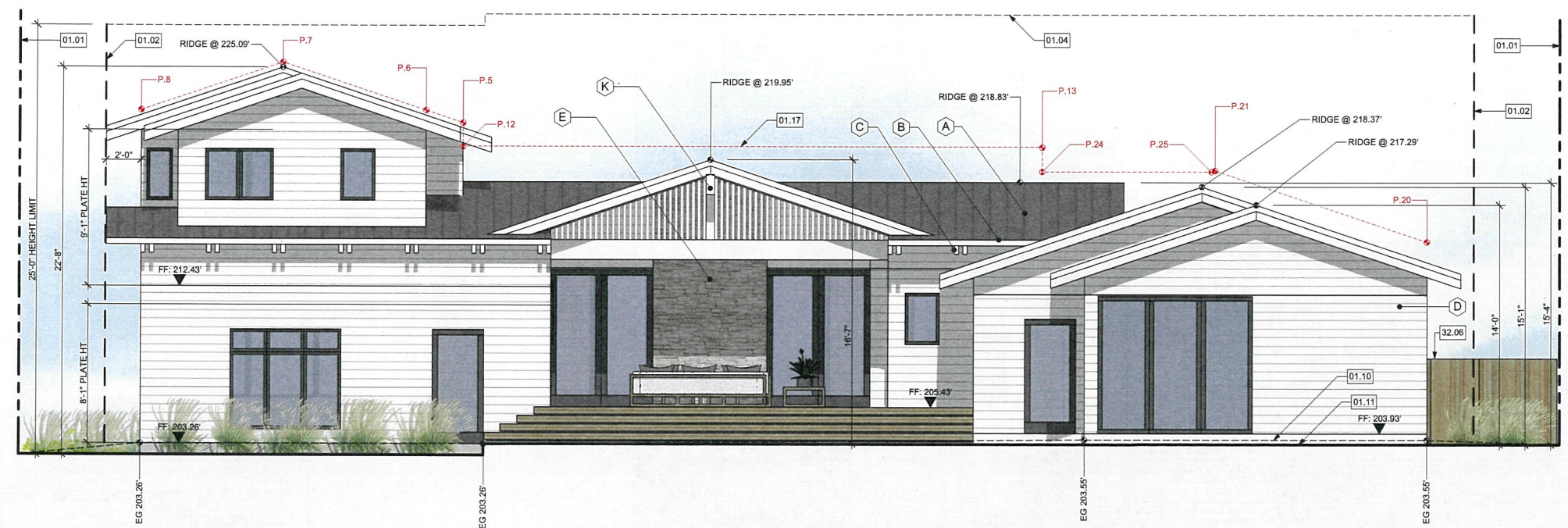
MARK	ELEMENT	DESCRIPTION
(A)	ROOFING	PAC-CLAD / PETERSEN 150 180-DEG, ALUMINUM 'CHARCOAL'
(B)	GUTTER	5-INCH RECTANGULAR PROFILE ALUMINUM COLOR MATCH FASCIA
(C)	RAFTER TAILS & FASCIAS	4x6 RESAWN LUMBER PAINTED COLOR MATCH HORIZ. SIDING
(D)	SIDING HORIZONTAL	8-1/4" HARDIE PLANK, SMOOTH JAMES HARDIE PRODUCTS 'ARCTIC WHITE'
(E)	SIDING STONE	RANDOM THIN STONE VENEER RCP BLOCK 'WEATHERED FIELDSTONE LEDGE'
(F)	SIDING METAL	PAC-CLAD / PETERSEN 12" FLUSH WALL PANEL, ALUMINUM 'CHARCOAL'
(G)	BRAKE METAL & METAL TRIM	ALUMINUM, PREFINISHED, SMOOTH COLOR MATCH WINDOWS
(H)	WALL CAP	5/4 HARDIE TRIM BOARDS, SMOOTH JAMES HARDIE PRODUCTS 'IRON GRAY'
(I)	GUARDRAIL GLASS	BASE RAIL SYSTEM BY VIEWRAIL ALUMINUM CHANNEL W/ LAMINATED GLASS (2 PILES)
(J)	SIDING VERTICAL	8" WIDE BOARDS RED CEDAR CLEAR SEALER
(K)	EXPOSED BEAMS & POSTS	RESAWN LUMBER PAINTED COLOR MATCH HORIZ. SIDING

KEYNOTES

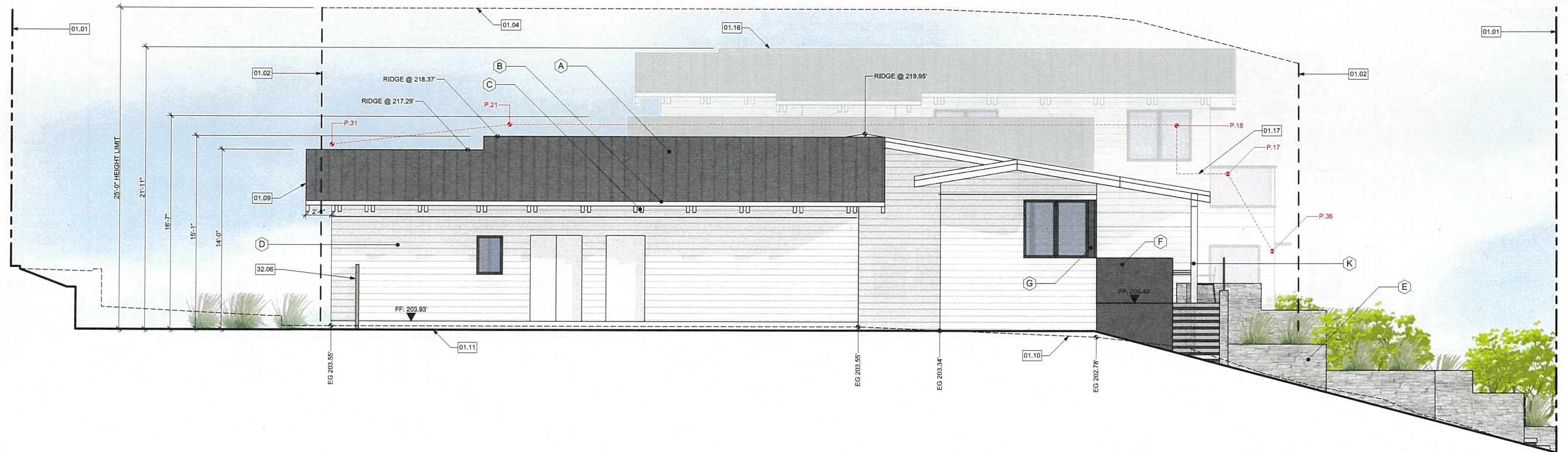
01.01	PROPERTY LINE, TYP
01.02	SETBACK LINE, TYP
01.03	EASEMENT, TYP (REF. CIVIL DWGS)
01.04	25'-0" HEIGHT LIMIT
01.05	REDUCTION OF EXISTING LEGAL NON-CONFORMING STRUCTURE
01.06	150' (MAX) HOSE PULL REACH
01.08	LINE OF ROOF ABOVE
01.09	EAVE PROJECTION INTO REQUIRED YARD
01.10	EXISTING GRADE
01.11	PROPOSED GRADE: ALL GRADES ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM BUILDING
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1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

project title



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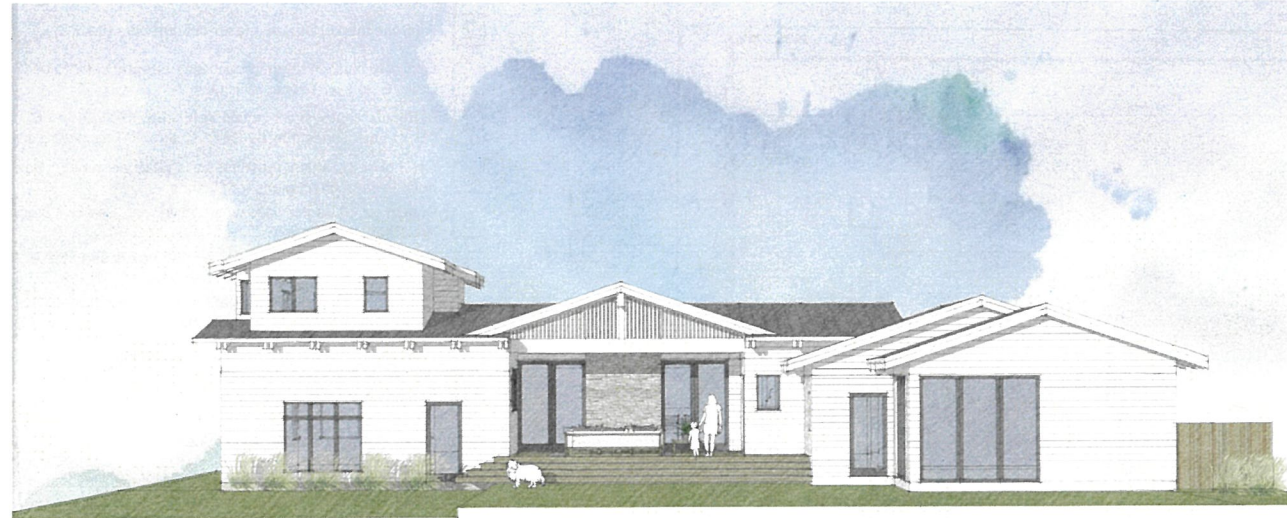
job no. 1918

date

10/13/2022
PLANNING SUBMITTAL 01

11/30/2022
PLANNING SUBMITTAL 02

sheet
A302



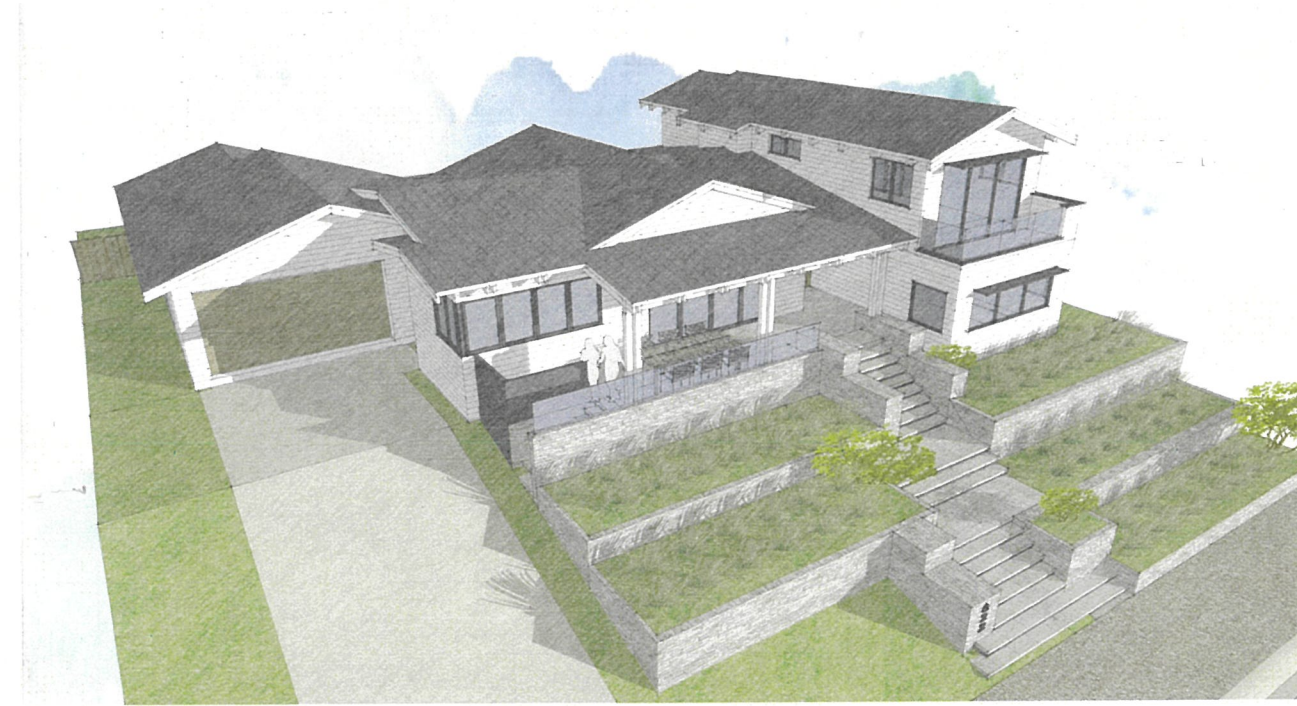
2 PERSPECTIVE - REAR / EAST



1 PERSPECTIVE - FRONT / WEST



4 PERSPECTIVE - REAR PATIO



3 PERSPECTIVE - AERIAL

project title
SANSON REMODEL
 622 GLENMONT DRIVE SOLANA BEACH, CA 92075



EXTERIOR PERSPECTIVES
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 date
 10/13/2022 PLANNING SUBMITTAL 01
 11/30/2022 PLANNING SUBMITTAL 02

sheet
A303

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

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

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

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

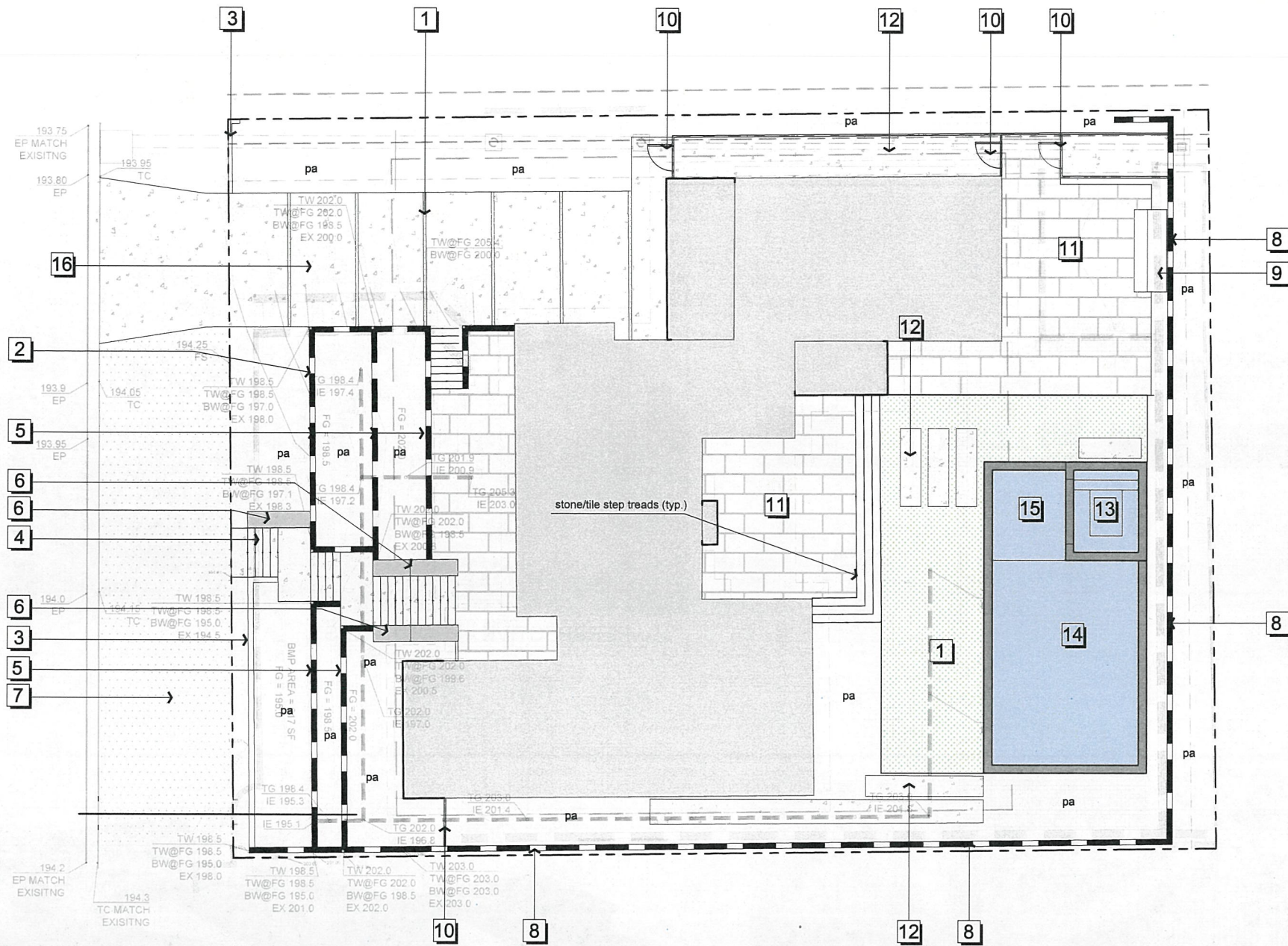
THE CONTRACTOR SHALL CLEAN-UP, REMOVE AND DISPOSE (IN A LEGAL MANNER) ALL DEBRIS AND WASTE ATTRIBUTED TO THE JOB. JOBSITE SHALL BE MAINTAINED ON A DAILY BASIS.

SQUARE FOOTAGE TABLE

	Area of Work ^a (SF)
Irrigated Landscape	2,318.0
Water Features ^c	859.0
Decorate Hardscape ^d	2,848.0
Aggregate Landscape Area ^e	6,025.0

SQUARE FOOTAGE TABLE

	Existing (SF)	Proposed Total (SF)
Non-Landscaped Area ^a	3,562.0	3,710.0
Non-Irrigated Landscape ^b	91.0	1,068.0
Irrigated Landscape	4,690.0	2,318.0
Water Features ^c	0.0	859.0
Decorate Hardscape ^d	2,460.0	2,848.0
TOTAL LOT AREA	10,803.0	10,803.0



LEGEND

- 1 Synthetic lawn - SYNSCAPES 'Coronado Premium' or equal. Provide steel edging for border.
- 2 Address marker on wall - laser cut numbers (backlit)
- 3 Concrete curb - 6" high, monolithic - Integral color to be 'Sandstone' by Davis Colors w/ Topcast #5 finish.
- 4 Pedestrian entry stairs w/ concrete steps 16" treads x 6" risers). Integral color to be 'Sandstone' by Davis Colors w/ Topcast #5 finish.
- 5 CMU raised planters retaining walls w/ stone veneer. See civil plans for heights & Architect plans for finishes.
- 6 Pedestrian entrance walls w/ stone veneer. See civil plans for heights & Architect plans for finishes.
- 7 DG w/ stabilizer over 90% compacted native sand base, Antique Gold or Equal. Surface shall support 75,000 lbs
- 8 CMU retaining walls w/ plaster finish to match house. See civil plans for heights & Architect plans for finishes.
- 9 Fire place - natural gas only (see elevations this sheet)
- 10 5" high horizontal wood slat fence and gate (pool legal - self closing)
- 11 Patio - large format tile/stone veneer over concrete
- 12 4" thick concrete over 90% compacted base & #3 rebar. Davis colors 'Sandstone' w/ Topcast #5 finish (+light acid wash)
- 13 Raised Salt Water Spa (Separate Permit) - raised 18" from coping, champagne edge 2 sides, absolute black granite tile veneer, Pentair pump system w/ Screenlogic II control.
- 14 Salt Water Pool (separate permit). Pebbletech plaster finish (color tbd), porcelain watertile, precast concrete coping (2.5" thick), 2 underwater speakers, Pentair pump system w/ Screenlogic II control.
- 15 18" deep pool baja shelf w/ bubblers.
- 16 6" thick concrete over 90% compacted base & #3 rebar. Davis colors 'Sandstone' w/ Topcast #3 finish (+light acid wash)

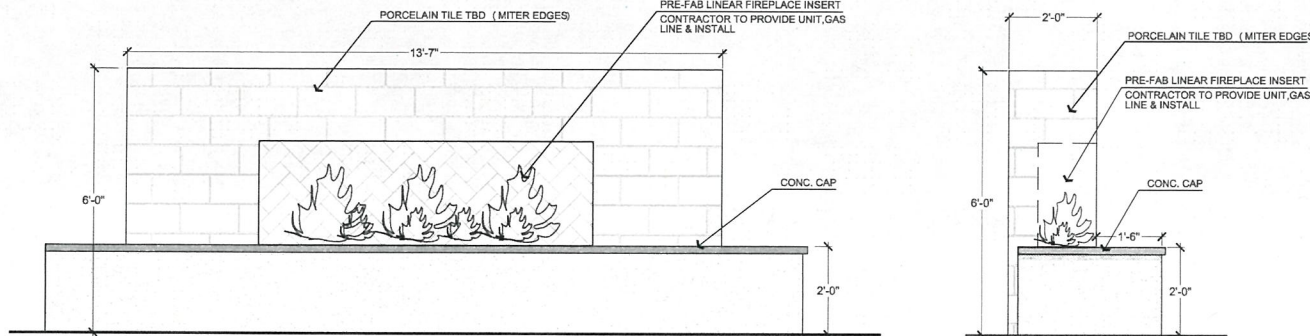
NOTES:
ALL WORK SHALL COMPLY WITH THE FOLLOWING CALIFORNIA STATE BUILDING CODES FOR CONSTRUCTION AND ASSOCIATED CITY OR COUNTY AMENDMENTS.

- 2019 California Residential Code (CRC) and/or 2019 California Building Code (CBC) as applicable.
- 2019 California Green Building Standards Code (CalGreen).
- 2019 California Electrical Code (CEC).
- 2019 California Plumbing Code (CPC).
- 2019 California Fire Code (CFC).
- 2019 California Building Energy Efficiency Standards (CBEES).
- 2019 California Mechanical Code (CMC).

I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

BRIAN GROVE, LANDSCAPE ARCHITECT #4704

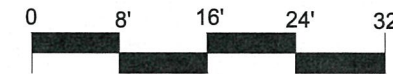
L-1 HARDSCAPE PLAN



Front elevation

Side elevation

Fire Feature



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



STONE GROVE
LANDSCAPE ARCHITECTS

858.345.1499 | www.STONE-GROVE.co
200 N. CEDROS AVENUE, SOLANA BEACH, CA 92075

COASTAL COMMISSION PERMIT NO.

CITY OF SOLANA BEACH

DRAWING NO.

LANDSCAPE PLAN FOR:

622 GLENMONT DRIVE
Solana Beach, Ca. 92075

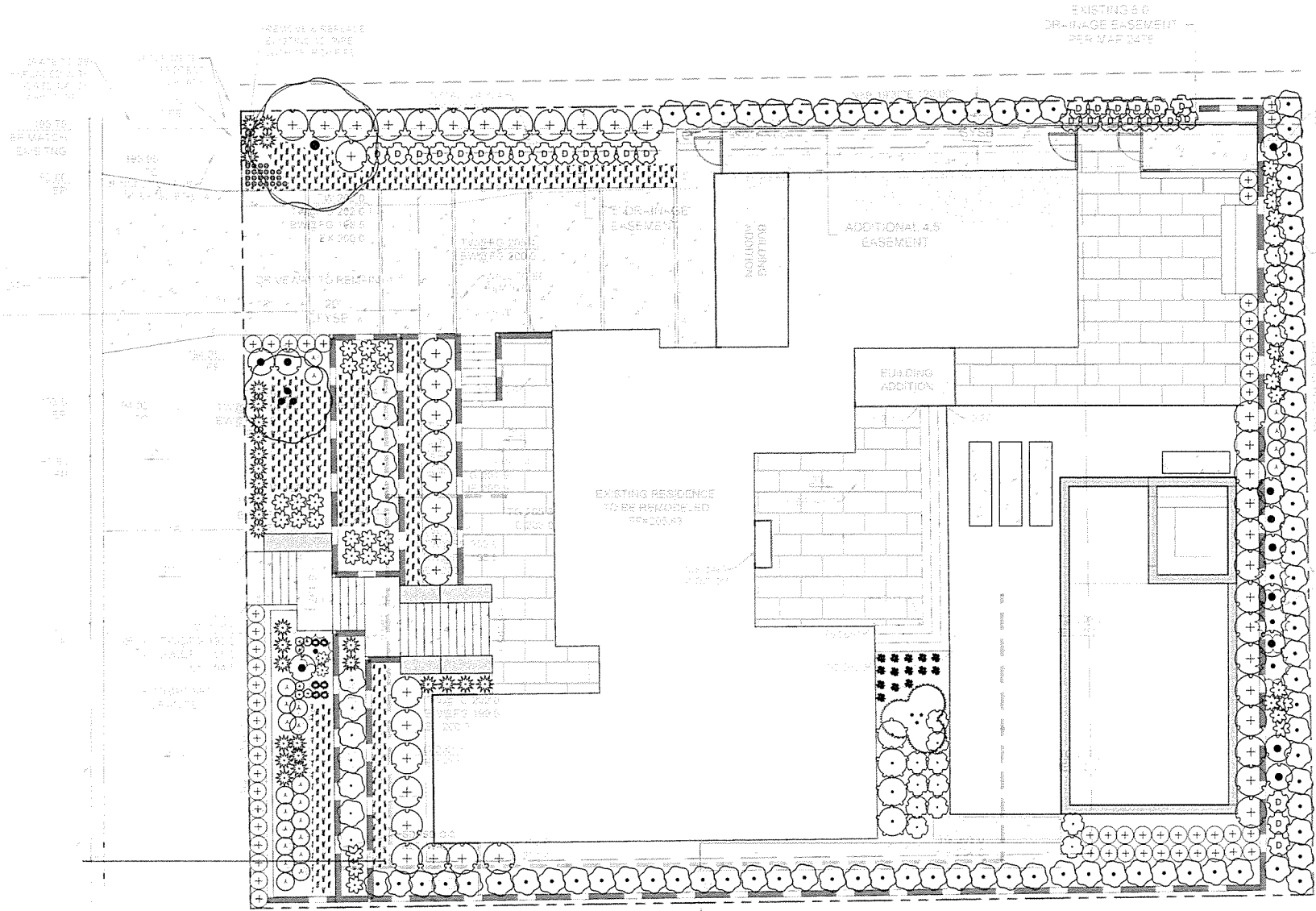
SHEET 1 OF 9

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	WUCOLS	HEIGHT	
	ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK	36"BOX	1	LOW	40'	
	DRACAENA DRACO / DRAGON TREE	48"BOX	1	VERY LOW	15'	
	OLEA EUROPAEA 'SWAN HILL' / SWAN HILLI OLIVE	48"BOX	1	LOW	25'	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	WUCOLS	HEIGHT	
	AEONIUM CANARIENSE / AEONIUM	1 GAL	2	LOW	1'	
	AEONIUM X 'KIWI' / KIWI AEONIUM	1 GAL	6	LOW	2'	
	AGAVE ATTENUATA / AGAVE	5 GAL	34	LOW	3'	
	AGAVE STRICTA / HEDGEHOG AGAVE	5 GAL	23	LOW	2'	
	AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	5 GAL	30	LOW	2'	
	CARISSA MACROCARPA 'GREEN CARPET' / GREEN CARPET NATAL PLUM	1 GAL	4	LOW	1'	
	CONVOLVULUS MAURITANICUS / MORNING GLORY	1 GAL	17	LOW	2'	
	DIANELLA REVOLUTA / FLAX LILY	5 GAL	30	LOW	2'	
	ECHEVERIA X 'AFTERGLOW' / AFTERGLOW ECHEVERIA	4" POT	23	LOW	1'	
	EUPHORBIA RIGIDA / YELLOW SPURGE	5 GAL	13	LOW	2'	
	LAURUS NOBILIS / SWEET BAY	5 GAL	84	LOW	40'	
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER	1 GAL	52	LOW	18"	
	OLEA EUROPEA 'LITTLE OLLIE' / DWARF OLIVE BUSH	5 GAL	44	LOW	6'	
	ROSMARINUS OFFICINALIS 'IRENE' TM / IRENE TRAILING ROSEMARY	5 GAL	11	LOW	4'	
	SEDUM RUPESTRE 'ANGELINA' / YELLOW STONECROP	1 GAL	14	LOW	2'	
	SENECIO VITALIS / BLUE CHALK FINGERS	1 GAL	6	LOW	1'	
	YUCCA ROSTRATA / BEAKED YUCCA	15 GAL	4	VERY LOW	6'	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	WUCOLS	HEIGHT
	CAREX TUMULICOLA / BERKELEY SEDGE	1 GAL	18" o c	392 SF	LOW	1'
	SYNTHETIC LAWN / SYN LAWN	SYN LAWN		741 SF		

NOTES:

- Any cut slopes more than five feet in height and any fill slopes more than three feet in height must be stabilized with reinforced straw matting and planted to prevent erosion. This includes the side slopes of the bio-retention basins.
- 3" of top dress mulch must be installed to all areas where exposed soil is present.
- A complete agronomic soils test must be performed prior to planting & the recommended amendments reviewed by the landscape architect of record prior to planting. The test must include pH, organic matter percentage, infiltration rate and a complete chemical analysis (NH4, NO3, N, P, K, Ca, Mg, SO4, Na, B, Cu, Zn, Mn, Fe). The following test are also recommended: total exchange capacity (TEC), effective cation exchange (ECe) & sodium absorption ratio (SAR). Waypoint Analytical and Wallace Laboratories are sources for this test.
- The soil prep must include, at a minimum, 4 cubic yards of compost/1000SF incorporate to a depth of 6 inches into the soil.
- At the time of completion of the installation, a certificate of completion, using the City's form and signed by the licensed professional who prepared the landscape plans, will be required. The following must be submitted with the certification of completion form:
 - A copy of the agronomic soils report.
 - A maintenance schedule for planting & irrigation.
 - An irrigation schedule that delineates irrigation times and water usage consistent with the approved plan's estimated total water use (ETWU) and current Santa Fe Irrigation District Requirements.

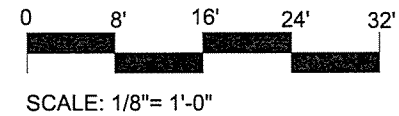


L-2 PLANTING PLAN



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Brian Brove
 BRIAN BROVE, LANDSCAPE ARCHITECT #4704



STONE GROVE
 LANDSCAPE ARCHITECTS

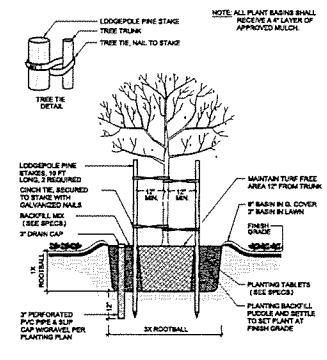
858.345.1498 | www.STONE-GROVE.co
 200 N. CEDROS AVENUE SOLANA BEACH, CA 92075

CITY OF SOLANA BEACH

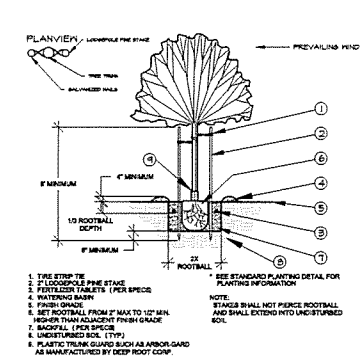
LANDSCAPE PLAN FOR: **622 GLENMONT DRIVE**
 Solana Beach, Ca. 92075

DRAWING NO: _____

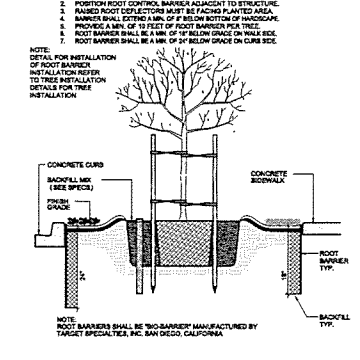
SHEET 2 OF 9



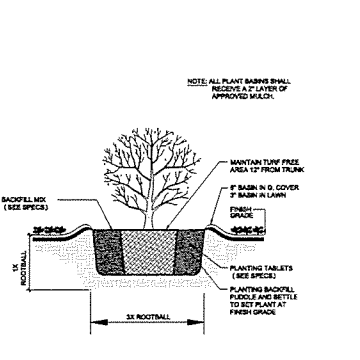
A TREE STAKING - 24" BOX



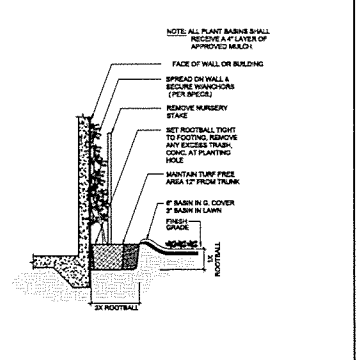
B TREE PLANTING



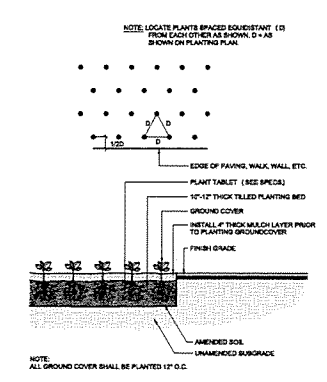
C ROOT BARRIER



D SHRUB PLANTING



E VINE PLANTING



F GROUND COVER PLANTING



G

PLANTING SPECIFICATIONS : GENERAL

1. INSPECTIONS

A. INSPECTIONS SHALL BE MADE BY THE ENGINEER. CONTRACTOR SHALL BE ON THE SITE WHEN INSPECTIONS ARE MADE. REQUESTS FOR INSPECTIONS SHALL BE MADE AT LEAST 48 HOURS IN ADVANCE. IF THE WORK IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES, CONTRACTOR SHALL PAY FOR THE ENGINEER'S VISIT TO THE PROJECT CITY RATE.

B. INSPECTION IS REQUIRED BY THE ENGINEER PER INSPECTION JOB CARD.

C. ANY WORK COMPLETED WITHOUT PROPER INSPECTION BY THE ENGINEER AND REPLACED AT NO EXPENSE TO THE CITY.

2. GUARANTEE

A. ALL TREES (5 GALLON AND LARGER) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. ALL SHRUBS AND OTHER PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS AFTER DATE. ALL GUARANTEES PROVIDED COMMENCE FROM THE TIME OF FINAL ACCEPTANCE BY THE ENGINEER AT THE COMPLETION OF THE WORK AS CALENDARED DAY MAINTENANCE PERIOD.

B. REPLACE AS SOON AS WEATHER PERMITS. ALL DEAD PLANTS NOT IN VIGOROUS CONDITION AS NOTED DURING THE MAINTENANCE PERIOD.

C. PLANTS USED FOR REPLACEMENTS SHALL BE SAME KIND AND SIZE AS ORIGINALLY PLANTED. THEY SHALL BE FURNISHED, PLANTED AND FERTILIZED AS SPECIFIED AND GUARANTEED THE SAME AS ORIGINALS.

PLANTING SPECIFICATIONS PRODUCTS

1. MATERIALS

A. TOPSOIL: EXISTING SOIL ON THE SITE SHALL BE USED AS TOPSOIL FOR PLANTING PURPOSES WHEN POSSIBLE, BUT SHALL BE FREE OF DEBRIS, LIMES, OR OTHER FOREIGN MATTER. CONTAMINATED SOIL SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE EXISTING SOIL OR IMPORTED SOIL.

B. WEEDS: THE SOURCE OF WEEDS ON THE SITE SHALL BE IDENTIFIED AND REMOVED. WEEDS SHALL NOT BE RE-PLANTED. WEEDS SHALL BE REMOVED FROM THE PLANTING AREA AT THE TIME OF PLANTING. WEEDS SHALL NOT BE RE-PLANTED.

C. IN ORDER TO ENSURE COMPLIANCE, SAMPLES OF THE IMPORTED SOIL SHALL BE SUBMITTED TO AN AGRICULTURAL SOIL TESTING LABORATORY, APPROVED BY THE ENGINEER, FOR ANALYSIS PRIOR TO USE. RESULTS OF TESTING SHALL BE DELIVERED TO THE ENGINEER FOR APPROVAL. SOIL TEST TO INCLUDE ANALYSIS AND RECOMMENDATIONS.

2. FERTILIZERS AND SOIL CONDITIONS

A. ORGANIC AMENDMENT SHALL BE REDWOOD SWAINSON, SCOTT'S AMENDMENT OR TERRA BOND BY TERRA PRODUCTS OF AMERICA. (EIR 18-18-18) SHALL BE USED. NUTRIENT ANALYSIS SHALL BE OBTAINED FROM THE MANUFACTURER. SHIRLEY SHALL NOT BE FERTILIZER WITH 18-18-18 NUTRIENTS PER CONTAINER AT 20 DEGREES C. AS MEASURED BY SATURATION EXTRACT CONDUCTIVITY.

B. COMMERCIAL FERTILIZER SHALL HAVE A MINIMUM OF 16% NITROGEN, 16% PHOSPHORIC ACID, AND 16% POTASH. DELIVERED MAJOR FERTILIZER IN STANDARD BAGS, MARKED WITH NUTRIENT ANALYSIS AND NAME OF MANUFACTURER. DEEP FERTILIZER IN DRY STORAGE. USE 18-18-18 FERTILIZER AND AMMONIUM NITRATE FERTILIZER DURING SCHOOL, GRADE PLANTING. FERTILIZER SHALL BE COMMERCIAL GRADE MANUFACTURED BY BEST OR EQUAL.

C. PLANT TABLETS SHALL BE 24 INCH SIZE, ASPENWOOD OR EQUAL.

3. SOIL CONDITIONING

A. PELLETTIZED OXYGEN - NEST / BOLDUSTEER WORM OR EQUAL.

4. PLANT MATERIALS

A. ALL PLANT MATERIALS SHALL BE HEALTHY, WELL-DEVELOPED REPRESENTATIVES OF THEIR SPECIES OR VARIETIES, FREE FROM DISEASES AND WEEDS, WITH WELL-DEVELOPED BRANCH AND ROOT SYSTEMS, AND CERTIFICATION OF NURSERY INSPECTION THAT PLANTS ARE FREE FROM ALL PLANT DISEASES AND INSECT INFESTATIONS.

B. TAG PLANT MATERIALS WITH NAME AND SIZE IN ACCORDANCE WITH STANDARDS OR PRACTICES RECOMMENDED BY AMERICAN ASSOCIATION OF NURSERYMEN.

C. TREES AND SHRUBS CONTAINERS SHALL BE AS STATED ON THE PLANTING PLAN. CONTAINER STOCK SHALL HAVE GROWN IN CONTAINERS FOR AT LEAST ONE (1) YEAR. TREES SHALL BE PLANTED WITHIN ONE (1) YEAR OF THE DATE OF PLANTING. PLANTS THAT DO NOT MEET THESE SPECIFICATIONS SHALL BE REJECTED. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN WALLS OF EARTH WHEN TAKEN FROM CONTAINERS SHALL BE PLANTED, EXCEPT WITH SPECIFIC APPROVAL.

D. DO NOT PRUNE, PRIOR TO DELIVERY, EXCEPT BY SPECIFIC APPROVAL.

E. PLANTS SHALL BE SUBJECT TO INSPECTION FOR SIZE, VARIETY, CONDITION, LATENT DISEASES AND INSECTS AT PLACE OF GROWTH AND AT THE PROJECT SITE AT ANY TIME BEFORE OR DURING PROGRESS OF WORK. REMOVE REJECTED PLANTS FROM THE PROJECT SITE IMMEDIATELY AND REPLACE WITH ACCEPTABLE MATERIAL.

F. PROTECT ALL PLANTS FROM DAMAGE BY SUN, WIND OR RAIN AT ALL TIMES BEFORE PLANTING.

G. SUBSTITUTIONS WILL NOT BE PERMITTED, EXCEPT WHEN PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE IN THE AREA. A PROPOSAL WILL BE CONSIDERED WHEN THE SUBSTITUTION IS OF THE SAME VARIETY WITH AN EQUIVOCAL ADJUSTMENT OF CONTRACT PRICE. ALL SUBSTITUTIONS WILL BE SUBJECT TO THE ENGINEER'S APPROVAL.

H. PLANTS SHALL HAVE GROWN UNDER CLIMATIC CONDITIONS COMPARABLE TO THOSE OF THE PROJECT SITE, UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE ENGINEER.

5. GROUND COVERS

A. GROUND COVERS WILL BE PLANTED IN THE AREAS INDICATED ON THE PLANTING PLANS.

B. GROUND COVER PLANTS SHALL BE GROWN IN PLANT POTS ON PEAT POTS AS INDICATED ON THE PLANT LIST. PLANT SHOW PLANTS PROTECTED OUTSIDE. SHALL BE PLANTED WITHIN THE PLANTING PERIOD. THE SOIL IN THE PLANT POT SHALL CONTAIN SUFFICIENT MOISTURE SO THAT IT WILL NOT FALL APART WHEN LIFTING THE PLANTS. IF PLANTS FROM PLANT POTS ARE USED, THE PEAT POTS SHALL BE PROTECTED AT ALL TIMES PRIOR TO PLANTING TO PREVENT UNNECESSARY DRYING OF THE ROOT BALL.

REMOVAL COVERS SHALL BE PLANTED IN A TRIANGULAR PATTERN EVENLY SPACED UNLESS OTHERWISE NOTED ON THE PLAN. PLANT GROUND COVERS CONTINUOUSLY UNDER ALL TREES AND SHRUBS IN THE AREAS INDICATED ON THE PLANTING PLANS. EACH PLANT SHALL BE PLANTED WITH PROPORTIONATE JOINTS OF SOIL FROM THE PLANT TO THE PLANT POT. IN A MANNER THAT WILL ENSURE MINIMUM DISTURBANCE OF THE ROOT SYSTEM. MARK BROADLY PLANTING AREA AFTER PLANTING TO PROVIDE AN EYE, SMOOTH FINISH FRESH GRADE. TO AVOID STRIPS OUT, PLANTING SHALL BE IMMEDIATELY FINISHED AFTER PLANTING UNTIL THE ENTIRE AREA IS SOGGED TO THE FULL DEPTH OF EACH HOLE UNLESS OTHERWISE NOTED ON THE DRAWING.

F. TREE TIES

1. CROWN TIES FOR DOUBLE STAKING AND TRIPLE STAKING, OR EQUAL, AS APPROVED BY THE ENGINEER. SECURE TIES TO STAKE WITH PLASTIC OR NYLON STRAP.

G. TREE STAKES

1. 2 - 2 INCH DIAMETER X 10 FEET LONG LOOKPOLE STAKES FOR ALL FIVE GALLON, FIFTEEN GALLON AND 24 INCH BOX TREE STAKES SHALL BE 1/2 INCH DIA. FOR ALL OTHER TREE STAKES.

H. ROOT-BARRIER

WHERE TREES ARE PLANTED WITHIN 1 FEET OF CURBS, SIDEWALKS OR PAVEMENT, INSTALL A SUB-SURFACE PANEL BARRIER 1/2 INCH HIGH CENTERED ON THE TREE TRUNK (TYPED "ROOT" OR APPROVED EQUAL).

PLANTING SPECIFICATIONS EXECUTION

1. INSTALLATION

A. SITE CLEARANCE: CLEAN UP AND REMOVE FROM THE PLANTING AREAS WEEDS AND GRASSES, INCLUDING ROOTS, AND ANY OTHER ACCUMULATED DEBRIS AND RUBBISH BEFORE COMMENCING WORK.

B. STAKE: REMOVE REFERRED FROM THE CITY TO OTHER PLANTS ON THE PROJECT SITE, AND ENSURE THAT THEY ARE PROTECTED FROM DAMAGE BY THE SUN, WIND, AND CONSTRUCTION WORK.

C. FINISH GRADING OF PLANTING AREAS. GRADING SHALL BE DONE AS INDICATED ON THE GRADING PLANS AND AS FOLLOWS:

1. DO NOT WORK ON THE SOIL WITH MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR, OR WHEN IT IS SO BARE THAT THE SOIL WILL FORM OR CRACKS WILL NOT REPAIR BREAK UP.

2. REMOVE AND DISPOSE OF ALL SOIL IN PLANTING AREAS THAT CONTAINS ANY COLLECTIBLES SUBSTANCE SUCH AS OIL, PLASTER, CONCRETE, SAND, PAINT, SOLVENTS, ETC. REMOVE THE SOIL TO A MINIMUM DEPTH OF SIX (6) INCHES OR TO THE LEVEL OF FIRMNESS IN THE AFFECTED AREAS. THE AFFECTED SOIL SHALL BE REPLACED WITH NATURAL OR IMPORTED SOIL AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO RETIRED PLANTS CAUSED BY SOIL INSTABILITIES.

3. IF AN AREA TO BE LANDSCAPED IS NOT ACCEPTABLE TO THE CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING.

4. PRIOR TO START OF FRESH GRADING, LOCATE ALL PLANTING AREAS TO A DEPTH OF SIX (6) INCHES. FINISH GRADERS SHALL ALLOW FOR ADDITION OF SOIL CONDITIONS.

5. MAKE MINOR GRADE ADJUSTMENTS AS DIRECTED BY THE ENGINEER.

6. WHERE DESIGNATED DRAINAGE MEETS AN OBSTRUCTION, MAKE GRADES SO THAT NO WATER COLLECTS.

7. USE WATER TRUCKS AND SPRINKLERS AS REQUIRED TO CONTROL ALL AIRBORNE DUST CAUSED BY GRADING OPERATIONS.

8. FINISH GRADING ALL PLANTING AREAS TO A SMOOTH AND EVEN CONDITION, MAKING CERTAIN THAT NO WATER PROBLEMS OR PROBLEMS ARE BEING CAUSED. REMOVE AND DISPOSE OF ALL FOREIGN MATERIAL, CLUMPS AND BODGE OVER 1 INCH IN DIAMETER WITHIN 3 INCHES OF SURFACE.

9. PROVIDE A GRASS STRIP AFTER CONDITIONING AND PLANTING, 18 INCH BENEATH THE TOPS OF CURBS AND WALKS IN LAWN AREAS AND 2 INCH BENEATH FOR SHRUB AREAS BLENDING TO GRASS TO ADJACENT ROADWAY, GRADE WALK OR GARDEN BARR.

2. SOIL CONDITIONING

A. AMEND ALL PLANTING AREAS WITH A GRADE OF 3/4 INCH OR LESS. INCORPORATE EVENLY INTO THE TOP 8 INCHS OF EXISTING SOIL (WITH A ROTOTILLER OR APPROVED TYPE OF EQUIPMENT). THE FOLLOWING PER EACH 1000 SQUARE FEET OF PLANTING AREA.

1. 4 CUBIC YARDS OF SOIL AMENDMENT.

2. 25 LBS. OF COMMERCIAL FERTILIZER ON APPROVED EQUAL.

B. THE ABOVE SOIL CONDITIONING QUANTITIES SHALL BE USED FOR BEDDING PURPOSES ONLY. SOIL CONDITIONS MAY CHANGE DRASTICALLY FROM THE TIME THESE SPECIFICATIONS WERE DEVELOPED UNTIL THE ACTUAL SOIL CONDITIONS TAKEN PLACE. THEREFORE, THE CONTRACTOR SHALL OBTAIN SOIL SAMPLES AT A RATE OF ONE PER EVERY 2000 SQUARE FEET OF PLANTED AREA IN THE PRESENCE OF THE ENGINEER. THESE SOIL TESTS SHALL BE CONDUCTED BY AN APPROVED LABORATORY. TESTING LABORATORY APPROVED BY THE ENGINEER. COPIES OF THE SOIL TEST SHALL BE PROVIDED DURING THE PROJECT MEETING AND VIEWED BY THE ENGINEER. THE CONTRACTOR SHALL ADD AMENDMENTS PER SOIL TEST RECOMMENDATIONS FOR INDIVIDUAL PLANTING AREAS AS APPROVED BY THE ENGINEER.

C. ALL ROCKS OR LIMBORN SOIL CLOSURE OVER 1 INCH IN DIAMETER SHOULD BE REMOVED FROM THE PROJECT SITE.

3. WEED CONTROL PROGRAM

UPON COMPLETION OF THE SOIL AMENDMENT INSTALLATION AND THE GRADING WORK, PERFORM WEED CONTROL MEASURES AS FOLLOWS:

1. IRRIGATE ALL AREAS DESIGNATED TO BE PLANTED FOR SEVEN DAYS AT A RATE AS REQUIRED TO GERMINATE ALL WEED SEEDS POSSIBLE.

2. APPLY WEED KILLER PER MANUFACTURER'S RECOMMENDATION AND THE ENGINEER'S APPROVAL AND ALLOW SUFFICIENT TIME FOR COMPLETE KILL OF ALL GERMINATED WEEDS.

3. REPEAT STEP TWO ABOVE.

4. REPEAT STEP TWO ABOVE.

4. PLANTING SHALL BE COMPLETED AS FOLLOWS:

A. DETERMINE LOCATION OF TREES AND SHRUBS BY SPOILING FROM THE PLANTING PLAN.

B. SPOTIFY CONTAINERS, AND OBTAIN APPROVAL FROM THE ENGINEER BEFORE EXCAVATING PLANTING PITS.

C. EXCAVATE PLANTING PITS WITH VERTICAL SIDES FROM THE PLANTING PLAN. SHRUB PITS SHALL BE TWICE THE DIAMETER AND 1 1/2 TIMES THE DEPTH OF THE ROOT BALL. TREE PITS SHALL BE TWICE THE DIAMETER AND 2 TIMES THE DEPTH OF THE ROOT BALL. TREE PITS SHALL INCLUDE THE ROOT BALL AND A TRANSITIONAL ZONE OF COMPACTED UNWEEDENED NATIVE SOIL.

D. IN PLANTING PITS ARE CUT WITH POWER AUGER, VERTICAL SIDES OF PIT SHALL BE ADDITIONALLY BROKEN WITH MALLING BAR OR SPADE TO INTERRUPT CONTINUOUS CURVE INFLUENCE ON ROOT DEVELOPMENT.

5. PLANT MATERIALS SHALL BE PLANTED IN SUCH A WAY THAT AFTER SETTLING, THE CROWN OF THE PLANT BEARS THE SAME RELATION TO FRESH GRADE THAT IT DID TO THE SURFACE IN THE CONTAINER.

6. BACKFILL TREE AND SHRUB PLANTING PITS WITH A PREPARED MIX AS FOLLOWS:

1. 5 PARTS NATIVE ON SITE SOIL.

2. 3 PARTS BOLDUSTEER WORM.

3. 1.5 LBS. COMMERCIAL FERTILIZER PER CUBIC YARD OF MIX OR APPROVED EQUAL.

4. USE SOIL SPREADER PER CUBIC YARD OF MIX.

5. FORM SHALLOW BATH AND SLOPE THE EDGE OF PLANTING PITS.

H. PLANT TABLETS - 10 GALLON PLANTING TABLETS, PROVIDE TABLETS IN THE FOLLOWING QUANTITIES:

1. 1 TABLET PER GROUND COVER AND LAWNS.

2. 8 TABLETS PER 1 GALLON PLANT.

3. 12 TABLETS PER 5 GALLON PLANT.

4. 12 TABLETS PER 15 GALLON PLANT.

5. 16 TABLETS PER 24 INCH BOX PLANT.

6. 16 TABLETS PER 36 INCH BOX TREE.

7. 16 TABLETS PER 48 INCH BOX TREE.

8. 16 TABLETS PER 60 INCH BOX TREE.

I. WEED TABLETS PER 48 INCH BOX TREE.

1. GRADE AREAS AND PLANTS TO FINISH GRADING AND DISPOSE OF EXCESS SOIL.

2. LOCATION FOR STREET LIGHTS ADJACENT TO ANY LIGHT STANDARDS OR UTILITY EQUIPMENT SHALL BE ADJUSTED TO MAINTAIN A SUFFICIENT CLEARANCE, AS APPROVED BY THE ENGINEER.

K. INSTALL RAMP DRAWN PER DETAILS FOR ALL TREES WITH BLOW OR POOR DRAINAGE SOILS FOR APPROVAL OF ENGINEER.

7. TURF

A. AFTER TURF IS INSTALLED, IRRIGATE THOROUGHLY TO PROVIDE GOOD MOISTURE PENETRATION.

B. MAINTAIN TURF EDGES ADJACENT TO WALKS WITH A MECHANICAL EDGER IN A NEAT CONDITION UNTIL THE ACCEPTANCE OF THE WORK.

C. TAKE SUFFICIENT MEASURES TO ENSURE THE TURF AGAINST DAMAGE RESULTING FROM PEDESTRIAN TRAFFIC. IF ANY TYPE OF BARRIER IS USED, IT SHALL MEET WITH THE APPROVAL OF THE ENGINEER. REPAIRS TO ALL DAMAGED TURF WILL BE NECESSARY BEFORE ACCEPTANCE WILL BE MADE.

D. IRRIGATE AREAS TO BE RESEED PRIOR TO INSTALLATION. SOIL SHALL BE MOIST TO A DEPTH OF TWO INCHES.

E. LAY SOIL WITHIN TWENTY FOUR (24) HOURS AFTER IT IS DELIVERED. PROTECT ROLLS FROM DRYING OUT AS NECESSARY.

F. UNROLL SOIL CAREFULLY AND PLACE IN STAGGERED ROWS. TAMP EACH ROLL AGAINST THE ADJACENT STRIPS TO ELIMINATE JOINTS AND EDGES.

G. TRIM ROLL TO CONFORM TO TURF BARRIERS DESIGNATED ON THE PLANTING PLAN.

H. ROLL ALL SOIL AREAS WITH AN APPROVED SOIL ROLLER NO LATER THAN TWENTY FOUR (24) HOURS AFTER INSTALLATION. SOIL SHALL BE FLUSH WITH THE FRESH GRADE OF EXISTING WALK, CURBS, ETC. ADDITIONAL ROLLING MAY BE REQUIRED TO MEET THE REQUIREMENT AND ENGINEER'S APPROVAL.

I. HOW TURF WHEN IT REACHES 6 INCHES IN HEIGHT TO NOT LESS THAN 2 INCHES. DURING THE MAINTENANCE PERIOD DO NOT ALLOW THE TURF TO EXCEED 3 IN INCHES IN HEIGHT. COLLECT AND REMOVE ALL GRASS CLIPPINGS FROM THE SITE AS APPROVED BY THE ENGINEER.

J. ACCEPTANCE OF TURF AREAS WILL NOT BE MADE UNTIL TURF HAS RECEIVED THE SECOND MOWING AND ALL BARE SPOTS HAVE BEEN RE-SEED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TURF AREAS UNTIL ACCEPTANCE. MAINTENANCE PERIOD MAY BE EXTENDED BY THE ENGINEER AS REQUIRED.

8. PRUNING

A. PRUNE MINOR NECESSARY TO REMOVE INJURED TWIGS, BRANCHES, DEAD WOOD, BROKEN AND SUCKERS.

B. PRUNE PLANTS ACCORDING TO STANDARD HORTICULTURAL PRACTICES BY QUALIFIED PERSONNEL.

C. NO TOPPING OF ANY TREES WILL BE PERMITTED. TREES THAT HAVE BEEN TOPPED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

9. CLEAN UP

A. DURING THE COURSE OF THE WORK, DAILY REMOVE SURPLUS MATERIALS FROM THE SITE AND LEAVE PREMISES IN A NEAT AND CLEAN CONDITION.

B. PRIOR TO ACCEPTANCE OF THE PROJECT FOR MAINTENANCE, CLEAN UP AND REMOVE ALL REMAINING DEBRIS AND SURPLUS MATERIALS UPON COMPLETION OF WORK, LEAVING THE PREMISES NEAT AND CLEAN.

C. REMOVE ALL TAGS, LABELS, MESSY STAKES AND TIES FROM ALL PLANT MATERIAL ONLY AFTER THE APPROVAL OF THE ENGINEER.

PLANTING SPECIFICATIONS MAINTENANCE

1. CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROGRESS OF THE WORK, THE MAINTENANCE PERIOD UNTIL THE FINAL ACCEPTANCE OF THE WORK.

2. AFTER ALL THE WORK INDICATED ON THE DRAWINGS OR WHEN SPECIFIED HAS BEEN COMPLETED AND INSPECTED AND APPROVED BY THE ENGINEER ON 90 CALENDARED DAY, BE RESPONSIBLE TO MAINTAIN ALL AREAS WITHIN THE PROJECT BOUNDARY FOR A PERIOD OF 90 CALENDARED DAYS.

3. TREES AND SHRUB CARE

A. WATERING: MAINTAIN A LARGE ENOUGH WATER BASKIN AROUND PLANTS SO THAT ENOUGH WATER CAN BE APPLIED TO ESTABLISH MOISTURE THROUGHOUT THE MAJOR ROOT ZONE. WHEN HAND WATERING, USE A HOSE TO BREAK THE WATER FORCE.

B. TREE PRUNING:

1. PRUNE TREES TO SELECT AND DEVELOP PERMANENT SCAFFOLD BRANCHES THAT ARE SMALLER IN DIAMETER TO THE TRUNK OR BRANCH OF WHICH THEY ARE ATTACHED. PRUNE WITH VERTICAL BRANCHES OF PRUNES TO 8 INCHES AND RADIAL BRANCHES TO 4 INCHES TO OVERLAP ANOTHER. TO ELIMINATE NARROW VENEERED BRANCH FORMS THAT LACK TRUNKS OUT DRIVING. TO MAINTAIN PROPER FOLIAR BALANCE COOPER WITH BRANCHES.

2. UNDER NO CIRCUMSTANCES WILL STIPPING OF LOWER BRANCHES OR "TUNING UP" OF YOUNG TREES BE PERMITTED. RETAIN LOWER BRANCHES IN A "TIPPED BACK" OR PINCHED POSITION WITH AS MUCH POLICE AS POSSIBLE TO PROMOTE TRUNK GROWTH (TAPPED TRUNK). LOWER BRANCHES MAY BE REMOVED ONLY AFTER THE TREE IS ABLE TO STAKE WITHOUT STAYING ON OTHER SUPPORT.

3. TRIM OUT AND BRUSH UNDERNEATH TREES WHEN NECESSARY TO PREVENT WIND AND STORM DAMAGE. REMOVE PRIMARY AND SECONDARY BRANCHES DURING THE DORMANT SEASON. PRUNE DAMAGED TREES OR THOSE THAT CONSTITUTE HEALTH OR SAFETY HAZARDS AT ANY TIME OF THE YEAR AS DIRECTED BY THE ENGINEER.

C. SHRUB PRUNING:

1. THE OBJECTIVES OF SHRUB PRUNING ARE THE SAME AS FOR TREES. DO NOT CLIP SHRUBS INTO BALLED OR BOXED FORMS UNLESS SUCH IS REQUIRED BY THE DESIGN AND DESIGNATED ON THE PLANTING PLAN.

2. MAKE ALL PRUNING CUTS OF LATERAL BRANCHES OR BUDS, AS DIRECTED BY THE ENGINEER.

D. TOPPING IS NOT ALLOWED.

E. STAKING: REMOVE STAKES AS SOON AS THEY ARE NO LONGER NEEDED. SUBJECT STAKES TO PREVENT GROUNDING OF TRUNKS OR BRANCHES, AND TO PREVENT RUBBING THAT CAUSES BARK WOUNDS. THE CONTRACTING CREW AT THE TIME OF MAINTENANCE SHALL REMOVE THE STAKES AND CUT THE STAKES SO THEY ARE NOT PROTRUDING INTO THE CANOPY.

F. WEED CONTROL:

1. KEEP BARRIERS AND AREAS BETWEEN PLANTS FREE OF WEEDS. APPLY PRE-EMERGENT HERBICIDES RECOMMENDED BY A LICENSED PEST CONTROL ADVISOR TO ALL HIGH-BEDED LANDSCAPE AREAS ONLY. AVOID PRE-EMERGENT SOIL CULTIVATION THAT DISTURBS SHALLOW ROOTS OR OTHERWISE PRE-EMERGENT HERBICIDE APPLICATION.

2. ERADICATE ALL NOXIOUS WEEDS FROM SITE. (E.G. NODOSA, BERMUDA GRASS, KODU GRASS, CRAB GRASS, ETC.)

G. INSECT AND DISEASE CONTROL: MAINTAIN CONTROL WITH APPROVED MATERIALS.

H. FERTILIZATION: MAKE THREE APPLICATIONS OF COMMERCIAL FERTILIZER AT THE RATE OF 6.8 LBS. PER 1000 SQUARE FEET AT THE FOLLOWING PERIODS: MAINTENANCE PERIOD INSPECTIONS ARE REQUIRED FOR VERIFICATION OF FERTILIZER APPLICATIONS.

1. 30 CALENDARED DAYS AFTER THE MAINTENANCE PERIOD HAS BEGUN.

2. 60 CALENDARED DAYS AFTER THE MAINTENANCE PERIOD HAS BEGUN.

3. JUST PRIOR TO THE END OF THE 90 CALENDARED DAY MAINTENANCE PERIOD.

NOTE: APPLICATION SHOULD BE PER MANUFACTURER'S RECOMMENDATION PER SITE AND ENGINEER'S APPROVAL.

I. REPLACEMENT OF PLANTS: REMOVE DEAD AND DYING PLANTS AND REPLACE WITH PLANTS OF EQUAL SIZE AND VARIETY OF ORIGINAL PLANTING PLAN AT NO ADDITIONAL COST TO THE CITY AND APPROVED BY THE ENGINEER.

J. GROUND COVER CARE: APPLY A PRE-EMERGENT HERBICIDE HAVING A LIFE NO LESS THAN SIX (6) MONTHS TO ALL GROUND COVER AND SHRUB AREAS. HERBICIDE SHALL BE REQUIRED FOR USE ON THE SPACES OF PLANT MATERIAL, SPECIFIED IN PLANTING PLANS AND APPROVED BY A LICENSED PEST CONTROL ADVISOR.

K. TURF CARE: (DEPENDS ON VARIETY OF TURF)

A. MOWING AND EDGING: MOW ALL TURF AREAS TO A MINIMUM HEIGHT OF 3 INCH AND A MAXIMUM OF 3/4 INCH. MOWING HEIGHT SHALL BE DETERMINED BY THE ENGINEER, NOW AT LEAST ONCE EVERY SEVEN (7) DAYS DURING SPRING AND FALL SEASONS AND AS NEEDED DURING OTHER SEASONS.

B. TRIM EDGES: AT LEAST TWICE MONTHLY, OR AS NEEDED WITH A POWER EDGER FOR A NEAT APPEARANCE. VACUUM OR BLOW CLIPPINGS OFF HALVE.

C. WATERING: WATER TURF AREAS AT SUCH FREQUENCY AS WEATHER CONDITIONS REQUIRE TO REPLENISH SOIL MOISTURE BELOW ROOT ZONE. IRRIGATION SHALL BE SCHEDULED BETWEEN 10 P.M. AND 6 A.M. FOLLOWING TURF ESTABLISHMENT.

L. GENERAL MAINTENANCE:

A. REMOVE TRASH IMMEDIATELY.

B. EDGE GROUND COVER TO KEEP IN BOUNDS AND TRIM TOP GROWTH AS NECESSARY TO ACHIEVE AN OVERALL EVEN APPEARANCE.

C. EXTERMINATE VERTICILLIUM WILT DISEASES AND OTHER DISEASES AND REPAIR DAMAGE AS REQUIRED.

D. TEST IRRIGATION SYSTEMS WEEKLY AND REPORT TO THE ENGINEER.

E. THE SITE TEMPORARY FENCE SHALL BE MAINTAINED TO ENSURE SECURITY TO THE SITE.

PLANTING SPECIFICATIONS GUARANTEE

1. ALL TREES (5 GALLON AND LARGER) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. ALL SHRUBS AND PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS AFTER DATE. ALL GUARANTEES PROVIDED COMMENCE FROM THE TIME OF FINAL ACCEPTANCE BY THE ENGINEER AT THE COMPLETION OF THE WORK AS CALENDARED DAY MAINTENANCE PERIOD.

2. REPLACE AS SOON AS WEATHER PERMITS OR AS DIRECTED BY THE ENGINEER. ALL DEAD PLANTS AND ALL PLANTS NOT IN VIGOROUS CONDITION AS NOTED DURING THE INSPECTIONS AND MAINTENANCE PERIOD.

3. PLANTS USED FOR REPLACEMENTS SHALL BE SAME KIND AND SIZE AS ORIGINALLY PLANTED. REPLACEMENT PLANTS SHALL BE APPROVED BY THE ENGINEER AND SHALL BE FURNISHED, PLANTED, FERTILIZED AS SPECIFIED AND GUARANTEED THE SAME AS THE ORIGINAL PLANT MATERIALS.

END OF SECTION

L-3 PLANTING DETAILS



STONE GROVE
LANDSCAPE ARCHITECTS

858.345.1499 www.STONE-GROVE.ca
200 N. CEDARS AVENUE, SOLANA BEACH, CA 92075

COASTAL COMMISSION PERMIT NO.

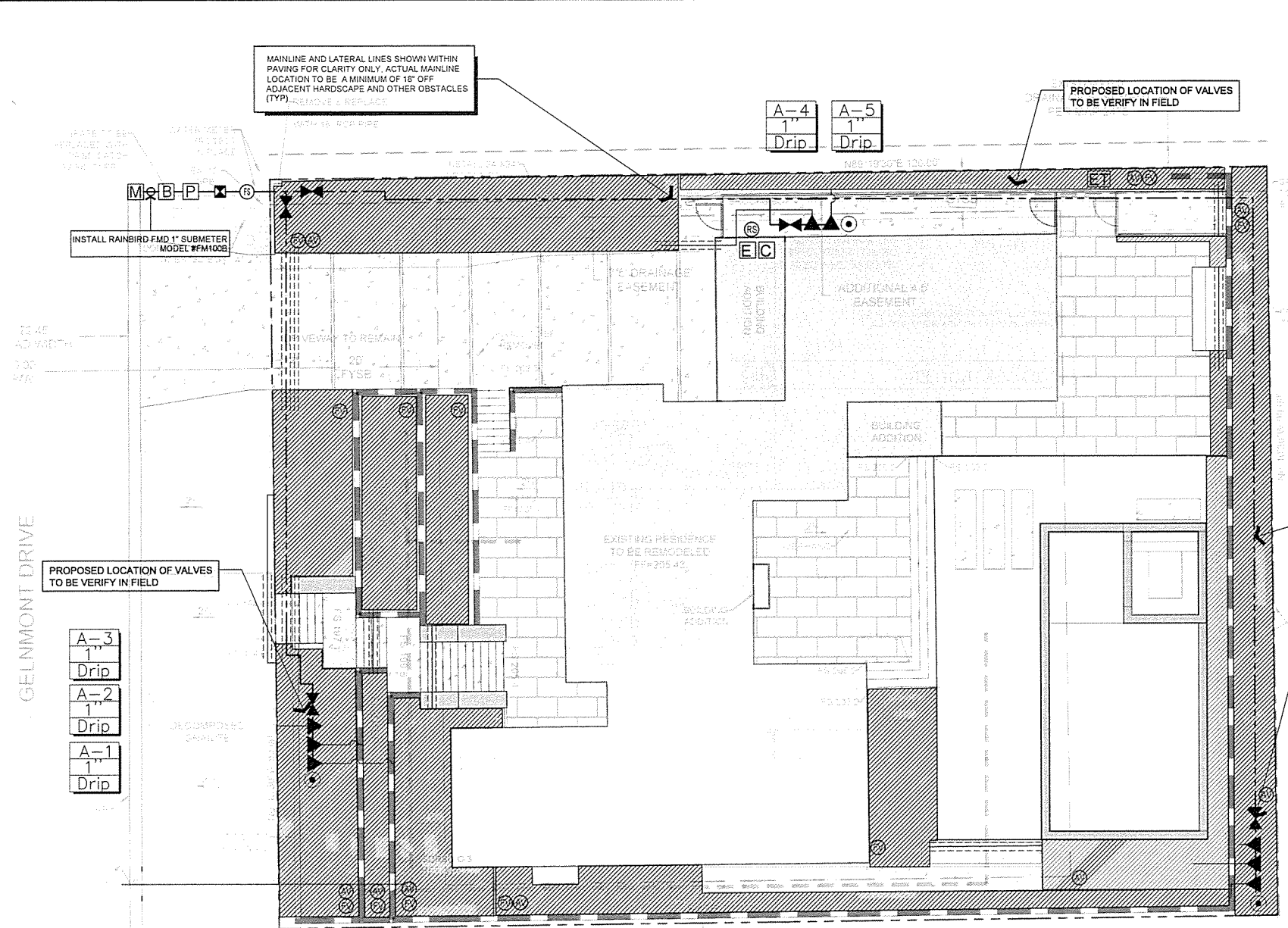
CITY OF SOLANA BEACH

DRAWING NO.

LANDSCAPE PLAN FOR

622 GLENMONT DRIVE
Solana Beach, Ca. 92075

SHEET 3 OF 9



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

POINT OF CONNECTION	
EXISTING 1" WATER METER (T.B.V.)	
ELEVATION	113.5
STATIC PRESSURE	84 PSI-VERIFY ON FIELD
PRESSURE REG SET AT	78 PSI
PEAK FLOW	STAT A-8 = 2.9 G.P.M.
CONTROLLER "A" TYPE	HUNTER PCC-1200
STATIONS AVAILABLE	12
STATIONS USED	10

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

PROPOSED LOCATION OF VALVES TO BE VERIFY IN FIELD

- A-6
1"
Drip
- A-7
1"
Drip
- A-8
1"
Drip

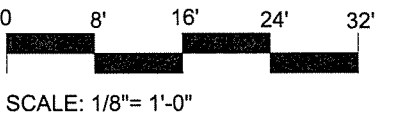
NOTES:
 NO OVERHEAD IRRIGATION WITHIN 24" OF AN IMPERMEABLE SURFACE OR IN AREAS LESS THAN 10' WIDE IN ANY DIRECTION.
 FIELD ADJUST ALL SPRINKLERS TO ELIMINATE OVER SPRAY ONTO SIDEWALKS OR DRIVEWAYS.

SEE SHEET L-5 FOR IRRIGATION DETAILS
 SEE SHEET L-6 FOR IRRIGATION SPEC'S

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

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

NOTE: MAXIMUM ALLOWABLE DEMAND FOR ALL LATERAL LINES IS 18 GPM



IRRIGATION LEGEND			
SYMBOL	MANUFACT	MODEL NO / DESCRIPTION	DETAILS
M	P O C	EXIST. 1" DOMESTIC WATER METER / VERIFY ON SITE	-
B	FEBCO	EXISTING 825YA 1 1/2" BACKFLOW PREVENTION ASSEMBLY	L
P	WILKINS	EXISTING 70 - 1 1/2" PRESSURE REGULATOR SET AS NEEDED IF STATIC PRESSURE IS MORE THAN 80 PSI	M
C	HUNTER	PCC-1800 18 STATIONS PLASTIC CABINET AND ET MODULE FOR ET SYSTEM	D,E
⊕	HUNTER	PGV-ASV ELECTRIC SOLENOID PLASTIC REMOTE CONTROL VALVE W/ ACCU SET FLOW CONTROL SET IN G.C. AREAS ONLY & 3' AWAY FROM AC/ CONC OR ANY VISIBLE AREA	J
⊗	GRISWOLD	2230E MASTER VALVE 1 1/2"	X
⊕	HUNTER	FCT-100 FLOW CLICK SENSOR	W
⊙	HUNTER	SOLAR SYNC - LOCATION PER PLAN	-
⊖	WIBCOMWATTS	BTU-V-SERIES BLOCKED TRUE UNION BALL VALVE. LINE SIZE. IN VALVE BOX	N
⊙	HAMMOND	1" HAMMOND 1034 HOSE BIB VALVE	K
—	LASCO OR EQUAL	SCH 40 FOR LATERAL PIPING SET 12" BELOW GRADE	F
—	LASCO OR EQUAL	SCH 40 1 1/2" MAINLINE PIPING SET 24" BELOW GRADE RUN EXTRA WIRES AT THE END OF MAINLINE	F
—	LASCO OR EQUAL	SCH 40 FOR SLEEVING (2X DIAMETER PIPE)	G
—		END OF MAINLINE	
NO SYMBOL	HUNTER	HUNTER "HCV" LOW HEAD DRAINAGE CHECK VALVE	I
NOT SHOWN	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)	F, G
NOT SHOWN	AS APPROVED	DRIP-SPLICE DS-100 AND 300 SEALANT WATERPROOF WIRE CONNECTOR	H, C, J
ET	HUNTER	ET-SYSTEM W/ MODULE FOR USE WITH PCC CONTROLLER	O
E	N/A	120 VOLT ELECTRICAL POWER PROVIDED BY ELECTRICIAN VERIFY ACTUAL LOCATION IN FIELD	-

- IRRIGATION NOTES**
- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
 - THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
 - THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS NECESSARY.
 - DO NOT FULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED 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.
 - ACTUAL LOCATION FOR THE INSTALLATION OF THE BACK FLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER AS NOTED.
 - ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING. ALL SLEEVES TO BE AS SHOWN ON THE PLANS.
 - ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE (IF SHOWN ON LEGEND).
 - ALL VALVE BOXES TO BE GREEN IN COLOR. SIZED AS INDICATED BY DETAILS, AND HOT BRANDED AS INDICATED ON THE PLANS OR DETAILS.
 - ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVER SPRAY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE NOZZLES AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

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

SCREENING
 BACK FLOW PREVENTION DEVICES AND CONTROLLERS ARE TO BE LOCATED IN SUCH A MANNER SO AS TO BE SCREENED FROM FRONT YARD AND EXTERIOR SIDE YARD VIEWS. SCREENING MAY BE WITH ARCHITECTURAL BUILDING FEATURES OR PLANT MATERIALS OR AS REQUIRED IN CONDITIONS OF APPROVAL.

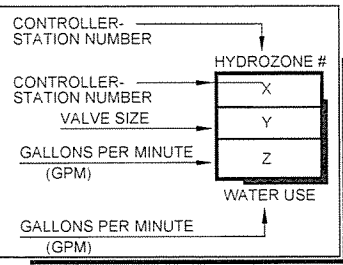
LOW HEAD DRAINAGE
 CONTRACTOR SHALL INSTALL CHECK VALVES AT HUNTER "HCV" TO PREVENT LOW HEAD DRAINAGE AT EACH SPRINKLER AS REQUIRED.

GRAPHICS

- MAINLINE AND LATERAL LINES SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES (TYP).
- CONTRACTOR MAY GROUP VALVES TO REDUCE MAINLINE SIZE BUT IN NO CASE SHALL FLOW CHARACTERISTICS BE CHANGED BASED ON PIPE SIZING CHART.
- VALVE GROUPINGS SHOULD NOT EXCEED THREE PER AREA AND SHALL BE HIDDEN IN GROUND COVER ZONES.
- NO VALVE GROUPINGS ALLOWED IN LAWN AREAS.

DRIP SYSTEM LEGEND			
SYMBOL	MANUFACT	MODEL NO / DESCRIPTION	DETAILS
▲	NETAFIM	SERIES 80 NYLON CONTROL VALVE W/ DISK FILTER & PRV / DRIP ZONE CONTROL	P
FV	NETAFIM	Technine® LINE FLUSHING VALVE (PLUMBED TO Technine®)	X
AF	NETAFIM	Technine® PLD-AVR AIR RELIEF VALVE (PLUMBED TO Technine®)	Q
NO SYMBOL	HUNTER	PLD-BLNK DRIP LINE PIPE	-
MANUFACT			
MANUFACT	MODEL NO / DESCRIPTION	GPM	PSI RADIUS DETAILS
○	NETAFIM	CV DRIFLINE # TLCV4-18 (18" O.C. EMITTER SPACING)	0.4 GPH 30 0' V
○	NETAFIM	CV DRIFLINE # TLCV4-18 (18" O.C. EMITTER SPACING)	0.4 GPH 30 0' S.V.L.

IRRIGATION HEAD LEGEND			
SYMBOL	DESCRIPTION	MANUFACTURER/MODEL	PSI RAD (GPM) DETAIL
⊕	MP ROTATOR SR	HUNTER MP800 SR W/ PRS40-XX-CV	40 6'-10' 16-56 'A & B' SHEET L-4
⊕	MP ROTATOR 1000	HUNTER MP 1000 W/ PRS40-XX-CV	40 8'-15' 21-84 'A & B' SHEET L-4
⊕	MP ROTATOR 2000	HUNTER MP 2000 W/ PRS40-XX-CV	40 13'-21' 43-148 'A & B' SHEET L-4
⊕	MP ROTATOR 3000	HUNTER MP 3000 W/ PRS40-XX-CV	40 22'-30' 86-364 'A & B' SHEET L-4
⊕	MP ROTATOR 3500	HUNTER MP 3500 W/ PRS40-XX-CV	40 13'-21' 128-329 'A & B' SHEET L-4
⊕	MP SIDE STRIP	HUNTER MPSS530 W/ PRS40-XX-CV	40 5' x 15' 22-44 'A & B' SHEET L-4



I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

BRIAN GROVE, LANDSCAPE ARCHITECT

L-4 IRRIGATION PLAN

North

REGISTERED LANDSCAPE ARCHITECT
 BRIAN GROVE
 8000 N. CEDROS AVENUE, SUITE 100
 SOLANA BEACH, CALIFORNIA 92075

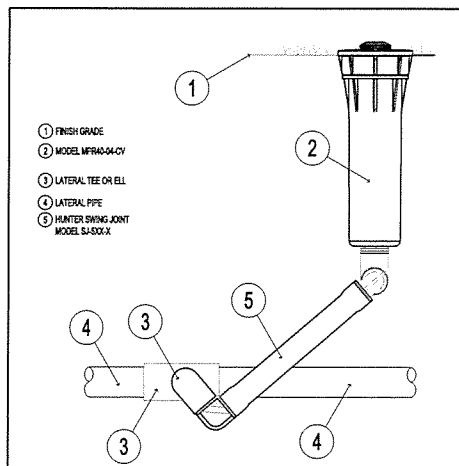
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 300 N. CEDROS AVENUE, SOLANA BEACH, CA 92075

COASTAL COMMISSION PERMIT NO. _____

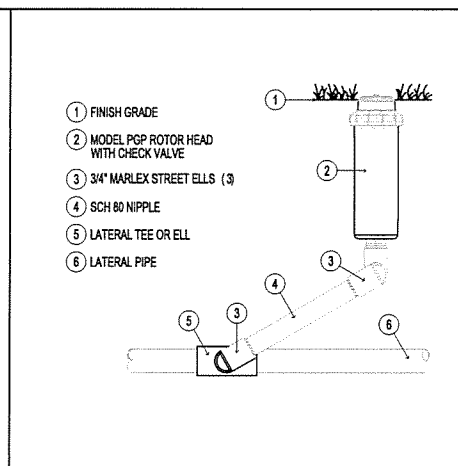
CITY OF SOLANA BEACH

LANDSCAPE PLAN FOR: **622 GLENMONT DRIVE**
 Solana Beach, Ca. 92075

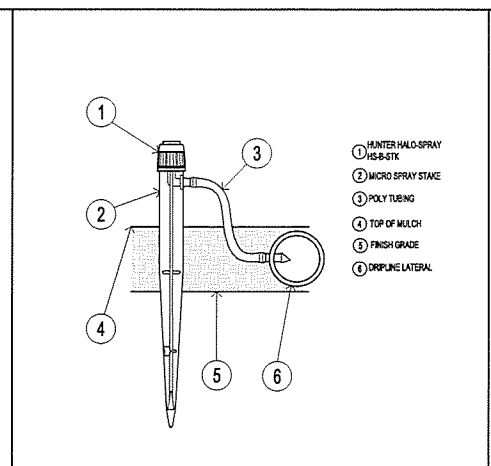
DRAWING NO. _____
 SHEET 4 OF 9



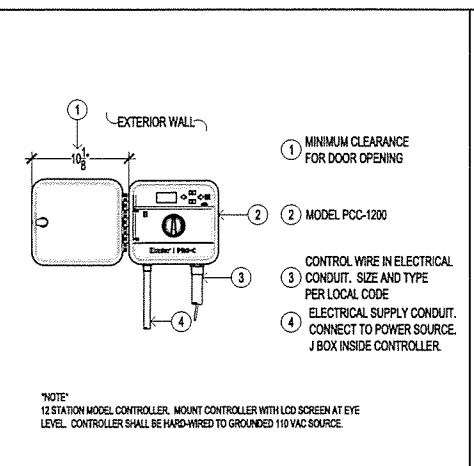
A MP ROTATOR SPRINKLER



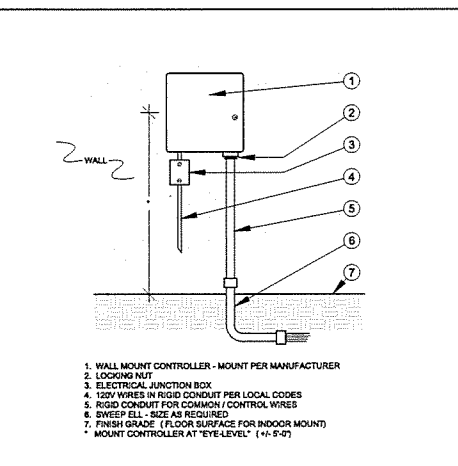
B PGP ROTOR HEAD



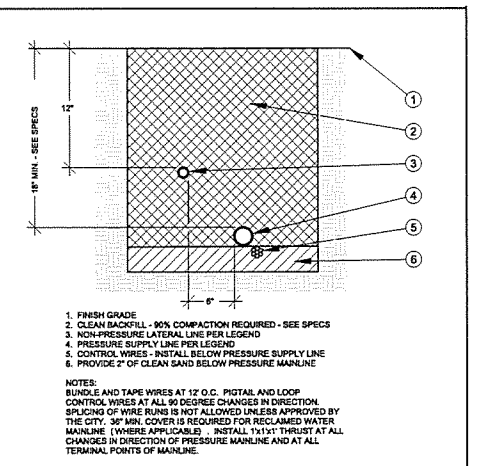
C HALO-SPRAY ON STAKE



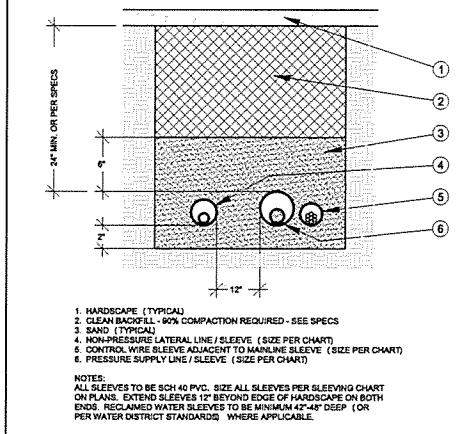
D PCC-1200 CONTROLLER



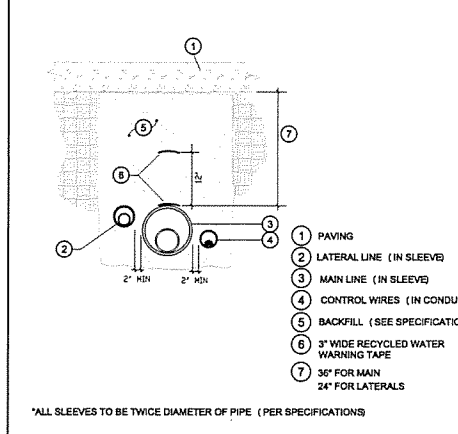
E Wall Mount Controller



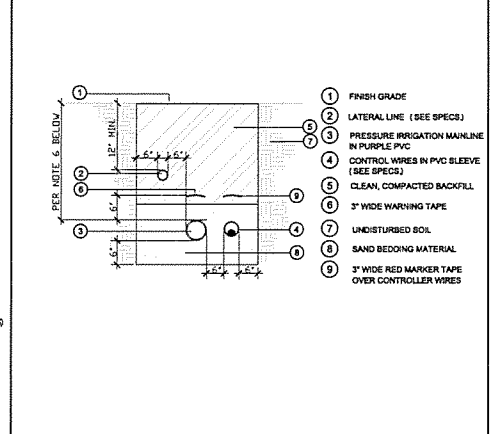
F Trenching



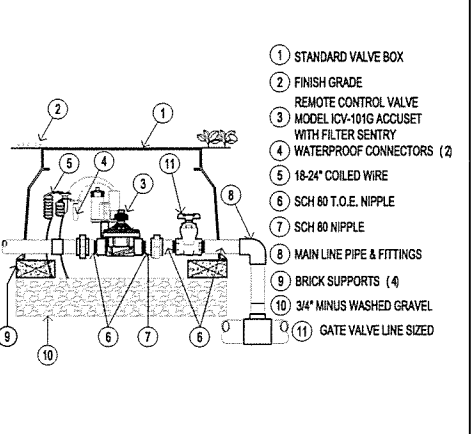
G Sleeving



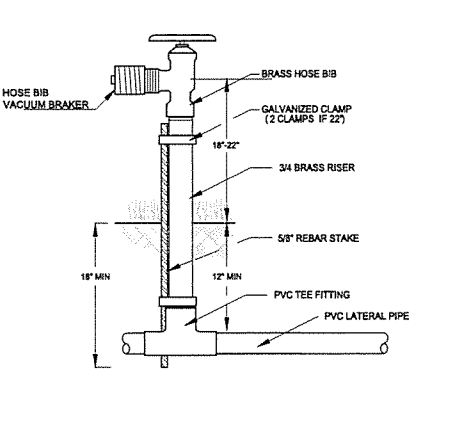
H SLEEVING UNDER PAVING



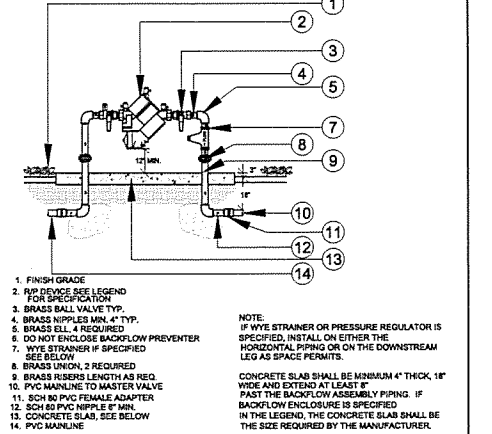
I TRENCHING



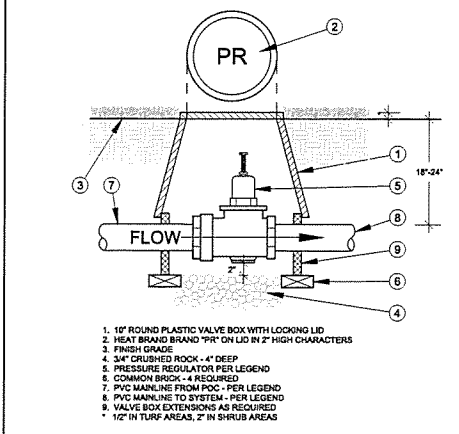
J ICC Remote Control Valve



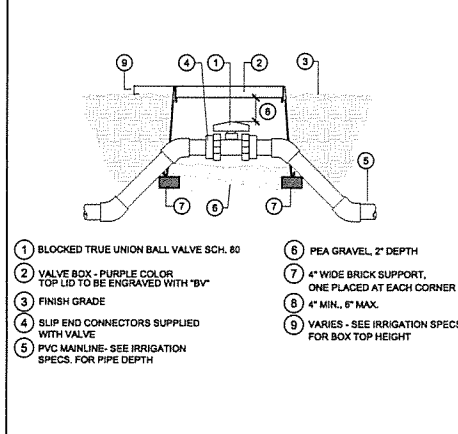
K Hose Bib



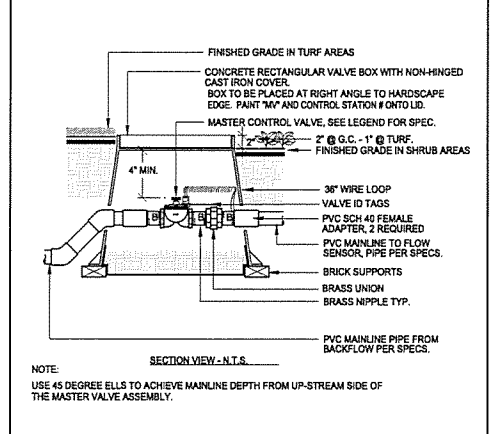
L Backflow Device



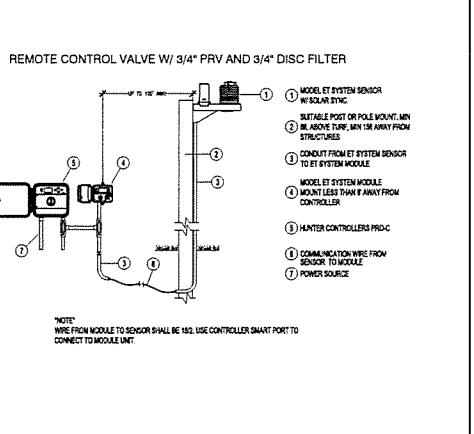
M Pressure Regulator



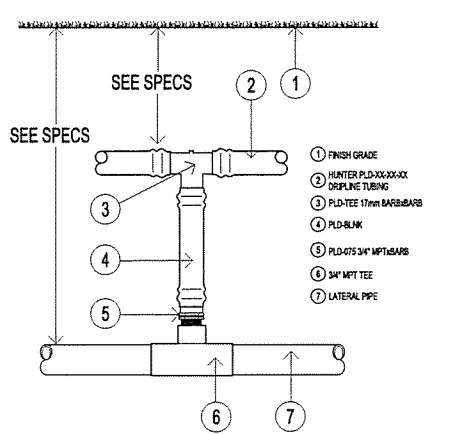
N Ball Valve



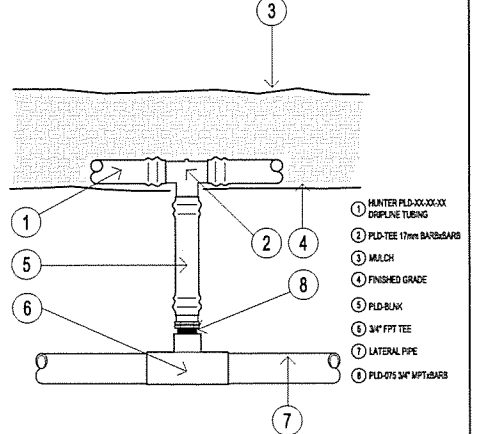
O Master Valve



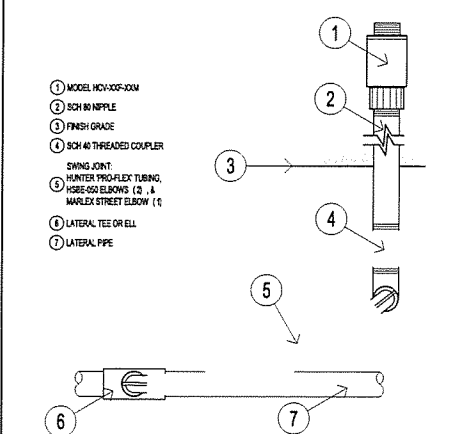
P ET SYSTEM W/ SOLAR SYNC.



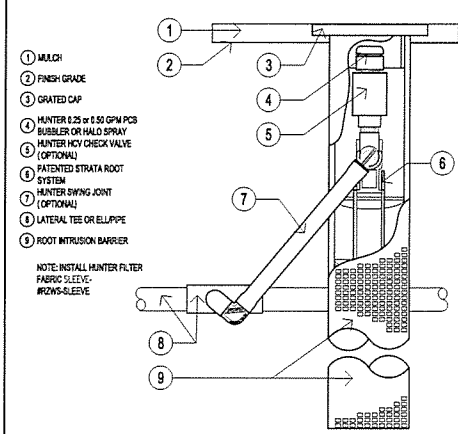
Q START CONNECTION BELOW GRADE



R START CONNECTION ABOVE GRADE



S HCV CHECK VALVE

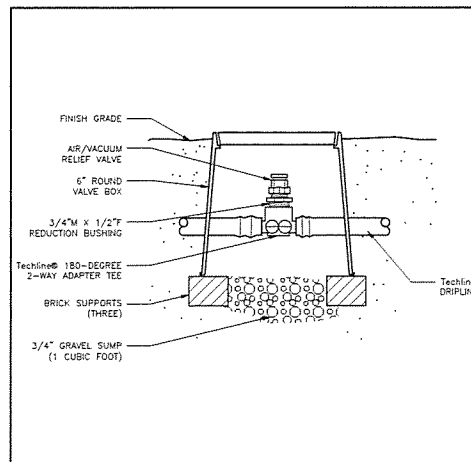


T WATERING SYSTEM 18" and 36" ROOT ZONE

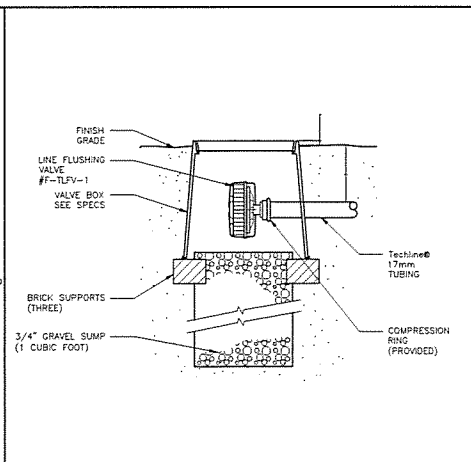
L-5 IRRIGATION DETAILS



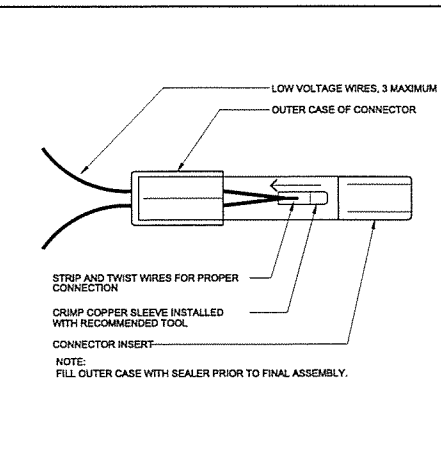
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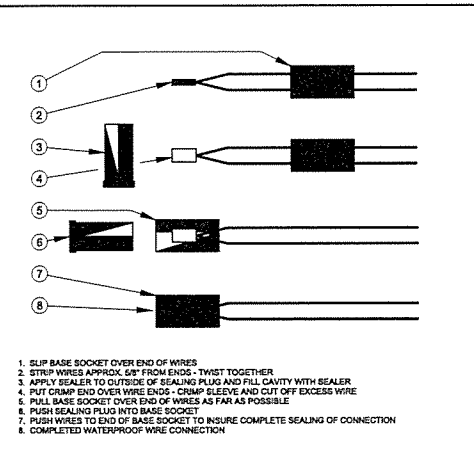
A Techline® AIR/VACUUM RELIEF VALVE (PLUMBED TO Techline®)



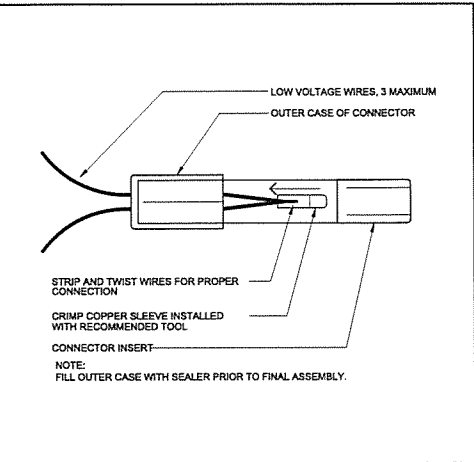
B Techline® LINE FLUSHING VALVE (PLUMBED TO Techline®)



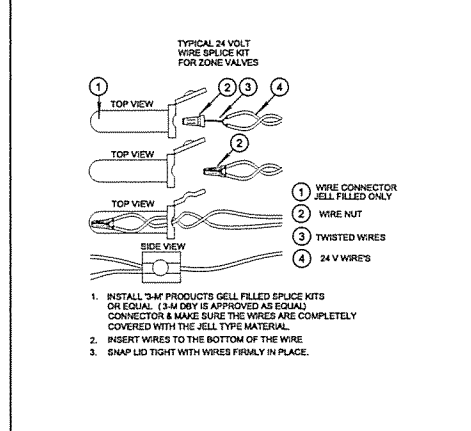
C WIRE CONNECTOR



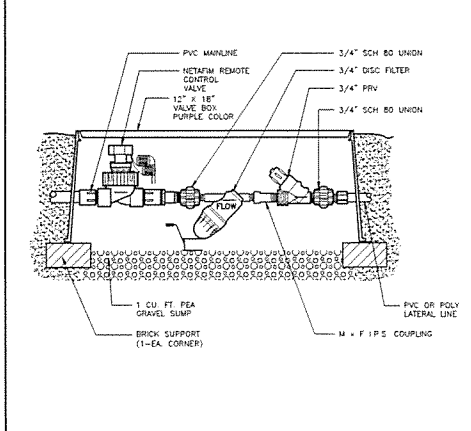
D Wire Connector



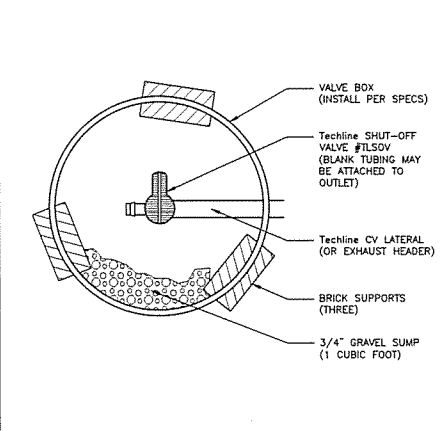
E Wire Connector



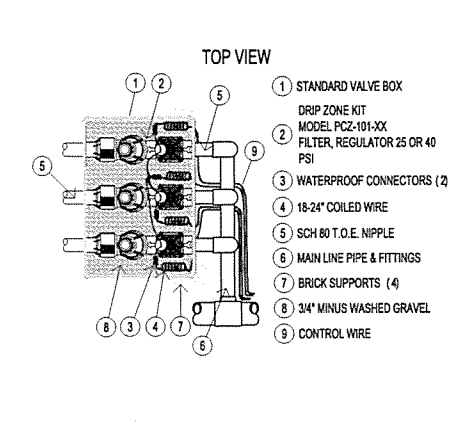
F SPLICING



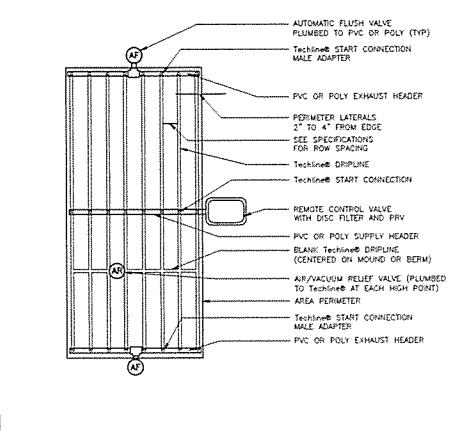
G SERIES 80 NYLON REMOTE CONTROL VALVE W/ 3/4\"/>



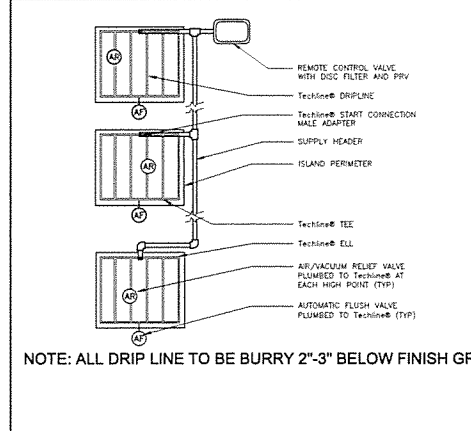
H Techline® CV MANUAL LINE FLUSH VALVE



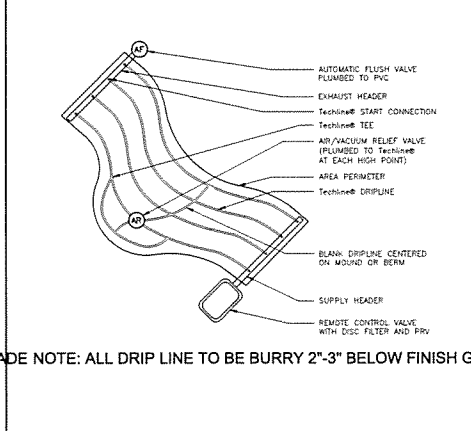
I VALVE MANIFOLD



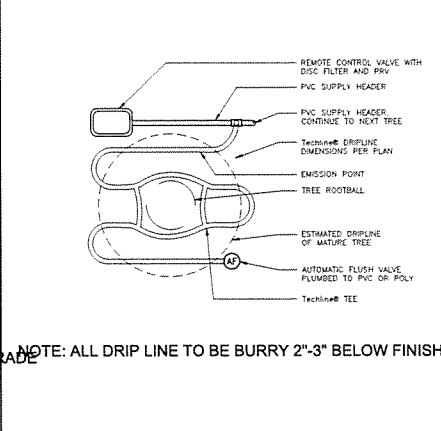
J Techline® CENTER FEED LAYOUT



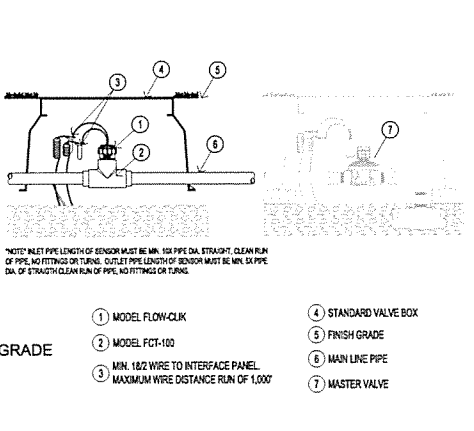
K Techline® ISLAND LAYOUT



L Techline® IRREGULAR AREAS: Odd Curves



M Techline® TUBING AND ACCESSORIES FOR TREE PLANTING



N FLOW - CLICK SENSOR

L-6 IRRIGATION DETAILS



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IRRIGATION SPECIFICATIONS

1. PLAN

- A. THE PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT IS TO BE LOCATED IN PLANTING AREAS AND NOT IN PAVED AREAS, UNLESS INDICATED OTHERWISE ON THE PLANS. REFER TO NOTES, DETAILS, AND LEGENDS TO VERIFY LOCATION OF IRRIGATION EQUIPMENT.
- B. THE IRRIGATION SYSTEMS SHALL INCLUDE ALL MATERIALS AND THEIR INSTALLATION TO PROVIDE A COMPLETE SYSTEM IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- C. ALL PRESSURE LINES, NON-PRESSURE LINES, VALVES AND MISCELLANEOUS SPRINKLER HEADS SHALL BE MANUFACTURED, SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS DETAILED IN THE HEREIN MENTIONED IRRIGATION PLANS AND SPECIFICATIONS.
- D. SUBSTITUTION OF MATERIALS SIZES OR MANUFACTURERS WILL NOT BE ALLOWED UNLESS THE OWNER AND LANDSCAPE ARCHITECT AGREE TO ANY PROPOSED CHANGES IN WRITING.
- E. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVES PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- F. THE SYSTEM IS DESIGNED FOR THE MINIMUM OPERATING PRESSURE AS SHOWN AT EACH POINT OF CONNECTION. THE MAXIMUM DEMAND OF GALLONS PER MINUTE IS AS SPECIFIED. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO THE START OF INSTALLATION.
- G. THE ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNERS AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT.
- H. 120 VOLT ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONNECTION TO EQUIPMENT.

2. SPACING OF SPRINKLER HEADS

SPACING OF SPRINKLER HEADS AND LOCATIONS OF VALVES AND VACUUM BREAKERS SHALL BE AS INDICATED ON THE DRAWINGS WITH CONSIDERATION BEING GIVEN TO PREVAILING WIND CONDITIONS.

3. QUANTITIES

QUANTITIES LISTED ON IRRIGATION LEGEND ARE NOT GUARANTEED AND ARE FOR CONTRACTOR'S CONVENIENCE ONLY.

4. MATERIALS

GENERAL: MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ALL PRESSURE SUPPLY LINES, NON-PRESSURE LINES, VARIOUS TYPES OF VALVES, CONTROLLERS, BACKFLOW PREVENTION UNITS, HOSE BIBBS, AND ALL TYPES OF SPRINKLER HEADS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF DOMESTIC MANUFACTURE AND CONFORM TO PERFORMANCE STANDARDS AND/OR DATA HEREIN, AND AS SHOWN IN LEGEND ON DRAWINGS, INSTALLED IN STRICT ACCORDANCE WITH CONSTRUCTION DETAILS.

5. PLASTIC PIPES AND FITTINGS

A. PVC PIPE

- (1) PRESSURE LINE PIPE 2" AND LARGER, SHALL BE CLASS 315 PVC TYPE 1120-1220. PRESSURE LINE PIPE LESS THAN 2" IN DIAMETER, SHALL BE SCHEDULE 40 PVC TYPE 1120-1220. PRESSURE LINE FITTINGS SHALL BE TYPE 1-11, SCHEDULE 40, NSF APPROVED.
- (2) LATERAL NON-PRESSURE PIPE SHALL BE PVC CLASS 200 TYPE 1120-1220. LATERAL LINE FITTING SHALL BE TYPE 1-11, SCHEDULE 40, NSF APPROVED.
- (3) ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1120 AND PRESSURE RATING IN PSI.

(4) MANUFACTURER SHALL MARK DATE OF EXTRUSION ON PIPE. DATING TO BE PERFORMED IN CONJUNCTION WITH RECORDS HELD BY MANUFACTURER COVERING QUALITY CONTROL TESTS, RAW MATERIAL BATCH NUMBER, AND OTHER INFORMATION DEEMED NECESSARY BY MANUFACTURER.

(5) ALL SOLVENT SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF PIPE FITTING AND AS APPROVED. USE NO SOLVENT FROM CANS WHICH HAVE REMAINED OPENED OVERNIGHT.

B. FITTINGS

- (1) PLASTIC FITTING: PVC, TYPE I, IPS SCHEDULE 40, NSF APPROVED ON ALL PRESSURE LINES.
- (2) PVC, TYPE I, IPS SCHEDULE 40, NSF APPROVED ON ALL NON-PRESSURE LINES
- (3) COUPLINGS SHALL BE MADE FROM EXTRUDED STOCK, REAMED WITH A TAPER.
- (4) ALL PLASTIC FITTINGS: A MOLDED FITTING.

6. GALVANIZED STEEL PIPE - SHALL BE SCHEDULE 40 ASTM, A120-GIT THREADED, COUPLED, AND HOT DIP GALVANIZED. PIPE FITTINGS SHALL BE HEAVY PATTERN, BANDED, GALVANIZED MALLEABLE IRON.

7. COPPER PIPE - SHALL BE SEAMLESS, TYPE K, HARD DRAWN TUBING.

8. STANDARD IRRIGATION COMPONENTS

- A. PRESSURE REGULATOR: SHALL BE MANUFACTURED OF BRASS OR BRONZE, AND SHALL BE CAPABLE OF WITHSTANDING A COLD WATER WORKING PRESSURE OF 150 POUNDS PER SQUARE INCH. EACH PRESSURE REGULATOR SHALL BE PRESET TO OPERATE AT THE PRESSURE INDICATED ON PLANS.
- B. ANGLE CONTROL VALVES: FED. SPEC. WW-V-51, CLASS A. HEAVY DUTY TYPE BRONZE OR BRASS WITH UNION. VALVE SHALL BE FITTED WITH A REMOVABLE SEAT DISC, MANUALLY OPERATED AND SHALL BE PROVIDED WITH ROUND PLASTIC SCHEDULE 80, PVC VALVE BOXES. SIZE AS REQUIRED.
- C. CHECK VALVES: SHALL BE THE SPRING ACTION TYPE CAPABLE OF WITHSTANDING A WORKING PRESSURE OF 125 POUNDS PER SQUARE INCH.
- D. VALVE BOXES: ONE PIECE PLASTIC WITH LOCKING GREEN PLASTIC COVER MARKED WITH "IRRIGATION". PROVIDE BRICK SUPPORTS. ONE UNDER EACH CORNER OF BOX.
- E. SPRINKLER HEADS: SHALL BE OF TYPE AND MODEL AS INDICATED IN THE LEGEND AND SHALL BE INSTALLED AS INDICATED ON DETAILED DRAWINGS.
- F. BALL VALVES 2" IN SIZE AND SMALLER: SHALL BE BRONZE, SCREWED, 150 LBS. W.O.G. WITH STAINLESS STEEL LEVER FOR OPERATION. EACH VALVE SHALL BE HOUSED IN A BOX AS NOTED ON PLANS.
- G. REMOTE CONTROL VALVES AND AUTOMATIC CONTROLLER: SHALL BE PER MODEL AND TYPE AS INDICATED ON THE DRAWINGS. VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.

9. DIRECT BURIAL CONTROL WIRES

- A. ALL CONTROL WIRES SHALL BE SOLID COPPER, 600 VOLT, TYPE UF, CONFORMING TO THE PROJECT STANDARD SPECIFICATIONS AND DRAWINGS, SPECIAL PROVISIONS, AND THE FOLLOWING WIRE COLORS AND INSTALLATION REQUIREMENTS.
- B. NEUTRAL WIRES: WHITE (#12 AWG). DO NOT INTERCONNECT NEUTRAL WIRES BETWEEN CONTROLLERS.
- C. PILOT WIRES: (#14 AWG. MINIMUM)
- D. SPARE WIRES: RED (#14 AWG MINIMUM)
- E. WIRE SIZING: CONTROL WIRES SHALL BE SIZED IN ACCORDANCE WITH THE CONTROLLER MANUFACTURER'S SIZING CHART FOR THE DISTANCE OF RUN.
- F. VALVE NO. VALVE NO.

1 YELLOW	7 YELLOW W/BLACK STRIPE
2 ORANGE	8 ORANGE W/BLACK STRIPE
3 BLUE	9 RED W/BLACK STRIPE
4 BLACK	10 WHITE W/BLACK STRIPE
5 BROWN	11 YELLOW W/RED STRIPE
6 PURPLE	12 WHITE W/RED STRIPE

REPEAT SEQUENCE FOR VALVE NUMBERS EXCEEDING THE ABOVE.

G. WIRE CONNECTIONS: NEUTRAL, PILOT, AND SPARE WIRES SHALL BE INSTALLED WITH A TWO FOOT (2) COILED EXCESS WIRE LENGTH AT EACH END ENCLOSURE. EACH AND EVERY WIRE SPLICE SHALL BE SOLDERED (USING 60-40 SOLDER) TOGETHER, THEN ENCASED IN THE WATERPROOFED EPOXY OF THE "SCOTCH-PAC" OR "PEN-TITE" CONNECTORS. WIRE SPLICES SHALL BE MADE ONLY IN VALVE OR PULL BOXES. PROVIDE EXPANSION COIL AT EACH VALVE BOX (10 WRAPS AROUND A 3/4" PIPE).

H. WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS PRESSURE SUPPLY LINES WHENEVER POSSIBLE.

I. CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT MAXIMUM FIVE FOOT INTERVALS.

J. TRENCH MARKER: ALL DIRECT BURIAL WIRES SHALL BE MARKED WITH A CONTINUOUS YELLOW COLORED TRENCH MARKER TAPE PLACED NINE INCHES (9") BELOW FINISHED GRADE DIRECTLY ABOVE THE BURIED WIRES. MARKER TAPE SHALL BE EQUAL TO "ALARMATAPE" AS MANUFACTURED BY PAUL POTTER WARNING TAPE, INC. TAPE SHALL BE FOUR INCHES (4") WIDE.

10. EXCAVATION

- A. ALL IRRIGATION PRESSURE LINES SHALL HAVE A MINIMUM SIX INCH CLEARANCE FROM EACH OTHER, ANY LATERAL LINES AND FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.
- B. BACKFILL SHALL BE FREE OF DEBRIS OR ORGANIC MATERIAL THAT MAY DAMAGE PIPES OR EQUIPMENT. COMPACT BACKFILL TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS AND TO 90% PAVED AREAS. FINISH GRADE OF BACKFILLED TRENCH SHALL CONFORM TO ADJACENT AREAS.
- C. PROVIDE MINIMUM COVER OF 18 INCHES FOR ALL PRESSURE SUPPLY LINES AND 12 INCHES FOR ALL LATERAL NON-PRESSURE LINES. PROVIDE MINIMUM COVER OF 24 INCHES FOR ALL PIPING UNDER PAVED AREAS WITH SCHEDULE 40 PVC SLEEVES 2 X DIAMETER OF LINE SIZE.
- D. IF BACKFILL SETTLEMENT OCCURS AND ADJUSTMENTS IN GRADES, IRRIGATION EQUIPMENT, PLANTING, OR OTHER IMPROVEMENTS ARE NECESSARY, THE CONTRACTOR SHALL MAKE REQUIRED REPAIRS WITHOUT COST TO THE OWNER.

11. TESTING

THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE BUILDER'S/OWNER'S AUTHORIZED REPRESENTATIVE.

A. PRESSURE TEST

- (1) NO TESTING SHALL TAKE PLACE, NOR SHALL ANY WATER BE ALLOWED INTO ANY SYSTEM, BEFORE THE SOLVENT MANUFACTURER'S RECOMMENDED CURING TIME HAS ELAPSED.
- (2) TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF ONE HUNDRED FIFTY POUNDS PER SQUARE INCH PRIOR TO BACKFILLING TRENCH AND PLANTING OF ALL PLANTS.
- (3) SUSTAIN PRESSURE IN LINES FOR NOT LESS THAN ONE HOUR. IF LEAKS DEVELOP, REPAIR LEAKING PORTIONS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN WATERTIGHT.
- (4) TEST SHALL BE OBSERVED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO BACKFILLING TRENCHES.

B. COVERAGE TEST

- (1) WHEN THE SPRINKLER SYSTEM IS COMPLETED, AND PRIOR TO PLANTING, CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER OR LANDSCAPE ARCHITECT TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT INADEQUACIES OF COVERAGE ONLY WHERE DRAWINGS AND DIRECTION BY OWNER HAVE NOT BEEN FOLLOWED.
- (2) ADJUST VALVES, ALIGNMENT AND COVERAGE OF ALL SPRINKLER HEADS.
- (3) IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS PRIOR TO FINALIZING PROJECT.
- (4) ALL ADJUSTMENTS SHALL BE MADE TO THE SATISFACTION OF THE OWNER.

C. WIRE TEST

- (1) ALL WIRING SHALL BE TESTED FOR CONTINUITY, OPEN CIRCUITS, AND UNINTENTIONAL GROUNDS PRIOR TO CONNECTING TO EQUIPMENT. THE MINIMUM INSULATION RESISTANCE TO GROUND SHALL BE FIFTY (50) MEGOHMS. ANY WIRING NOT MEETING THESE REQUIREMENTS SHALL BE REPLACED.
- (2) IF ADDITIONAL WIRE OR TAPE IS NECESSARY, REPEAT COLOR SEQUENCE FROM BEGINNING.

12. MISCELLANEOUS

- A. CONTROLLERS SHALL BE CLEARLY MARKED WITH LETTER DESIGNATION AS SHOWN ON PLANS (I.E., A, B, C, ETC).
- B. INSTALL ONE VALVE PER VALVE BOX ONLY.
- C. ALL QUICK COUPLERS SHALL HAVE YELLOW RUBBER CAPS.
- D. INSTALL ALL SPRAY HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE OF RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO ELIMINATE SPRAYING WATER ON BUILDINGS AND HARDSCAPE. ADJUST ALL VALVE FLOW CONTROLS TO PROVIDE OPTIMUM PERFORMANCE. CONTRACTOR SHALL INSTALL AN APPROVED ANTI-DRAINAGE DEVICE FOR ALL LOW HEADS TO ELIMINATE LOW HEAD DRAINAGE AND POSSIBLE SOIL EROSION.
- E. LABEL ALL VALVE BOXES WITH VALVE DESIGNATION IN STENCILED PAINTED LETTERS 2" HIGH.
- F. ALL CONTROL VALVES SHALL BE LABELED WITH THE CONTROLLER AND STATION NUMBER ON A YELLOW PLASTIC TAG WITH BLACK LETTERS (DAISY TAG OR EQUAL). ATTACH THE SOLENOID WIRES OF VALVE.

13. RECORD PLANS ("AS-BUILTS")

CONTRACTOR SHALL PROVIDE RECORD PLANS DRAWN ON PRINTS OR REPRODUCIBLES PROVIDED BY THE OWNER. THE FOLLOWING SHALL BE DIMENSIONED FROM TWO PERMANENT POINTS OF REFERENCE (I.E. BUILDING CORNERS, SIDEWALKS, ETC).

- POINTS OF CONNECTION
- GATE VALVES
- PRESSURE LINE LOCATION
- CONTROLLERS AND CONTROL VALVES (INCLUDING SOURCE OF POWER)
- QUICK COUPLERS
- ROUTING OF ALL DIRECT BURIAL CONTROL WIRE FOR IRRIGATION
- SIZE AND LOCATION OF IRRIGATION CONTROL WIRE CONDUIT
- SIZE AND LOCATION OF ALL SLEEVING

14. ACCESSORIES

THE CONTRACTOR SHALL FURNISH THE OWNER THE FOLLOWING MATERIALS UPON COMPLETION OF THE WORK:

- A. A PLASTIC SEALED DIAGRAMMATIC PLAN OF THE IRRIGATION SYSTEM IDENTIFYING STATION NUMBERS AND THEIR RESPECTIVE IRRIGATED AREAS. MOUNT INSIDE EACH CONTROLLER.
- B. TWO KEYS FOR EACH CONTROLLER ENCLOSURE.
- C. ALL EQUIPMENT GUARANTEES AND OPERATION MANUALS.
- D. TWO QUICK-COUPLER VALVE KEYS WITH HOSE SWIVEL ELL.

15. NOTE

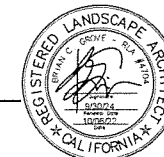
TO THE EXTENT POSSIBLE, ALL IRRIGATION LINES AND APPURTENANCES ARE TO BE INSTALLED IN THE PROPERTY LINE OUTSIDE OF PUBLIC RIGHT-OF-WAY, AND AT NO TIME, WILL AN IRRIGATION LINE CROSS A PUBLIC STREET UNLESS OTHERWISE NOTED ON PLANS. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EQUIPMENT PRIOR TO BEGINNING WORK.

16. PLUMBING PERMIT

A SEPARATE PLUMBING PERMIT AND INSPECTION WILL BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT FOR THE INSTALLATION OF THE IRRIGATION SYSTEM SHOWN ON THESE DRAWINGS.

17. GUARANTEE

THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE (1) YEAR. ANY DEFECTIVE EQUIPMENT, MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.



STONE GROVE
LANDSCAPE ARCHITECTS

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200 N. CEDROS AVENUE, SOLANA BEACH, CA. 92075

L-7 IRRIGATION SPEC'S

COASTAL COMMISSION PERMIT NO. _____

CITY OF SOLANA BEACH		DRAWING NO.
LANDSCAPE PLAN FOR:	622 GLENMONT DRIVE Solana Beach, Ca. 92075	
		SHEET 7 OF 9

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

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

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

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET					
Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				SLA
	1	2	3	4	
Evapotranspiration Rate (ETo) See "A" below	41.1				
Conversion Factor - 62	0.62				
(Line 1 x Line 2)	25.48				
Plant Factor (PF) See "B" below	0.3	0.3	0.3	0.3	
Hydrozone Area (HA) - in square feet	497.0	255.0	531.0	462.0	
(Line 4 x Line 5)	149.1	76.5	159.3	138.6	
Irrigation Efficiency (IE) See "C" below	0.81	0.81	0.81	0.81	
(Line 6 - Line 7)	184.07	94.44	196.66	171.11	
TOTAL of all Line 8 boxes + SLA					
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	1,728.11 x 25.48 = 44,057.72				

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$MAWA = \frac{[(ETAF \times \text{Total Landscape Area}) + (1-ETAF \times \text{Total SLA})]}{25.48 \text{ or } 29.14}$$

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

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CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET					
Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				
	5	6	7	8	SLA
Evapotranspiration Rate (ETo) See "A" below	41.1				
Conversion Factor - 62	0.62				
(Line 1 x Line 2)	25.48				
Plant Factor (PF) See "B" below	0.3	0.3	0.3	0.3	
Hydrozone Area (HA) - in square feet	242.0	521.0	385.0	74.7	
(Line 4 x Line 5)	72.6	156.3	115.5	22.41	
Irrigation Efficiency (IE) See "C" below	0.81	0.81	0.81	0.81	
(Line 6 - Line 7)	89.62	192.96	142.56	27.66	
TOTAL of all Line 8 boxes + SLA					
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	1,728.11 x 25.48 = 44,057.72				

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CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET					
Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				
	9	10	11	12	SLA
Evapotranspiration Rate (ETo) See "A" below	41.1				
Conversion Factor - 62	0.62				
(Line 1 x Line 2)	25.48				
Plant Factor (PF) See "B" below	1.00	1.00			
Hydrozone Area (HA) - in square feet	80.0	550.0			
(Line 4 x Line 5)	80.00	550.00			
Irrigation Efficiency (IE) See "C" below	1.00	1.00			
(Line 6 - Line 7)	80.00	550.00			
TOTAL of all Line 8 boxes + SLA	1,729.11				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	1,728.11 x 25.48 = 44,057.72				

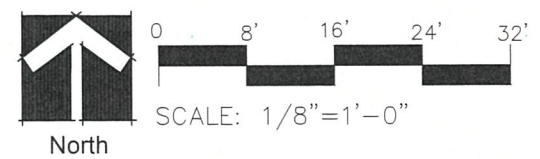
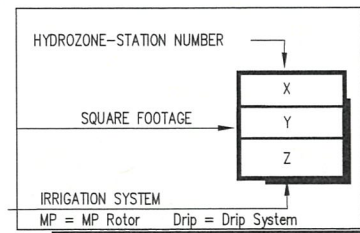
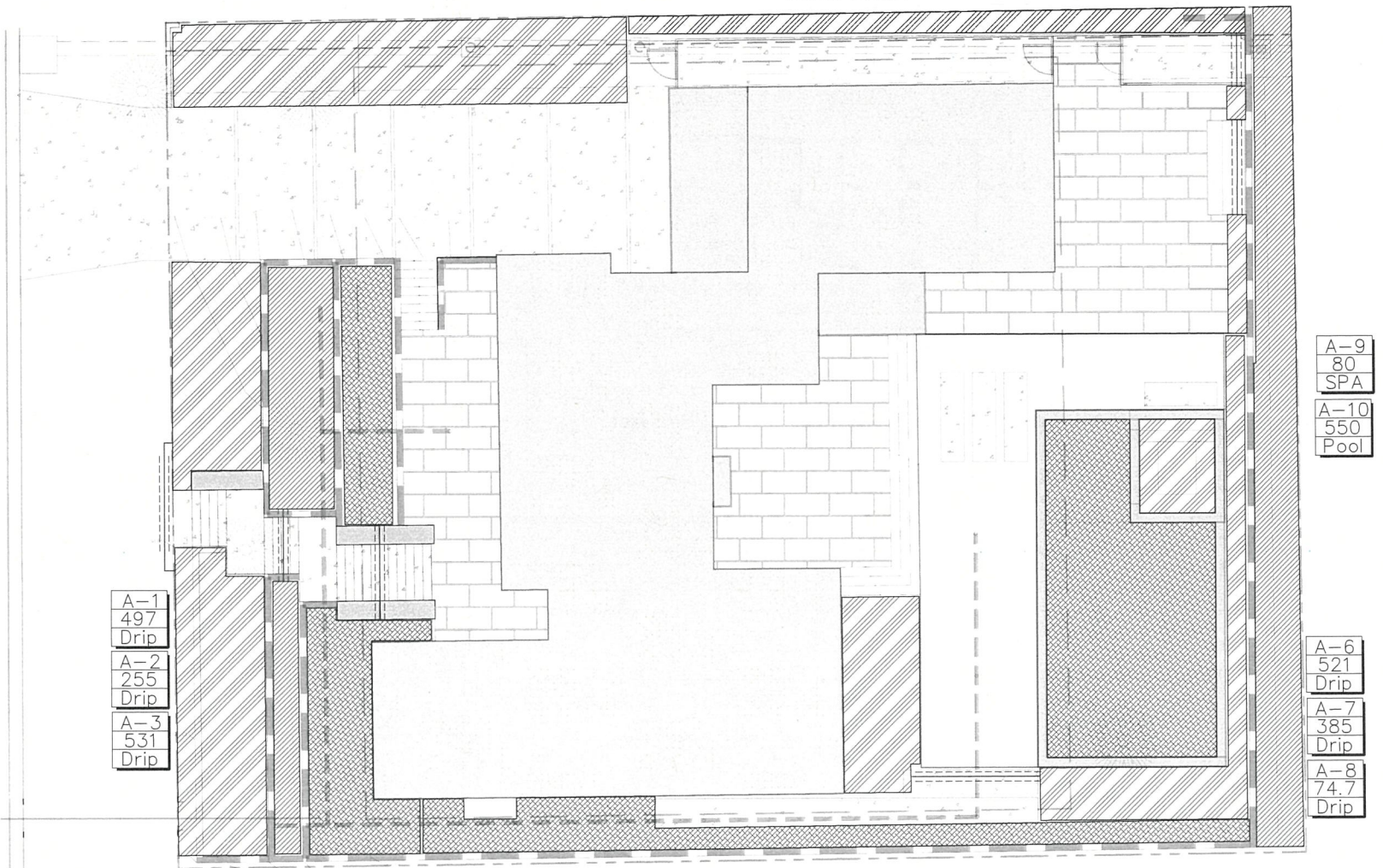
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Evapotranspiration adjustment factor (ETAF) use .55 residential .45 non-residential

A-4
462
Drip

A-5
242
Drip



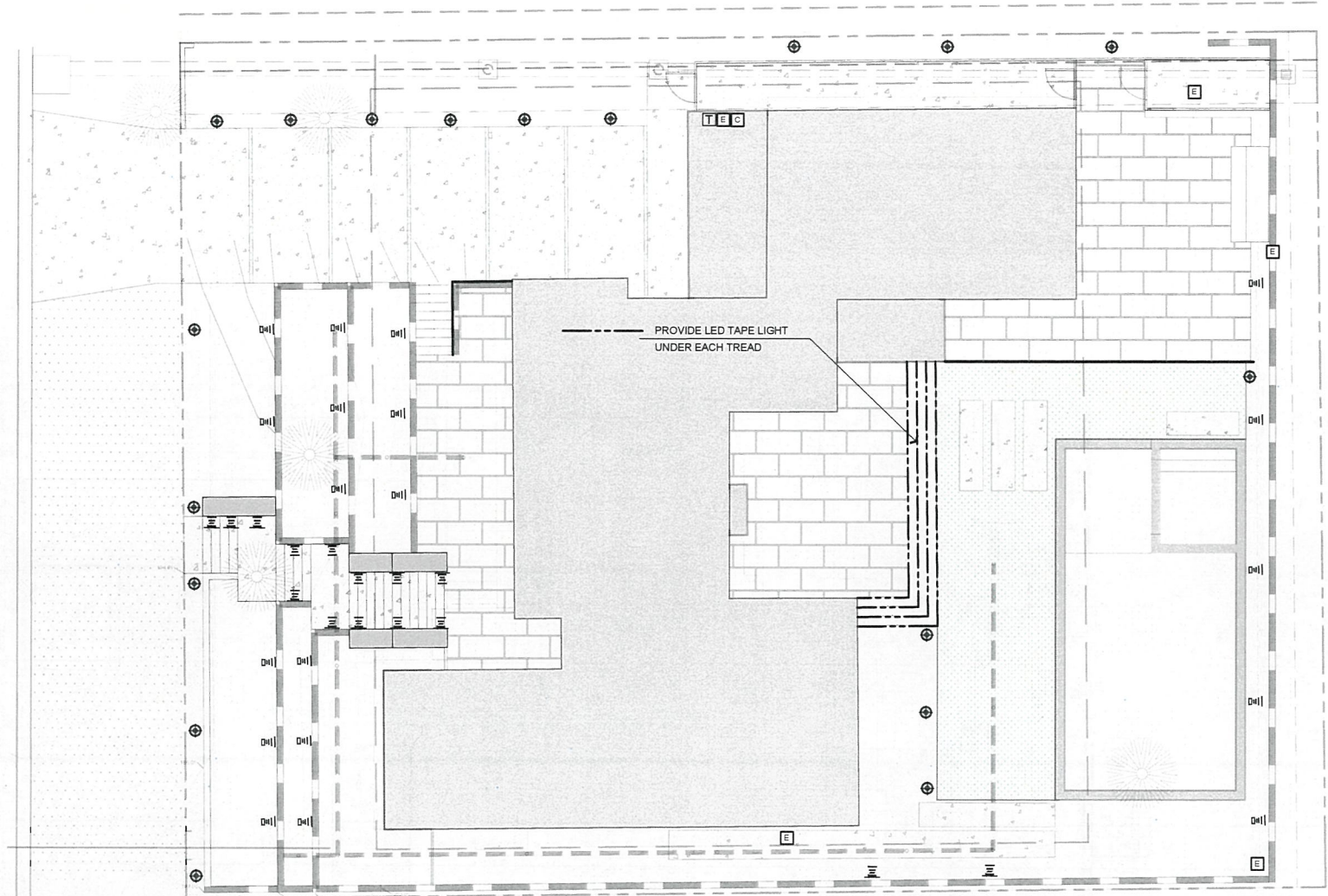
L-8 WATER EFFICIENCY PLAN

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 200 N. CEDROS AVENUE, SOLANA BEACH, CA. 92075

I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

[Signature]
 BRIAN GROVE, LANDSCAPE ARCHITECT



- GENERAL LIGHTING NOTES:**
- THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
 - FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHOW FIELD VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.
 - ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 12 INCHES FROM ANY SIDEWALK OR VERTICAL STRUCTURE.
 - ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT 2'-3" INCHES BELOW FINISH GRADE.
 - IN ORDER TO MINIMIZE FUTURE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS DRIVEWAYS AND WALLS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL HARD SCAPE SURFACES USING A MINIMUM 1 INCH PVC PIPE
 - ALL UNDERGROUND SPLICES SHALL BE INSTALLED IN UNDERGROUND J-BOXES WITH WATER TIGHT CONNECTIONS LEAVING 12 INCHES OF EXCESS WHAT YOUR SLACK
 - ALL EXTERIOR 120 - VOLT ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE
 - ALL TRANSFORMERS PLUGGED INTO AN OUTDOOR RECEPTACLE SHALL HAVE AN "IN USE" COVER. CONTRACTOR SHALL INSTALL TAYMAC TYPE COVERS AT ALL OUTLETS
 - ALL PLUG-IN TRANSFORMERS SHALL HAVE A DRIP LOOP IN THE POWER CORD.
 - ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS
 - THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHTING EFFECT
 - CONTRACTOR TO VERIFY A MINIMUM OF 10 VOLTS AT THE LAST AT THE LAST FIXTURE FOR OPTIMAL OPERATION.
 - CONTRACTOR TO CENTER FEED THE SYSTEM WHEN AT ALL POSSIBLE and VERIFY ALL WIRE CONNECTIONS ARE AT THE FIXTURES.

LANDSCAPE CONTRACTOR SHALL VERIFY IN THE FIELD FOR THE CORRECT WIRE GAUGE, VOLTAGE, SLEEVES & BEST LOCATION FOR TRANSFORMER, PHOTOCELL, AND SOUND SYSTEM.

- NOTES:**
- ALLOW 3' OF EXTRA WIRE FOR FIELD ADJUSTMENTS FOR PATH LIGHTS AND UP LIGHTS
 - ALL WORK TO BE PER LOCAL CODES
 - ALL 110 OUTLETS IN LANDSCAPING TO BE GFI PROTECTED AND SET 6" MIN. ABOVE GRADE OR PER LOCAL CODE
 - TRANSFORMER TO TIE INTO HOUSE SYSTEM
 - FIXTURES TO HAVE GROUND SPIKES
 - FIXTURES TO HAVE FROSTED GLASS
 - FIXTURES NOT TO BE DIRECTED TO NEIGHBORS LOTS

12 VOLT LIGHTING LEGEND

SYMBOL	DESCRIPTION/MODEL	MANUFACTURER	ACCESSORIES/ MOUNTING	QUANTITY
[Symbol]	UP LIGHT MODEL # PB-ZD-3LED-AB	FX LUMINAIRE	SUPER SLOT SPIKE MOUNT MODEL # 753900	20
[Symbol]	UP LIGHT MODEL # PB-ZDC-3LED-AB	FX LUMINAIRE	SUPER SLOT SPIKE MOUNT MODEL # 753900	0
[Symbol]	PATH LIGHT TOP ASSEMBLY MODEL # JSLEDTA-CU RISER ASSEMBLY MODEL # JSLEDTA-AB+G-18RA-AB	FX LUMINAIRE	SUPER SLOT SPIKE MOUNT MODEL # 753900	18
[Symbol]	WALL LIGHT MODEL # PO-ZD-1LED-RD-AB	FX LUMINAIRE	NA	15
[Symbol]	DOWN LIGHT MODEL # PS-ZD-6LED-AB	FX LUMINAIRE	MOUNTING BRACKET INCLUDED	0
[Symbol]	CAT 5 CABLE CONNECTION for CONTROLLER		(2) LAN MODULES	1
[Symbol]	120 VOLT ELECTRICAL POWER (GFI)			5
[Symbol]	300 WATT LUXOR TRANSFORMER MANUFACTURER FX LUMINAIRE MODEL # LZD-300-SS	FX LUMINAIRE	(1) LAM MODULE	1

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 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG


FXLuminaire. Accent Lights



PB: Up Light

NUMBER OF LEDs	1	3	20C
WARRANTY	10 Year	30 Year	10 Year
SPARE PARTS	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year

FXLuminaire. Path and Accent Lights



JS: Path Light

NUMBER OF LEDs	1	3	20C
WARRANTY	10 Year	30 Year	10 Year
SPARE PARTS	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year


FXLuminaire. LED Wall Lights



MO: Wall Lights

NUMBER OF LEDs	1	3	20C
WARRANTY	10 Year	30 Year	10 Year
SPARE PARTS	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year

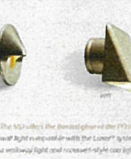
FXLuminaire. LED Down Lights



PS: Down Light

NUMBER OF LEDs	1	3	20C
WARRANTY	10 Year	30 Year	10 Year
SPARE PARTS	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year

FXLuminaire. LED Wall Lights



MO: Wall Lights

NUMBER OF LEDs	1	3	20C
WARRANTY	10 Year	30 Year	10 Year
SPARE PARTS	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year
UP LIGHT	10 Year	30 Year	10 Year
DOWN LIGHT	10 Year	30 Year	10 Year
WALL LIGHT	10 Year	30 Year	10 Year

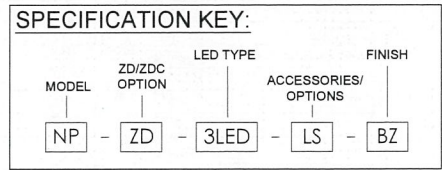
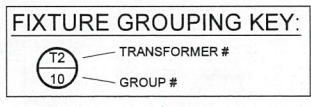
TRANSFORMER SIZING NOTE:
 TRANSFORMERS TO BE SIZED PER THE OVERALL VOLT AMPS (VA) NOT PER WATTS USED.

LUXOR GROUP ASSIGNMENT NOTE:
 WHEN USING MULTIPLE LUXOR TRANSFORMERS, GROUPS CAN BE NUMBERED 1-250. GROUPS CAN BE INDIVIDUAL FIXTURES OR GROUPED BY TYPE OR BY LOCATION INDEPENDENT OF TRANSFORMERS.
 IT'S RECOMMENDED THAT FIXTURES BE ASSIGNED A GROUP NUMBER AT TRANSFORMER ASSIGNMENT PORT LOCATED ON THE LUXOR TRANSFORMER FACEPACK PRIOR TO INSTALLING FIXTURES IN THE FIELD.

LUXOR WIFI CONNECTION NOTE:
 WHEN USING WIFI, TRANSFORMERS CAN BE LINKED AND ACT AS ONE.
 WHEN USING WIFI WHEREVER POSSIBLE, USE LAN MODULE VS WIFI MODULE. LAN MODULE WILL PROVIDE 100% CONNECTION AT ALL TIMES WHEREAS WIFI MODULES ARE DEPENDENT UPON WIFI SIGNAL AT TRANSFORMER LOCATION.

LED WATTAGE CONSUMPTION CHART:

1 LED	= 2.4 WATTS
3 LED	= 4.5 WATTS
6 LED	= 11.5 WATTS
9 LED	= 13.5 WATTS



0 8' 16' 24' 32'

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

I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

BRIAN GROVE, LANDSCAPE ARCHITECT



L-9 LIGHTING PLAN

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 LANDSCAPE ARCHITECTS

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COASTAL COMMISSION PERMIT NO.

RESOLUTION 2021-002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO DEMOLISH A SINGLE-FAMILY RESIDENCE AND CONSTRUCT A REPLACEMENT TWO-STORY, SINGLE-FAMILY RESIDENCE WITH A PARTIALLY SUBTERRANEAN GARAGE AND PERFORM ASSOCIATED IMPROVEMENTS AT 622 GLENMONT DRIVE, SOLANA BEACH

APPLICANTS: JIM AND JUNE SANSON

APPLICATION: DRP20-002/SDP20-006

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

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

WHEREAS, at the Public Hearing on January 13, 2021, the City Council received and considered evidence concerning the proposed application; and

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to demolish an existing single-family residence and construct a replacement two-story, 3,621 square foot single-family residence with a 814 square foot partially-subterranean garage and basement area and perform associated site improvements at 622 Glenmont Drive, is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Medium Density Residential, which allows for a maximum of four 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 Low Medium Residential LMR 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 LMR Zone. Properties to the north, south, east and west are also located within the LMR Zone. The surrounding properties are developed with one and two-story, single-family residences.

The project, as designed, is consistent with the permitted uses for the LMR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Low Medium Density Residential in the General Plan and intended for single-family residences developed at a maximum density of 4 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. The Applicants are required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits.

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

The Applicants are proposing to construct a replacement single-family residence with a partially subterranean garage and mudroom with a staircase that leads to the main floor living area. The replacement residence, as designed, would be located within the buildable area.

The Applicants are proposing a partially subterranean basement garage with a mudroom under the northwest corner of the residence. The entire basement level including the mudroom would be 814 square-feet and would have 21.33 feet of exposure along the west side and five feet of exposure along the northern side.

According to SBMC 17.48.040.C, the proposed lower level area is considered a "Basement- Exposed Side(s)" in which the entire lower level that is partially subterranean is subject to the 2 percent formula. As long as there are only two continuous exposed sides of the basement area and the exposure is less than 50 linear feet, a portion of the lower level could be exempt from the calculation of floor area. A building side is considered

exposed when the finished floor of the living area directly above the basement (at any point) is more than three feet above the adjacent natural or finished grade, whichever is lower. In the proposed design, the only exposure is along the western side to allow access to the garage door and the front entry.

SBMC 17.48.040 and 17.20.030 indicates that required parking spaces provided within a garage are exempt from the calculation of floor area. When using the 2 percent formula, the square footage of the required parking is subtracted from the total proposed square footage basement level first and then the remaining square footage is multiplied by the linear exposure of the basement level and then multiplied by 2 percent. The result is the amount of square footage of the proposed garage to be included in the calculation of floor area.

The entire basement area is 814 square feet. A single-family residence requires two parking spaces of 200 square feet each. Therefore, 400 square feet would be subtracted from the proposed partially subterranean basement level square-footage because it would provide required parking. The total linear exposure of the proposed basement level is 26.33 feet. The 2 percent calculation for this project would be as follows:

$$\begin{aligned} 814 \text{ ft}^2 - 400 \text{ ft}^2 &= 414 \text{ ft}^2 \\ 414 \text{ ft}^2 \times 26.33 \text{ ft} \times 0.02 &= 218 \text{ ft}^2 \\ 414 \text{ ft}^2 - 218 \text{ ft}^2 &= 196 \text{ ft}^2 \text{ is exempt} \end{aligned}$$

Pursuant to this calculation, 218 square feet of the proposed partially subterranean level would be included in the calculation of floor area and 196 square feet would be exempt or subtracted from the floor area.

In addition to the basement area, the proposed project includes a 2,916 square-foot main floor living area consisting of an entry area, kitchen, living room, dining room, family room, laundry room and powder room as well as a guest master suite and two bedrooms with ensuite bathrooms. The proposed 705 square foot upper level would consist of a master suite that leads to access to the proposed deck above the main floor. The subtotal of the proposed residence would be 4,435 square feet of floor area. The floor area exemptions, related to the basement and partially subterranean garage previously explained in this report, total 596 square feet. With the applicable exemptions, the Applicants propose a total of 3,839 square feet of floor area, which is one square foot below the maximum allowable floor

area for the 3,840 square-foot lot, pursuant to the SROZ regulations.

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

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	840 ft ²
Total Allowable Floor area:	3,840 ft ²

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

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

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

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants propose to maintain the same approximate location of the existing driveway in the northwest corner of the lot. However, the existing driveway would be excavated in order to provide access to the partially subterranean, two-car garage and storage area. 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 includes grading in the amount 390 yd³ cut, 70 yd³ of fill and 320 yd³ of export as well as 11 yd³ cut for footings. Excavation is proposed in order to provide access to the proposed partially subterranean garage. Additional site grading is proposed in order to provide terraced retaining walls in the front yard setback area and a flat pad and usable rear yard area. Retaining walls are proposed around the structure to support the higher grade elevations on adjacent properties. The adjacent properties would range between being at the same approximate grade level to about a five foot difference in grade.

- 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 will 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 two-story, single-family residence with a basement garage on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. The Applicants are required to pay the applicable Park Development Fee.

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

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

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

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

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

The proposed structure exceeds 16 feet in height above the pre-existing grade; therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The Applicants had story poles erected onsite. A final Story Pole Height Certification was issued by a licensed land surveyor on September 30, 2020, which showed the highest story pole certified at 225.50 MSL and 24.91 feet above the proposed grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on November 6, 2020. No applications for View Assessment were received by the City.

A height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 24.91 feet above the proposed grade and the

highest point of the structure will not exceed 225.50 feet above the Mean Sea Level (MSL).

IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicants shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on January 13, 2021, and located in the project file with a submittal date of December 17, 2020.
- III. Prior to requesting a framing inspection, the Applicants shall submit a height certificate prepared by a licensed land surveyor prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 24.91 feet above the proposed grade on the west elevation and the highest point of the structure will not exceed 225.50 feet above the Mean Sea Level (MSL) in conformance with the plans as approved by the City Council on January 13, 2021.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. The Applicants shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 prior to Grading Permit issuance, which will be reviewed and inspected by the City's third party landscape professional.
- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.

- VIII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.

B. Fire Department Conditions:

- I. ACCESS ROAD MINIMUM DIMENSIONS: Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
- II. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- III. FIRE HYDRANTS AND FIRE FLOWS: The Applicants shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Fire hydrants shall be of a bronze type. Multi-family residential or industrial fire hydrants shall have two (2) 4" inch and two (2) 2 ½" inch NST outlets. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets.

- IV. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
- V. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.
- VI. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS FOR WILDLAND/URBAN INTERFACE AREAS: Structures shall meet all wildland/urban interface standards to the satisfaction of the Fire Department. Structures shall comply with current California Building Code Chapter 7A.
- VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.
- VIII. Basement: All basements shall be designed and equipped with emergency exit systems consisting of operable windows, window wells or exit door that's leads directly outside via staircase and exit door or exit door at grade.

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.

C. Engineering Department Conditions:

- I. The Applicants are required to provide the following improvements to the satisfaction of the City Engineer prior to the occupancy of the proposed project:

- i. Frontage Improvements
 - i. Construction of rolled concrete curb along Glenmont Drive with transitions to the existing improvements on both sides.
 - ii. Construction of a 16' wide, Stabilized, Compacted Decomposed Granite graded at 2% towards the curb for walking and parking purposes.
 - iii. Construction of the G-14 driveway approach
- ii. Drainage Improvements:
 - i. Construction of a new Type I (or similar) catch basin inlet box at the Northwest corner of the property.
 - ii. Removal of the 12" drainage pipe & reconstruction with an 18" RCP from the catch basin to a distance of approximately 60 ft to the top of the proposed stairs.
 - iii. Construction of a prefabricated box at the top of the stairs.
 - iv. Construction of a type F catch basin at the most northeasterly corner of the subject property.
- II. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the above improvements being done in the public Right-Of-Way.
- III. The Applicants shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit. Please provide a scaled drawing that clearly shows the "encroachments" in the right-of-way. The latest Title Report of the property is also required. The EMRA shall be recorded against this property for all improvements in the Public Right-Of-Way including but not limited to:
- IV. 12" reinforced concrete pipe within the existing drainage easement and public right-of-way.
- V. The Applicants shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless resulting from any failure of the storm drain system on the Applicants' property. The Applicants shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.

- VI. The Applicants shall grant the City an additional 4.5 ft wide drainage easement shown per plans. The Applicant shall provide the Plat and Legal Description prepared by a Registered Civil Engineer prior to Final Inspection of the Building Permit.
- VII. 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.
- VIII. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- IX. The Applicants shall underground all new utility services, including but not limited to, electrical and telephone.
- X. The Applicants shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicants shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicants shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. The Applicants shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to Final Inspection of the Building Permit.
 - d. The Applicants shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by

a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.

- e. The Applicants are responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicants shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. The Applicants shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicants shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicants shall obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- i. The Applicants shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicants. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicants shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this

design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.

- I. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. Prior to obtaining a building permit, submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E.
- n. No increased cross lot drainage shall be allowed.
 - i. The Applicants shall prepare a City of Solana Beach Storm Water Checklist for Determination of Project Category to address potential water quality impacts to ensure that pollutants and runoff from this development are reduced to the maximum extent practicable.

I. ENFORCEMENT

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

II. EXPIRATION

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

III. INDEMNIFICATION AGREEMENT

The Applicants shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this

development approval and any environmental document or decision. The City will promptly notify the Applicants of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicants shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicants regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicants shall not be required to pay or perform any settlement unless such settlement is approved by the Applicants.

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

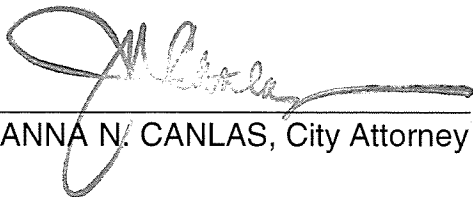
PASSED, ADOPTED AND APPROVED by the City Council of the City of Solana Beach at a regular meeting this 13th day of January, 2021.

AYES: Councilmembers – Heebner, Becker, Harless, Zito, Edson
NOES: Councilmembers – None
ABSTAIN: Councilmembers – None
ABSENT: Councilmembers – None



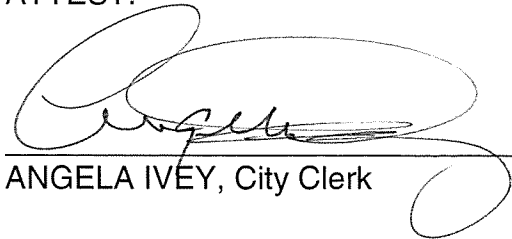
LESA HEEBNER, Mayor

APPROVED AS TO FORM:



JOHANNA N. CANLAS, City Attorney

ATTEST:



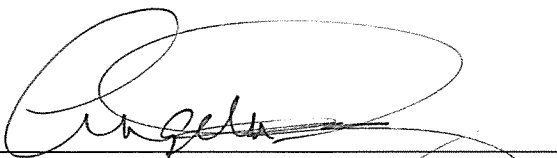
ANGELA IVEY, City Clerk



RESOLUTION CERTIFICATION

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

I, ANGELA IVEY, City Clerk of the City of Solana Beach, California, DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of **Resolution 2021-002** *conditionally approving a Development Review Permit and Structure Development Permit to demolish a single-family residence and construct a replacement two-story, single-family residence with a partially subterranean garage and perform associated improvements at 622 Glenmont Drive, Applicant: Sanson, DRP20-002/SDP20-006* as duly passed and adopted at a Regular Solana Beach City Council meeting held on the 13th day of January, 2021 and is the original on file in the City Clerk's Office.



ANGELA IVEY, CITY CLERK

CERTIFICATION DATE: January 15, 2021



SANSON RESIDENCE

622 GLENMONT DRIVE
SOLANA BEACH, CA 92705

AREA TABULATION

LOT INFORMATION:
 LOT SIZE: 10,800 SF
 FLOOR AREA RATIO: 0.50 (FIRST 6,000 SF)
 0.175 (FROM 6,001-15,000 SF)
 0.10 (FROM 15,001-20,000 SF)
 ALLOWABLE GFA: 3,840 SF MAX

EXISTING AREA BREAKDOWN (TO BE DEMOLISHED):
 EXISTING 2ND FLOOR: 385 SF
 EXISTING FIRST FLOOR: 2,442 SF
 SUBTOTAL: 2,827 SF

PROPOSED AREAS (NEW CONSTRUCTION):
 BASEMENT CALCULATION
 BASEMENT AREA = 814 SF
 BASEMENT PERIMETER = 123'-0"
 EXPOSED SIDE LENGTH = 21'-4" + 5'-0" = 26'-4" = 26.33 LF
 2% FORMULA = 814 SF x 400 SF (GARAGE)
 = 414 SF x 26.33 LF x 2%
 = 218 SF COUNTED TOWARD GFA

AREAS INCLUDED TOWARD GFA
 LOFT: 705 SF
 FIRST FLOOR: 2916 SF
 BASEMENT: 218 SF
 SUBTOTAL: 3,839 SF

AREAS NOT INCLUDED TOWARD GFA
 ROOF DECK: 784 SF
 FRONT DECK: 554 SF
 REAR DECK: 390 SF
 SUBTOTAL: 1,728 SF

EARTHWORK INFORMATION:
 CUT: 390 CY
 FILL: 70 CY
 EXPORT: 320 CY

LANDSCAPE INFORMATION:

	EXISTING	PROPOSED
NON-LANDSCAPED AREA:	3,562.0	3,710.0
NON-IRRIGATED LANDSCAPE:	91.0	638.0
IRRIGATED LANDSCAPE:	4,690.0	2,553.0
WATER FEATURES:	0.0	1,104.0
DECORATIVE HARDSCAPE:	2,460.0	2,848.0
TOTAL LOT AREA		10,803 SF

AREA OF WORK
 IRRIGATED LANDSCAPE: 2,503.0
 WATER FEATURES: 1,104.0
 DECORATIVE HARDSCAPE: 2,848.0

AGGREGATE LANDSCAPE AREA: 6,455.0 SF

SHEET INDEX

A0-1	TITLE SHEET
C-1	PRELIMINARY GRADING PLAN
C-2	SITE SECTIONS
A1-1	ARCHITECTURAL SITE PLAN AND SECTIONS
A1-2	AREA PLANS AND CALCULATIONS
A1-3	STORY POLE PLAN
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A2-1	FIRST FLOOR PLAN
A2-2	LOFT FLOOR PLAN
A2-3	ROOF PLAN
A3-1	EXTERIOR ELEVATIONS
A3-2	EXTERIOR ELEVATIONS
A3-3	PERSPECTIVE VIEWS
L-1	HARDSCAPE PLAN
L-2	PLANTING PLAN
L-3	PLANTING DETAILS
L-4	IRRIGATION PLAN
L-5	IRRIGATION DETAILS
L-6	IRRIGATION DETAILS
L-7	IRRIGATION SPECS
L-8	WATER EFFICIENCY PLAN
L-9	LIGHTING PLAN

PROJECT DATA

PROJECT NAME	SANSON ADDITION
OWNER	JUNE AND JIM SANSON
PROJECT ADDRESS	622 GLENMONT DRIVE SOLANA BEACH, CA 92075
A.P.N.	263-095-13-00
LEGAL DESCRIPTION	BLK F LOT 5
BASE ZONE	LMRd
OVERLAY ZONE(S)	COASTAL SCALED RESIDENTIAL OVERLAY
REQUIRED SETBACKS	FRONT: 20'-0" REAR: 25'-0" SIDE (EXTERIOR): 5'-0"
EASEMENTS	N/A
REQUIRED PERMITS	BUILDING PERMIT
BUILDING CODE(S)	2019 CBC, CEC, CMC, CPC & CRC
CONSTRUCTION TYPE	VB
OCCUPANCY	R3
SPRINKLERS (YES/NO)	YES (REQUIRED)
STORIES	2 STORIES W/ BASEMENT
PROPOSED MAX HEIGHT	22'-11"
FIRE HAZARD ZONE	VERY HIGH FIRE HAZARD SEVERITY ZONE

project title
SANSON ADDITION
 622 GLENMONT DRIVE SOLANA BEACH, CA 92075



Stephen Dalton Architects
 444 S. CEDROS, STUDIO 100
 SOLANA BEACH, CA 92075
 t: 858.792.5906 / f: 858.792.5916

ABBREVIATIONS

(E) EXISTING	CONC CONCRETE	FLR SNK FLOOR SINK	MIN MINIMUM	RAG RETURN AIR GRILLE	STRUCT STRUCTURAL
ABV ABOVE	CONT CONTINUOUS	FLSHG FLASHING	MIR MIRROR	RB RESILIENT BASE	SUSP SUSPENDED
AC ACoustical	CORR CORRIDOR	FO FACE OF	MNT MOUNTED	RCP REFLECTED CEILING PLAN	SWM SELF-ADHERING WATERPROOF
ACC ACCESSIBLE	CPT CARPET	FR FRENCH DOOR	MO MASONRY OPENING	RD ROOF DRAIN	MEMBRANE
ACT ACoustical CEILING TILE	CTR CENTER	FRP FIBER REINFORCED PLASTIC	MS MOP SINK	RE/S RE-SAWN	T&G TONGUE & GROOVE
AD AREA DRAIN	DBL DOUBLE	FS FINISH SURFACE	MTL METAL	REC/SSD RECESSED	TB TOWEL BAR
ADA AMERICANS W/ DISABILITIES ACT	DF DRINKING FOUNTAIN	FT FOOT OR FEET	MTR METER	REF REFERENCE	TEL TELEPHONE
ADDL ADDITIONAL	DIA DIAMETER	FTG FOOTING	MTRL MATERIAL	REFL REFLECTED	THRESH THRESHOLD
ADJ ADJUSTABLE	DS DOWNSPOUT	FURR FURRING	MUL MULLION	REFRIG REFRIGERATOR	TO TOP OF
AFF ABOVE FINISH FLOOR	DTL DETAIL	GA GAUGE	NIC NOT IN CONTRACT	REQ'D REQUIRED	TPH TUBE PAPE HOLDER
ALUM ALUMINUM	DWG DRAWING	GALV GALVANIZED	NOM NOMINAL	RES RESILIENT	TS TUBE STEEL
AN ANODIZED	EACH EACH	GC GENERAL CONTRACTOR	NTS NOT TO SCALE	RFG ROOFING	TYP TYPICAL
AP ACCESS PANEL	EJ EXPANSION JOINT	GL GLASS	OJ OVER	RM ROOM	UNO UNLESS NOTED OTHERWISE
APPROX APPROXIMATE	EL ELEVATION	GYP GYPSUM	O/FL OVERFLOW DRAIN	RMC RECESSED MEDICINE CABINET	VAV VARIABLE AIR VOLUME
ASYM ASYMMETRICAL	ELEC ELECTRICAL	EMER EMERGENCY	OC ON CENTER	RO ROUGH OPENING	VCT VINYL COMPOSITION TILE
BATT BATTING	EP ELECTRICAL PANEL	HO HOSE BIBB	OD OUTSIDE DIAMETER	RP RAISED PANEL	VERT VERTICAL
BD BOARD	EQ EQUAL	HC HOLLOW CORE	OP OPENING	RR RESTROOM	W W
BLDG BUILDING	EO EQUIPMENT	HD HOT DIPPED	OPP OPPOSITE	SC SOLID CORE	W/ WIDTH
BLW BELOW	EX EXISTING	HM HOLLOW METAL	OSCI OWNER SUPPLIED CONTRACTOR	SCHED SCHEDULE	W/ WITHOUT
BM BEAM	EXT EXTERIOR	HORIZ HORIZONTAL	OVHD OVERHEAD	SECT SECTION	WC WATER CLOSET
BO BOTTOM OF	FA FIRE ALARM	HT HOUR	PART PARTITION	SH SHEET	WD WOOD
BTWN BETWEEN	FAC FIN FACED	ID INSIDE DIAMETER	P-LAM PLASTIC LAMINATE	SHT SHEATHING	WH WATER HEATER
BUR BUILT-UP ROOFING	FAU FORCED AIR UNIT	IN INCHES	PLSTR PLASTER	SHWR SHOWER	WR WATER RESISTANT
BYD BEYOND	FC FIBER CEMENT	INSUL INSULATION	PLT PLATE	SIP SIMILAR	
CAB CABINET	FD FLOOR DRAIN	INT INTERIOR	PLYWD PLYWOOD	SIP STRUCTURAL INSULATED PANEL	
CEMT CEMENTITIOUS	FE FIRE EXTINGUISHER CABINET	JST JOIST	PNT PAINT(ED)	SMT SHEET METAL FLASHING	
CHIP CAST IN PLACE	FF FINISH FLOOR	LAV LAVATORY SINK	PR PAIR	SPEC SPECIFICATION	
CJ CONTROL JOINT	FG FINISH GRADE	MANUF MANUFACTURER	PREFIN PRE-FINISHED	SS STAINLESS STEEL	
CL CENTER LINE	FIN FINISH	MAX MAXIMUM	PV PHOTOVOLTAIC	SSG STRUCTURAL SILICONE GLAZED	
CLG CEILING	FL FLUORESCENT	MDF MEDIUM DENSITY FIBERBOARD	PWDR POWDER	STD STANDARD	
CMU CONCRETE MASONRY UNIT	FLR FLOOR	MECH MECHANICAL	R RADIUS	STL STEEL	
CNTR COUNTER					

DRAFTING SYMBOLS

0	DRAWING TITLE	-----	ABOVE, BELOW, OR HIDDEN
0	GRID LINES	-----	CUTLINE
1	BUILDING SECTION	1	DOOR IDENTIFIER
1	WALL OR DETAIL SECTION	1	WINDOW IDENTIFIER
1	DETAIL CALLOUT	1	MATERIAL IDENTIFIER
1	EXT/INT ELEVATIONS	1	FIXTURE IDENTIFIER
1		01.01	KEYNOTE
1		RI	REVISION CLOUD/CALLOUT
1		+	DATUM POINT
1		EL 99.99	ELEVATION
1		SL	SLAB STEP
N	NORTH ARROW		

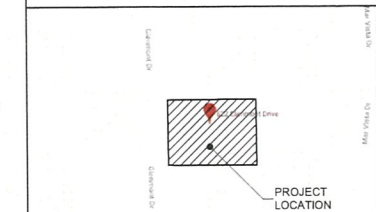
PROJECT TEAM

ARCHITECT	STEPHEN DALTON ARCHITECTS 444 S CEDROS AVE, STUDIO 100 SOLANA BEACH, CA 92075 858.792.5906
SURVEY	SAMPO ENGINEERING INC. 171 SAXONY ROAD, SUITE 213 ENCINITAS, CA 92024 760.436.0659
CIVIL	PASCO LARET SUITER & ASSOCIATES 535 N HWY 101 SOLANA BEACH, CA 92075 858.259.8212
LANDSCAPE	STONE+GROVE LANDSCAPE ARCHITECTS 200 N CEDROS AVE. SOLANA BEACH, CA 92075 858.345.1499

SCOPE OF WORK

- NEW SINGLE FAMILY RESIDENCE
- ASSOCIATED GRADING, LANDSCAPE, AND HARDSCAPE

VICINITY MAP



TITLE SHEET

job no. **1918**

date

03/03/2020	DRP SUBMITTAL 01
07/02/2020	DRP SUBMITTAL 02
08/20/2020	DRP SUBMITTAL 03
09/29/2020	STORYPOLE UPDATES

sheet **A0-1**

ATTACHMENT 4

GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
- A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
UNDERGROUND S.A. (800)-227-2600
- A SOILS REPORT SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 a.m. AND 6:00 p.m. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL FACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS: CUT 1:2 FILL 1:2
CUT: 390 CY FILL: 70 CY EXPORT: 320 CY
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)
** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.

EROSION CONTROL NOTES

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

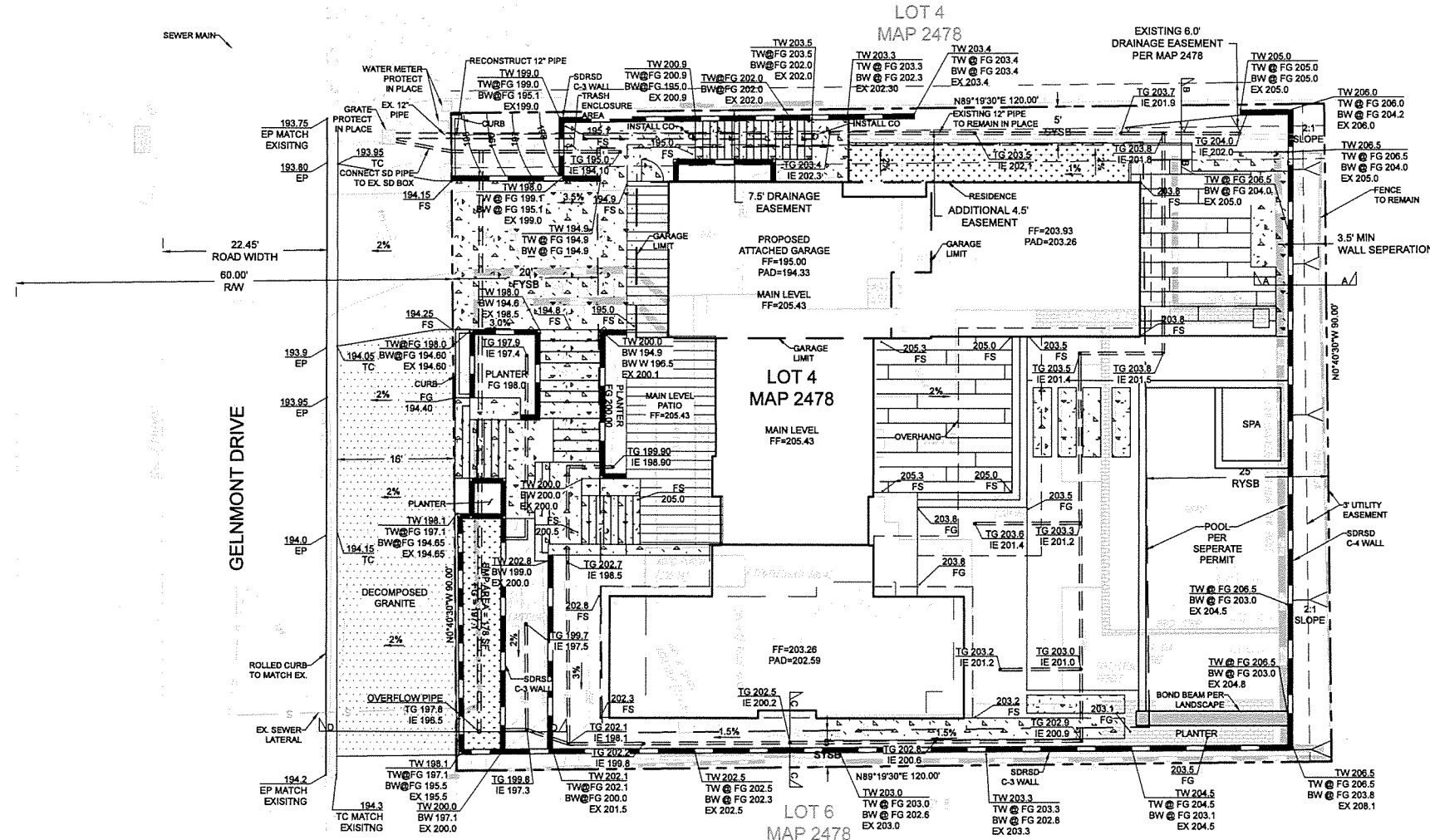
EXISTING CONDITION

IMPERVIOUS: 5,035 SF
PERVIOUS: 3,765 SF

PROPOSED CONDITION

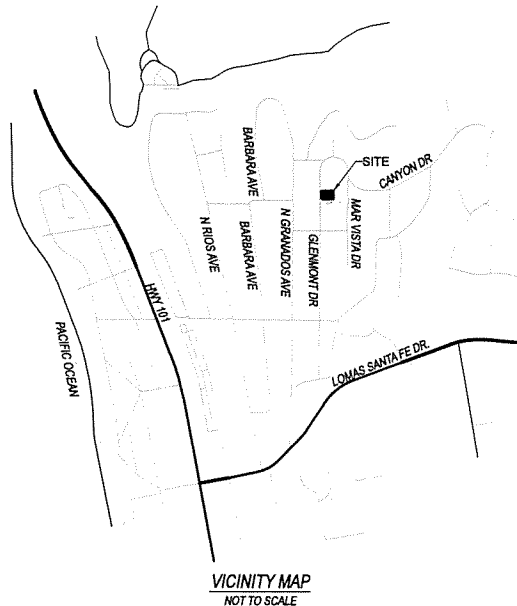
IMPERVIOUS: 6,155 SF
HARDSCAPE: 3,046 SF
BUILDING: 3,109 SF
PERVIOUS: 4,345 SF
PLANTERS: 530 SF
LANDSCAPE: 3,620 SF
BMP: 176 SF

PRELIMINARY GRADING PLAN



PRELIMINARY GRADING PLAN

SCALE: 1" = 10'



LEGAL DESCRIPTION

LOT 5 IN BLOCK "F" OF MARVIEW HEIGHTS UNIT NO. 2, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 2478, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON JUNE 21, 1948.

A.P.N.:

263-095-13

SITE ADDRESS:

622 GLENMONT DRIVE
SOLANA BEACH, CA 92075

OWNER/PERMITEE:

JIM AND JUNE SANSON
622 GLENMONT DRIVE
SOLANA BEACH, CA 92075

TOPOGRAPHIC SURVEY:

SAMPO ENGINEERING, INC.
(760)-436-0660

WORK TO BE DONE

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

STANDARD SPECIFICATIONS

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

STANDARD DRAWINGS

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

LEGEND

ITEM DESCRIPTION	SYMBOL
PROPERTY LINE	---
CENTERLINE OF ROAD	---
PROPOSED SETBACKS	---
PROPOSED HARDSCAPE PER LANDSCAPE ARCHITECT PLANS	---
PROPOSED CONTOUR LINE	---
EXISTING CONTOUR LINE	---
PROPOSED MASONRY RETAINING WALL PER PLAN	---

OWNER'S CERTIFICATE

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

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

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

JIM AND JUNE SANSON
622 GLENMONT DRIVE
SOLANA BEACH, CA 92075

DATE

DECLARATION OF RESPONSIBLE CHARGE

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

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

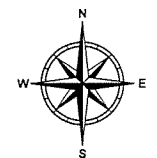
BY:

BRIAN ARDOLINO
RCE No. 71651 EXP 12/31/2021
PASCO LARET SUTER & ASSOCIATES



EARTHWORK QUANTITIES:

SITE GRADING (OUTSIDE OF STRUCTURE):
CUT: 390 CY
FILL: 70 CY
EXCAVATION FOR FOOTINGS: 11 CY
REMOVAL & RECOMPACTION (UNDER STRUCTURE): 0 CY
TOTAL GRADING (CUT AND FILL OUTSIDE & BELOW STRUCTURE): 471 CY
TOTAL EXPORT: 320 CY
* EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SWELL FACTORS.



COASTAL COMMISSION PERMIT NO.

ENGINEER OF WORK		CITY APPROVED CHANGES		APP'D	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
SEL	By: _____ Date: _____					By: _____	By: _____, City Engineer	DESCRIPTION: "ENC-43" PER SOLANA BEACH SURVEY CONTROL LOCATION: 0.2 MILE NORTH OF SOLANA VISTA DR ON THE E SIDE OF NB HWY101 6FT WEST OF CADIFF BY THE SEA SIGN. RECORD FROM: ROS NO. 18971 ELEV: 32.457 DATUM: NGVD 29	622 GLENMONT DRIVE	
Drawn By	Name: BRIAN ARDOLINO R.C.E. 71651 Exp: 12/31/21					Review Engineer	Date: _____			SHEET 2 OF 2

PRELIMINARY GRADING PLAN

LEGAL DESCRIPTION
 LOT 5 IN BLOCK "F" OF MARVIEW HEIGHTS UNIT NO. 2, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 2478, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON JUNE 21, 1948.

A.P.N.: 263-095-13
SITE ADDRESS: 622 GLENMONT DRIVE, SOLANA BEACH, CA 92075
OWNER/PERMITTEE: JIM AND JUNE SANSON, 622 GLENMONT DRIVE, SOLANA BEACH, CA 92075
TOPOGRAPHIC SURVEY: SAMPO ENGINEERING, INC. (760)-436-0660

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

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

- STANDARD DRAWINGS**
- (1) SAN DIEGO REGIONAL STANDARD DRAWINGS
 - (2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

LEGEND

ITEM DESCRIPTION	SYMBOL
PROPERTY LINE	---
CENTERLINE OF ROAD	---
PROPOSED SETBACKS	---
PROPOSED HARDSCAPE PER LANDSCAPE ARCHITECT PLANS	---
PROPOSED CONTOUR LINE	---
EXISTING CONTOUR LINE	---
PROPOSED MASONRY RETAINING WALL PER PLAN	---

OWNER'S CERTIFICATE

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

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JIM AND JUNE SANSON
 622 GLENMONT DRIVE
 SOLANA BEACH, CA 92075

DECLARATION OF RESPONSIBLE CHARGE

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

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

EARTHWORK QUANTITIES:

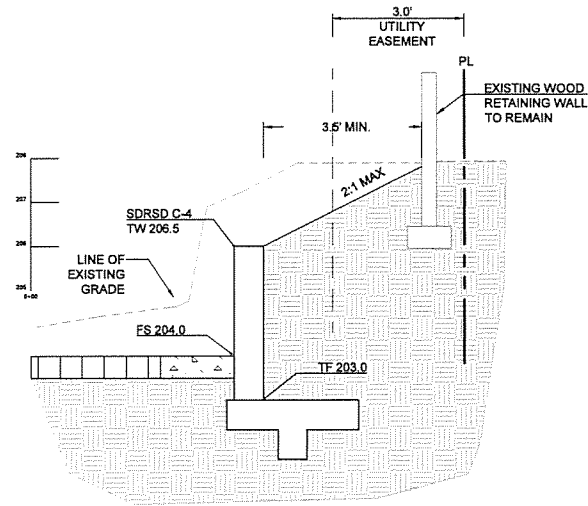
SITE GRADING (OUTSIDE OF STRUCTURE):
 CUT: 390 CY
 FILL: 70 CY

EXCAVATION FOR FOOTINGS: 11 CY
 REMOVAL & RECOMPACTION (UNDER STRUCTURE): 0 CY

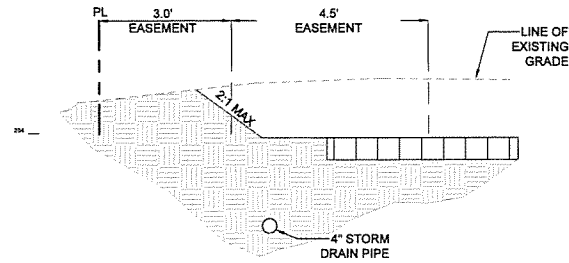
TOTAL GRADING (CUT AND FILL OUTSIDE & BELOW STRUCTURE): 471 CY

TOTAL EXPORT: 320 CY

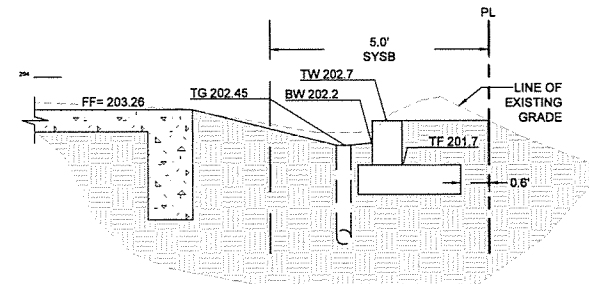
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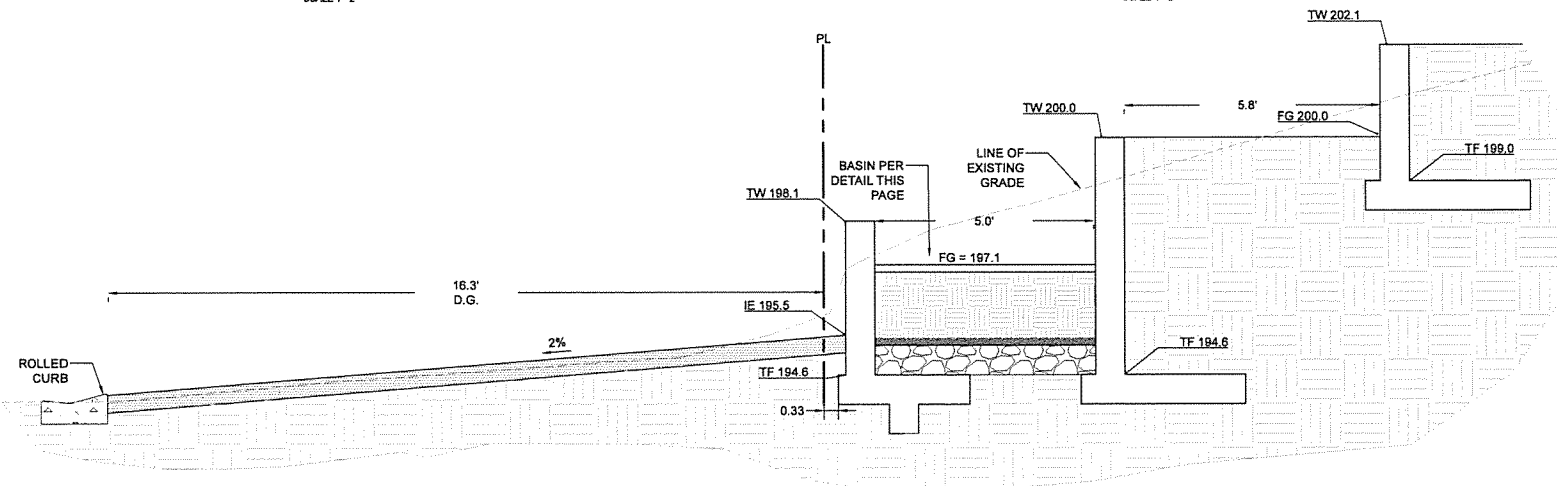
SECTION A-A
 SCALE 1"=2'



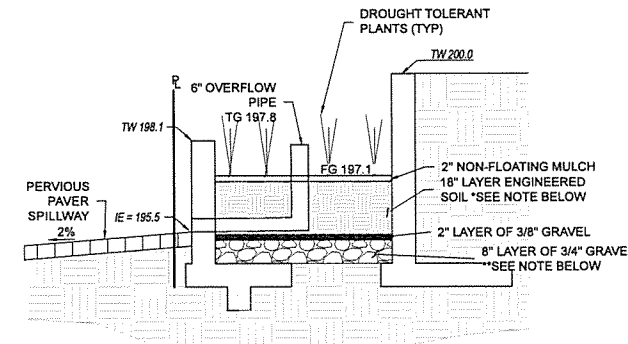
SECTION B-B
 SCALE 1"=2'



SECTION C-C
 SCALE 1"=2'

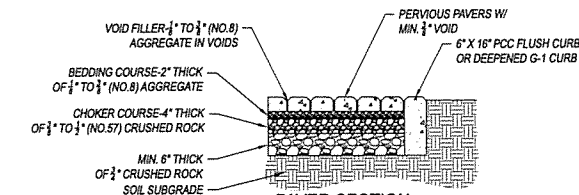


SECTION D-D
 SCALE 1"=2'



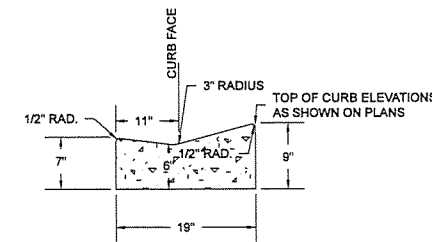
* BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 18" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-80% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL.

BIORETENTION DETAIL
 NOT TO SCALE

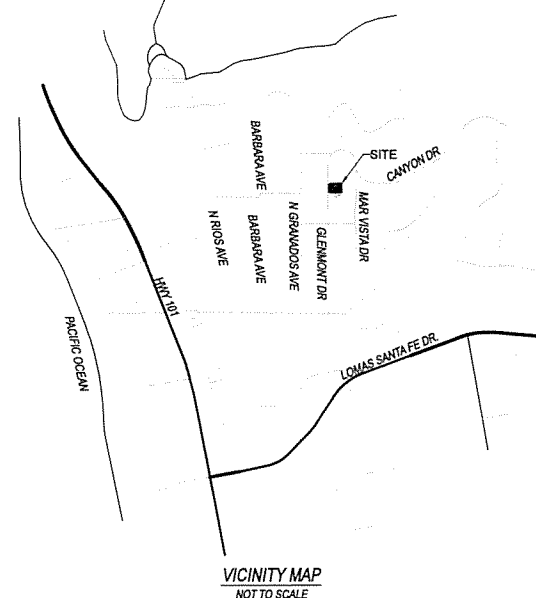


NOTE:
 -ALL AGGREGATE MUST BE CLEANWASHED AND FREE OF FINES (SAND, SILT, ETC.)
 -THE PAVERS SHALL NOT BE SEALED ONCE THE VOID FILLER HAS BEEN ADDED
 -EACH COURSE SHALL BE VIBRATORY COMPACTED BEFORE PLACEMENT OF NEXT COURSE
 -NO IMPERVIOUS LINER OR FILTER FABRIC IS TO BE USED
 -SPECIAL APPROVAL REQUIRED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

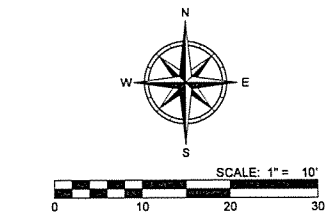
*CONSTRUCTION NOTE:
 -PAVERS TO BE COVERED AND PROTECTED DURING CONSTRUCTION



ROLLED CURB DETAIL

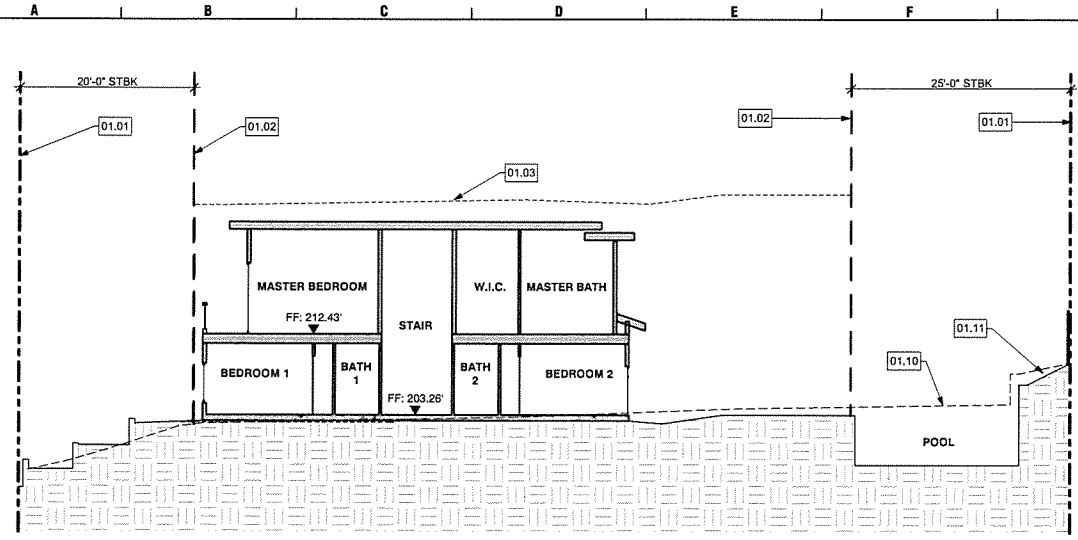


VICINITY MAP
 NOT TO SCALE

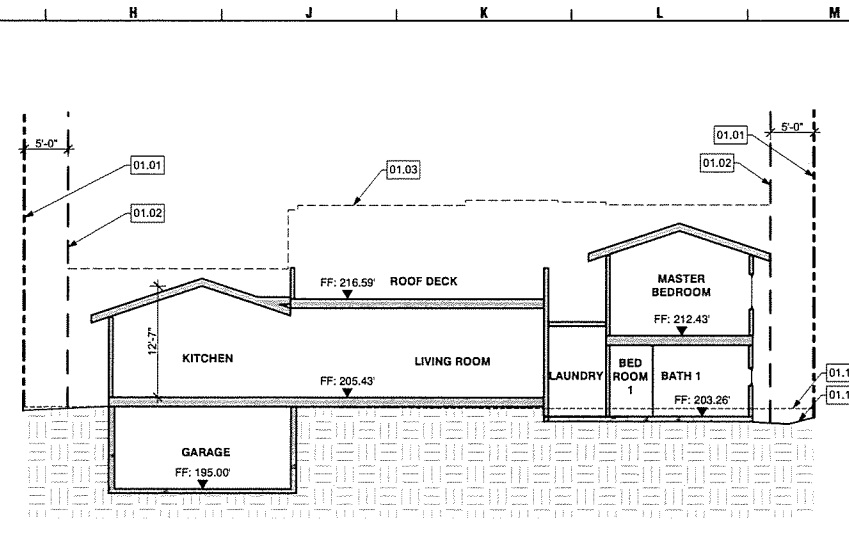


COASTAL COMMISSION PERMIT NO. _____

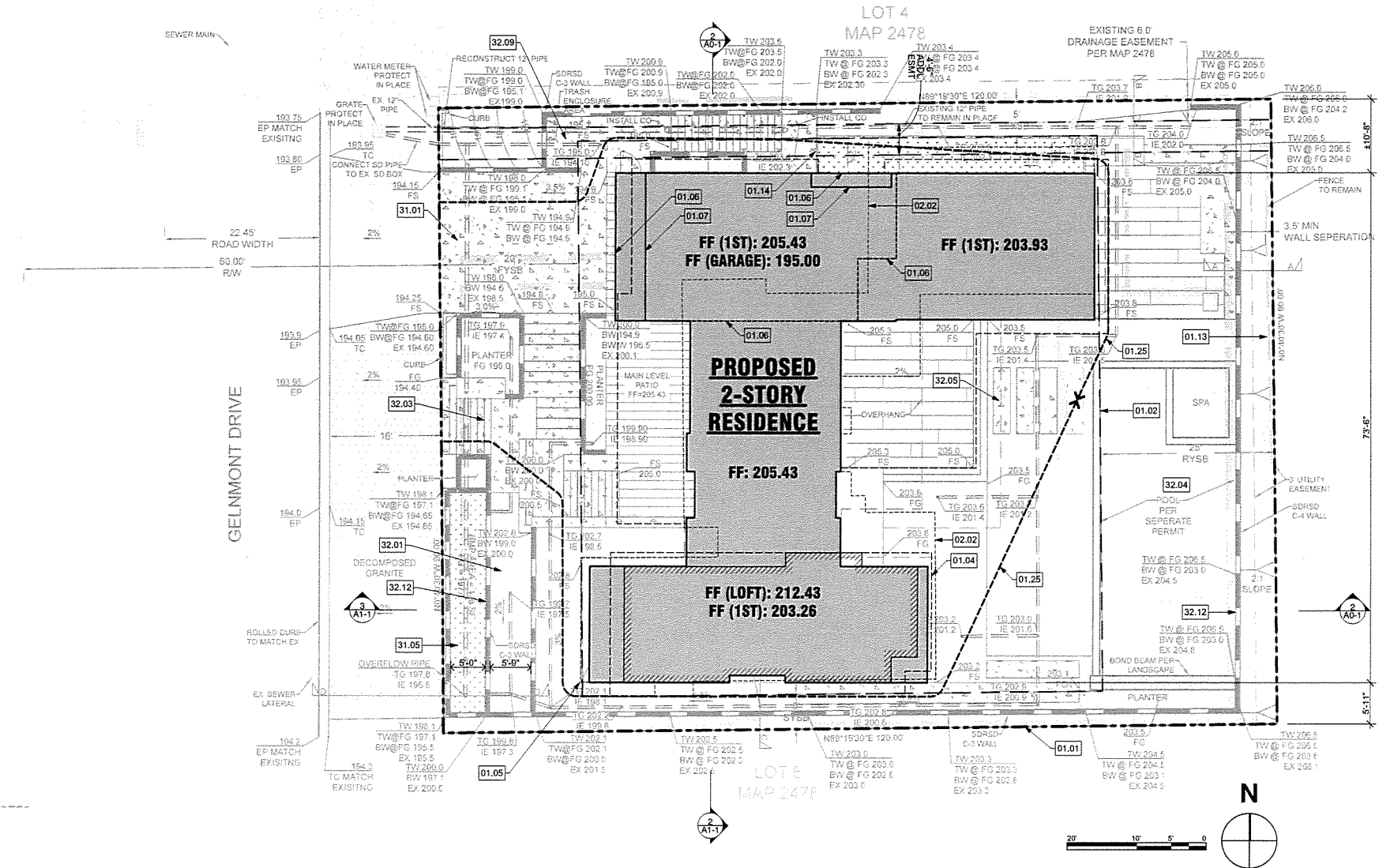
ENGINEER OF WORK	CITY APPROVED CHANGES	APPD DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCHMARK	CITY OF SOLANA BEACH	DRAWING NO.
By: _____ Date: _____ Name: <u>BRIAN ARDOLINO</u> R.C.E. <u>71651</u> Exp: <u>12/31/21</u>			By: _____ Review Engineer	By: _____, City Engineer R.C.E. _____ Date: _____ Exp: _____	DESCRIPTION: "ENC-43" PER SOLANA BEACH SURVEY CONTROL LOCATION: 0.2 MILE NORTH OF SOLANA VISTA DR ON THE E SIDE OF NB HWY 101 SET WEST OF CADDIS BY THE SEA SIGN RECORD FROM ROS NO. 18271 ELEV: 32.469 DATUM: NGVD 29	PRELIMINARY GRADING PLAN FOR: 622 GLENMONT DRIVE	SHEET 1 OF 2



3 SITE SECTION (E/W)
SCALE: 1" = 10'



2 SITE SECTION (N/S)
SCALE: 1" = 10'



1 SITE PLAN
SCALE: 1" = 10'

FIRE CONDITIONS

- ACCESS ROAD MINIMUM DIMENSIONS: FIRE APPARATUS ACCESS ROADS IDENTIFIED AS CIRCULATION ELEMENT ROADS AND AREAS WITHIN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET AND ALL OTHER ROADS SHALL BE NOT LESS THAN 20 FEET, CURB LINE TO CURB LINE. EXCEPTIONS: 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 AND PROVIDE A VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET AND 6 INCHES.
- OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: ALL ROADWAYS SHALL BE A MINIMUM OF 24 FEET IN WIDTH DURING CONSTRUCTION AND MAINTAINED FREE AND CLEAR, INCLUDING THE PARKING OF VEHICLES, IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND ENCINITAS FIRE DEPARTMENT.
- FIRE HYDRANTS AND FIRE FLOWS: THE APPLICANT SHALL PROVIDE FIRE HYDRANTS OF A TYPE, NUMBER, AND LOCATION SATISFACTORY TO THE SOLANA BEACH FIRE DEPARTMENT. A LETTER FROM THE WATER AGENCY SERVING THE AREA SHALL BE PROVIDED THAT STATES THE REQUIRED FIRE FLOW IS AVAILABLE. FIRE HYDRANTS SHALL BE OF A BRONZE TYPE. MULTI-FAMILY RESIDENTIAL OR INDUSTRIAL FIRE HYDRANTS SHALL HAVE TWO (2) 4" INCH AND TWO (2) 2 1/2" INCH NST OUTLETS. RESIDENTIAL FIRE HYDRANTS SHALL HAVE ONE (1) 4" INCH NST OUTLET, AND ONE (1) 2 1/2" INCH NST OUTLETS.
- 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 1/2" STROKE WIDTH FOR RESIDENTIAL BUILDINGS, 8" HIGH WITH A 1/2" 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.
- AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO-FAMILY DWELLINGS: STRUCTURES SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNER 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.
- FIRE RESISTIVE CONSTRUCTION REQUIREMENTS FOR WILDLAND/URBAN INTERFACE AREAS: STRUCTURES SHALL MEET ALL WILDLAND/URBAN INTERFACE STANDARDS TO THE SATISFACTION OF THE FIRE DEPARTMENT. STRUCTURES SHALL COMPLY WITH CURRENT CALIFORNIA BUILDING CODE CHAPTER 7A.
- CLASS "A" ROOF: ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO THE SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT.
- BASEMENT: ALL BASEMENTS SHALL BE DESIGNED AND EQUIPPED WITH EMERGENCY EXIT SYSTEMS CONSISTING OF OPERABLE WINDOWS, WINDOW WELLS OR EXIT DOOR THATS 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).

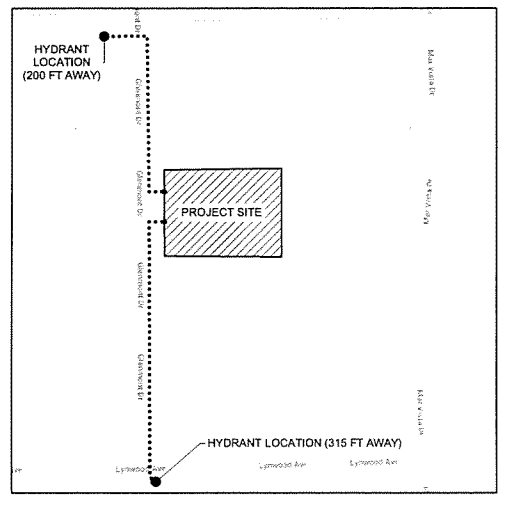
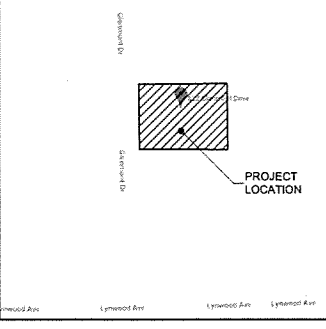
KEYNOTES - SITE PLAN

- 01.01 PROPERTY LINE
- 01.02 SETBACK LINE
- 01.03 25'-0" HEIGHT LIMIT
- 01.04 LINE OF ROOF ABOVE
- 01.05 REDUCTION OF EXISTING LEGAL NON-CONFORMING STRUCTURE
- 01.06 EXTENT OF BASEMENT LEVEL
- 01.07 LINE OF FIRST FLOOR
- 01.10 EXISTING GRADE
- 01.11 PROPOSED GRADE
- 01.13 EXISTING FENCE TO REMAIN
- 01.14 NEW FENCE (6 FT MAX HEIGHT)
- 01.25 150' HOSE PULL REACH
- 02.02 EXISTING BUILDING TO BE DEMOLISHED
- 31.01 DRIVEWAY PER CIVIL DRAWINGS
- 31.05 BMP BASIN PER CIVIL DRAWINGS
- 32.01 PLANTED AREA PER LANDSCAPE DRAWINGS
- 32.03 SITE STAIR PER LANDSCAPE DRAWINGS
- 32.04 POOL PER LANDSCAPE DRAWINGS
- 32.05 PAVERS PER LANDSCAPE DRAWINGS
- 32.09 TRASH ENCLOSURE PER LANDSCAPE DRAWINGS
- 32.12 RETAINING WALL PER CIVIL DRAWINGS

SITE PLAN LEGEND

- PROPOSED 1ST FLOOR
- PROPOSED 2ND FLOOR
- HARDSCAPE: CONCRETE
- HARDSCAPE: DECOMPOSED GRANITE
- HARDSCAPE: PAVERS
- LANDSCAPE

VICINITY MAP



4 FIRE HYDRANT DIAGRAM
NOT TO SCALE

SANSON ADDITION
 622 GLENMONT DRIVE SOLANA BEACH, CA 92075

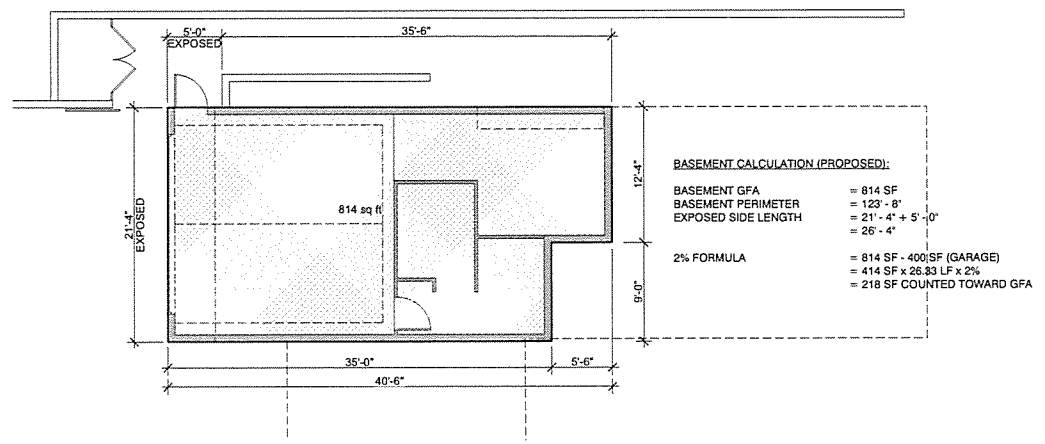


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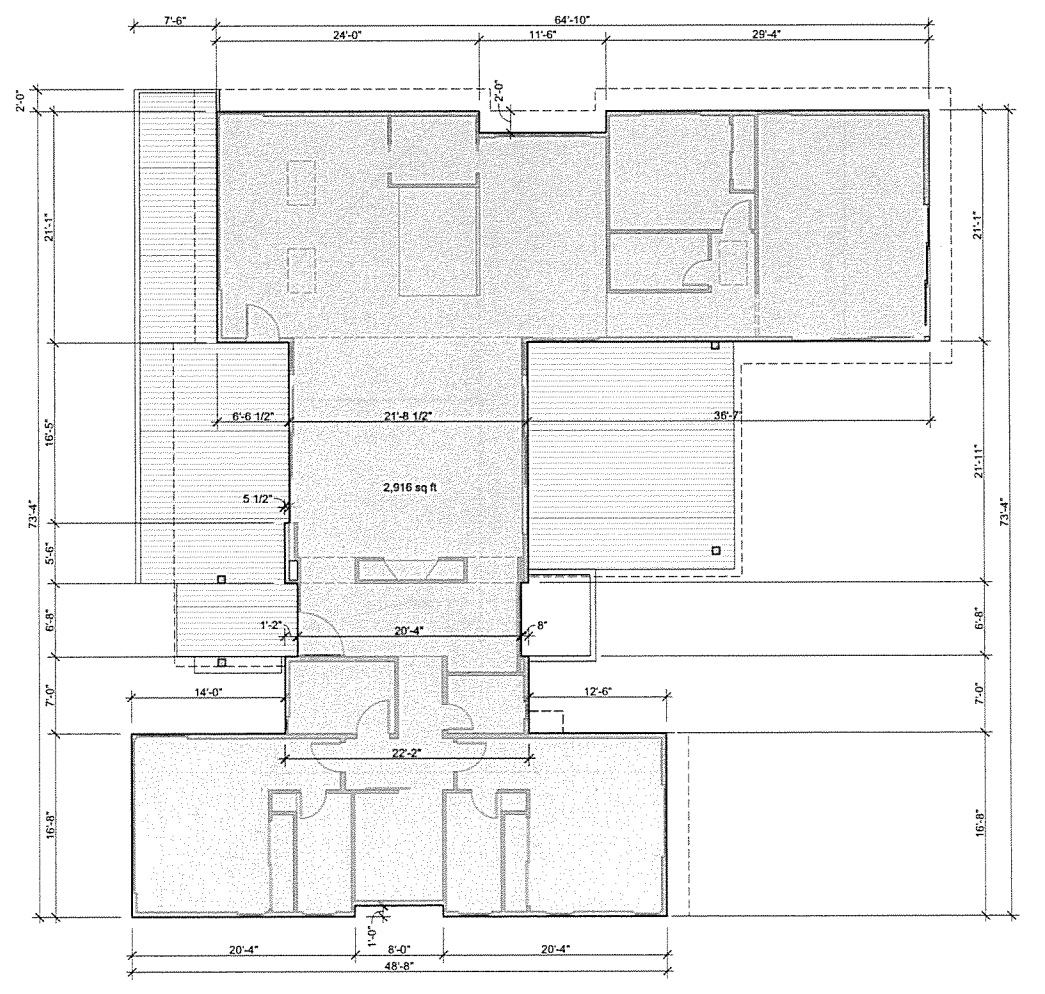
ARCHITECTURAL SITE PLAN

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03/03/2020	DRP SUBMITTAL 01
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08/20/2020	DRP SUBMITTAL 03
09/29/2020	STORYPOLE UPDATES

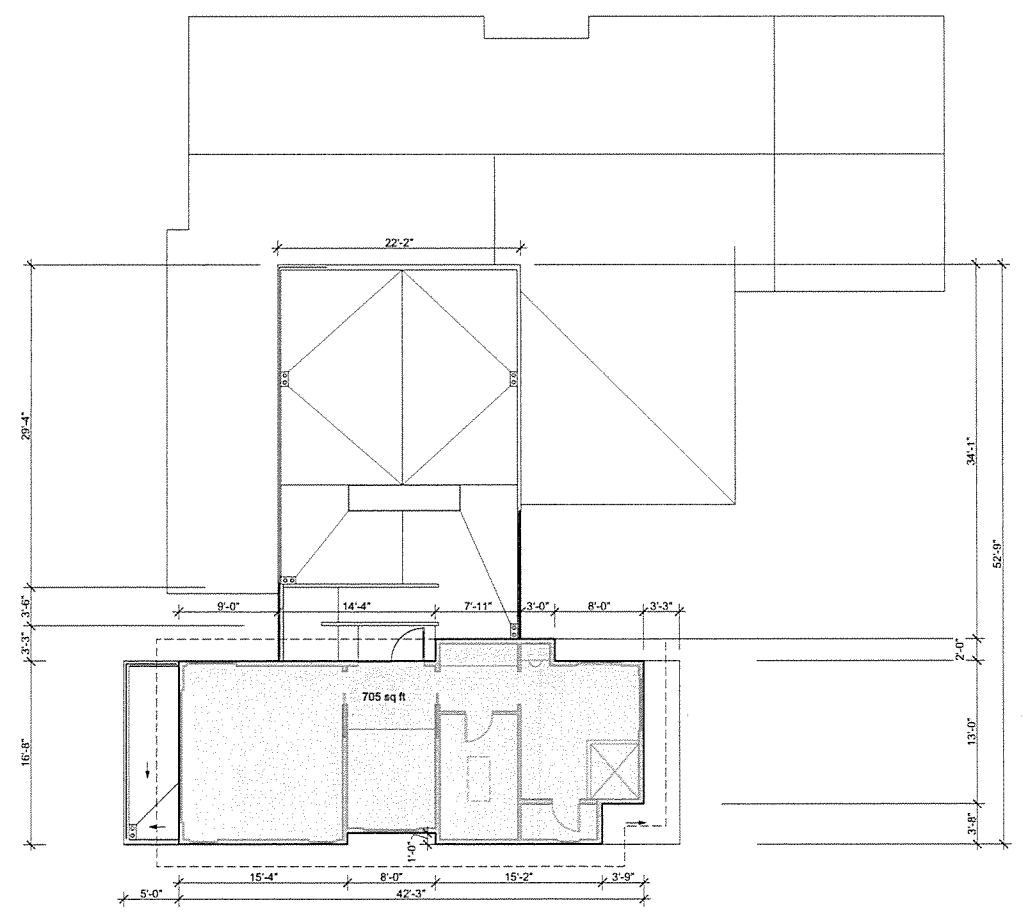
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A1-1



2 BASEMENT AREA DIAGRAM
 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR AREA DIAGRAM
 SCALE: 1/8" = 1'-0"



3 LOFT AREA DIAGRAM
 SCALE: 1/8" = 1'-0"

AREA TABULATION

LOT INFORMATION:

LOT SIZE: 10,800 SF
 FLOOR AREA RATIO: 0.50 (FIRST 6,000 SF)
 0.175 (FROM 6,001-15,000 SF)
 0.10 (FROM 15,001-20,000 SF)

ALLOWABLE GFA: 3,840 SF MAX

EXISTING AREA BREAKDOWN (TO BE DEMOLISHED):

EXISTING 2ND FLOOR: 385 SF
 EXISTING FIRST FLOOR: 2,442 SF
 SUBTOTAL: 2,827 SF

PROPOSED AREAS (NEW CONSTRUCTION):

BASEMENT CALCULATION

BASEMENT AREA = 814 SF
 BASEMENT PERIMETER = 123'-8"
 EXPOSED SIDE LENGTH = 21'-4" + 5'-0" = 26.33 LF
 2% FORMULA = 814 SF - 400 SF (GARAGE)
 = 414 SF x 26.33 LF x 2%
 = 218 SF COUNTED TOWARD GFA

AREAS INCLUDED TOWARD GFA

LOFT: 705 SF
 FIRST FLOOR: 2916 SF
 BASEMENT: 218 SF
 SUBTOTAL: 3,839 SF

AREAS NOT INCLUDED TOWARD GFA

ROOF DECK: 784 SF
 FRONT DECK: 554 SF
 REAR DECK: 390 SF
 SUBTOTAL: 1,728 SF

EARTHWORK INFORMATION:

CUT: 390 CY
 FILL: 70 CY
 EXPORT: 320 CY

LANDSCAPE INFORMATION:

	EXISTING	PROPOSED
NON-LANDSCAPED AREA:	3,562.0	3,710.0
NON-IRRIGATED LANDSCAPE:	91.0	638.0
IRRIGATED LANDSCAPE:	4,690.0	2,503.0
WATER FEATURES:	0.0	1,104.0
DECORATIVE HARDSCAPE:	2,460.0	2,848.0
TOTAL LOT AREA		10,803 SF

AREA OF WORK

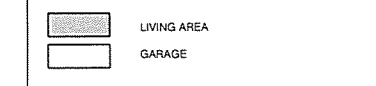
IRRIGATED LANDSCAPE: 2,503.0
 WATER FEATURES: 1,104.0
 DECORATIVE HARDSCAPE: 2,848.0

AGGREGATE LANDSCAPE AREA: 6,455.0 SF

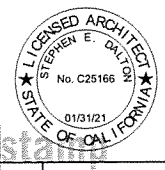
GENERAL NOTES

1. ALL DIMENSIONS ARE MEASURED TO THE EXTERIOR OF WALL SURFACES

FLOOR AREA LEGEND



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 622 GLENMONT DRIVE SOLANA BEACH, CA 92075



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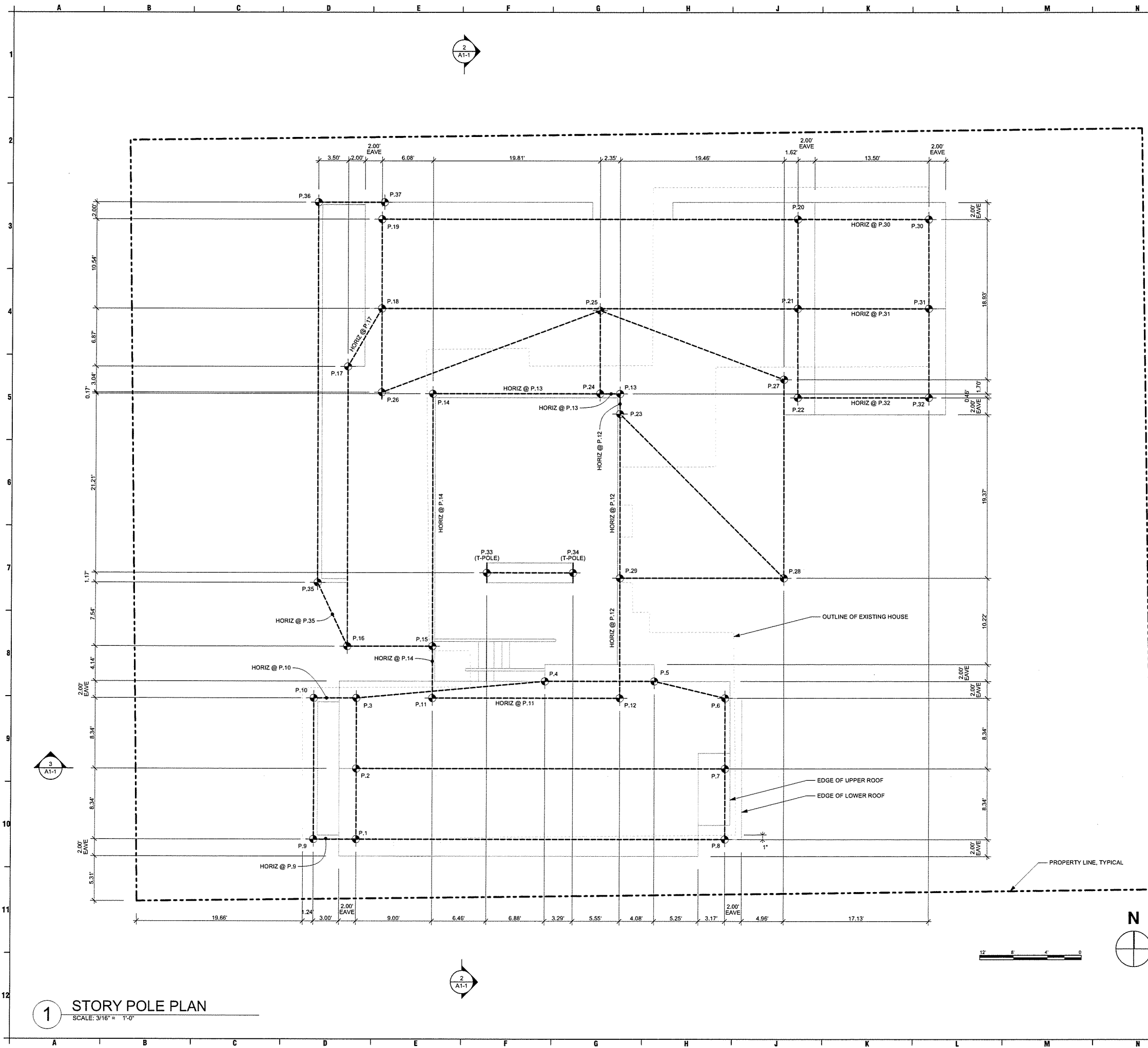
AREA DIAGRAMS
 sda ARCHITECTS

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STORY POLES					
POLE #	POLE TOP	EXIST GRADE (EG)	PROP GRADE (PG)	C/F LENGTH	HT FRM LOWEST EX(FIN)
1	222.72	220.86	202.30	1.86	20.42
2	216.26	-	-	-	-
3	225.50	220.90	202.55	4.60	22.95
4	222.72	220.86	202.80	1.86	19.92
5	216.26	-	-	-	-
6	222.06	220.92	202.59	1.14	19.47
7	222.06	214.84	202.59	7.22	19.47
8	222.72	214.12	202.59	8.60	20.13
9	225.50	214.15	202.59	11.35	22.91
10	222.72	214.06	202.59	8.66	20.13
11	216.26	220.46	202.30	-4.20	13.96
12	216.26	220.46	202.80	-4.20	13.46
13	220.43	221.55	202.80	-1.12	17.63
14	220.43	215.20	203.80	5.23	16.63
15	220.43	215.07	204.76	5.36	15.67
16	220.43	214.40	204.76	6.03	15.67
17	216.68	214.41	202.80	2.27	13.88
18	215.42	202.86	202.80	12.56	12.62
19	209.26	-	-	-	-
20	215.42	201.90	194.33	13.52	21.09
21	219.24	202.24	194.33	17.00	24.91
22	215.42	-	-	-	-
23	215.72	202.35	194.33	13.37	21.39
24	215.72	213.24	203.26	2.48	12.46
25	214.22	-	-	-	-
26	219.24	213.32	203.26	5.92	15.98
27	217.74	-	-	-	-
28	215.72	204.82	203.26	10.90	12.46
29	214.22	-	-	-	-
30	218.86	215.06	204.76	3.80	14.10
31	219.16	215.22	204.76	3.94	14.40
32	219.16	203.78	204.76	14.40	15.38
33	215.93	202.08	204.76	11.17	13.85
34	216.43	204.99	203.26	11.44	13.17
35	216.43	204.85	203.26	11.58	13.17
36	216.43	215.04	203.26	1.39	13.17
37	214.22	215.20	203.26	-0.98	10.96
38	217.74	215.23	203.26	2.51	14.48
39	214.22	204.29	203.26	9.93	10.96
40	220.43	214.89	204.76	5.54	15.67
41	220.43	215.65	204.76	4.78	15.67
42	209.26	201.37	203.26	6.00	7.89
43	209.26	200.57	194.33	8.69	14.93
44	209.26	202.08	194.33	7.18	14.93

project title
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1 STORY POLE PLAN
 SCALE: 3/16" = 1'-0"



1. VIEW TO NORTHEAST FROM FRONT OF HOUSE



4. VIEW TO NORTHEAST FROM REAR YARD



2. VIEW TO EAST FROM FRONT OF HOUSE



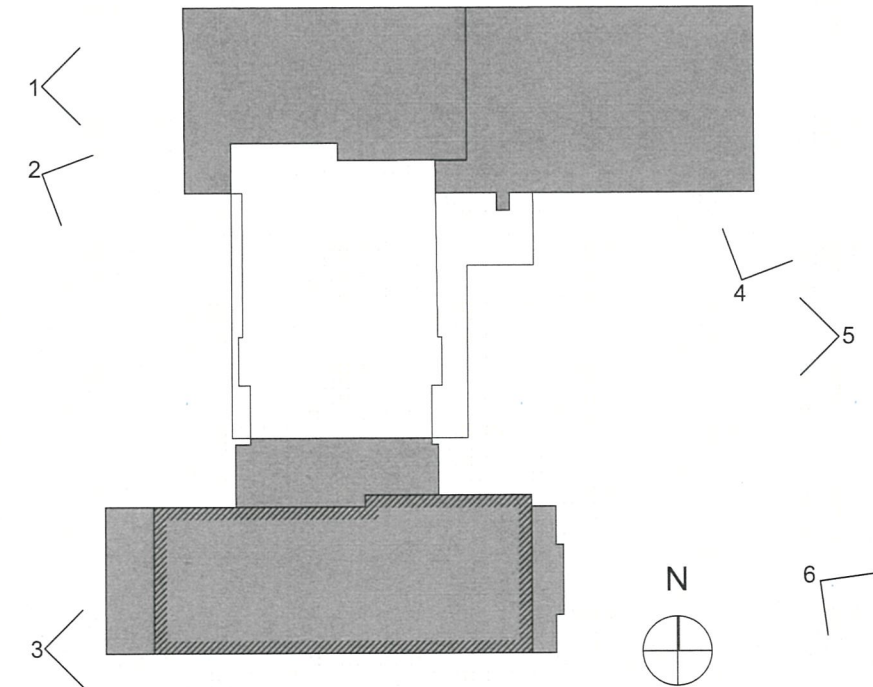
5. VIEW TO WEST FROM REAR YARD



3. VIEW TO SOUTHEAST FROM FRONT OF HOUSE



6. VIEW TO SOUTH EAST FROM REAR YARD



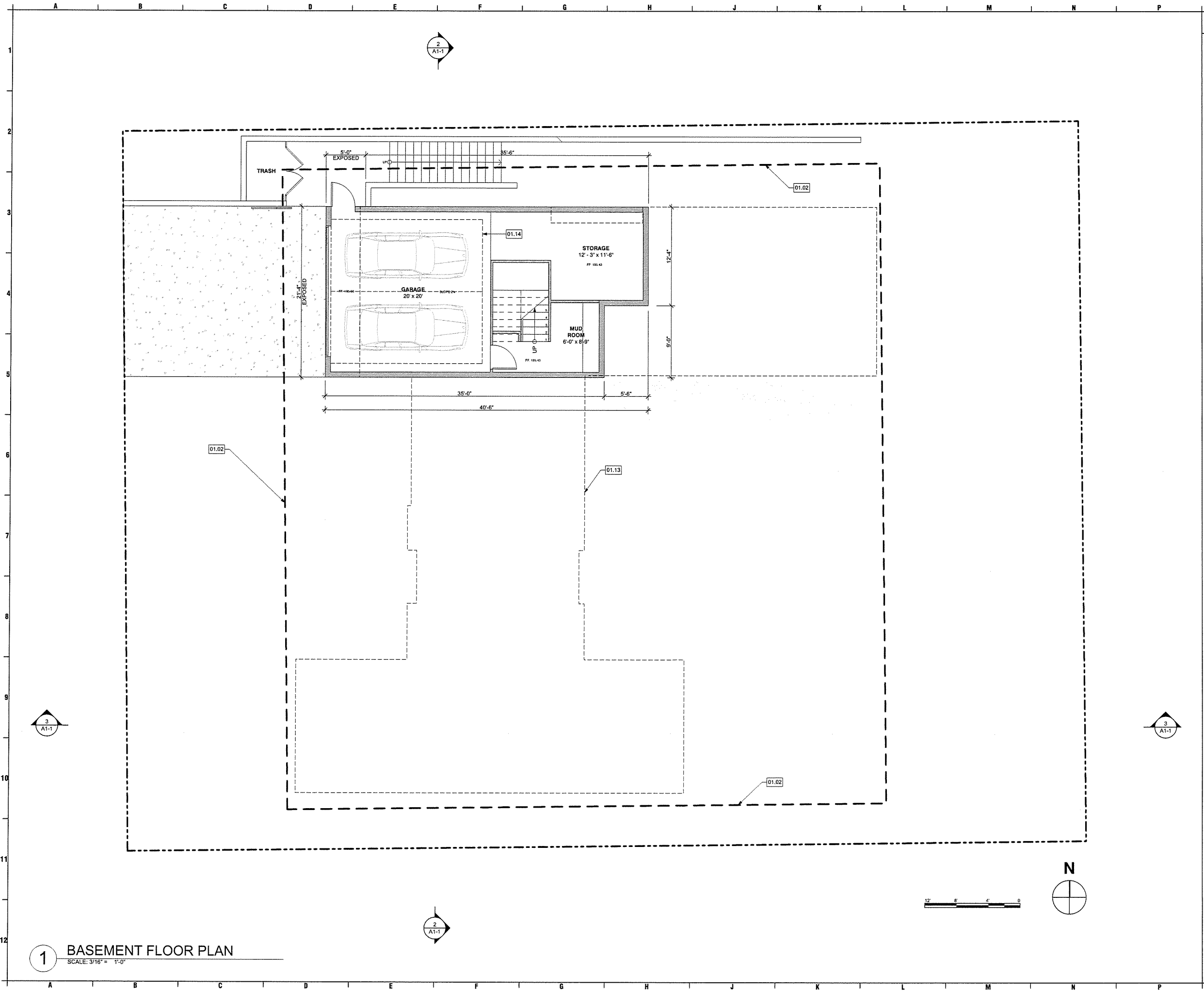
project title
SANSON ADDITION
 622 GLENMONT DRIVE SOLANA BEACH, CA 92075



SITE PHOTOS
spa ARCHITECTS
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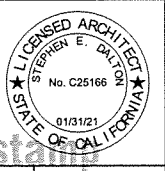
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A1-4



- KEYNOTES - FLOOR PLANS**
- 01.01 PROPERTY LINE
 - 01.02 SETBACK LINE
 - 01.05 LINE OF ROOF ABOVE
 - 01.13 LINE OF WALL ABOVE
 - 01.14 9'-0" x 19'-0" PARKING SPACE
 - 01.20 LINE OF CEILING CHANGE
 - 05.01 GLASS GUARDRAIL

project title

SANSON ADDITION
 622 GLENMONT DRIVE SOLANA BEACH, CA 92075



BASEMENT FLOOR PLAN
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job no. **1918**

date

- 03/03/2020
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- 07/02/2020
DRP SUBMITTAL 02
- 08/20/2020
DRP SUBMITTAL 03
- 09/29/2020
STORYPOLE UPDATES

sheet
A2-1

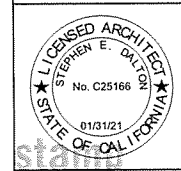
1 BASEMENT FLOOR PLAN
 SCALE: 3/16" = 1'-0"

KEYNOTES - FLOOR PLANS

- 01.01 PROPERTY LINE
- 01.02 SETBACK LINE
- 01.05 LINE OF ROOF ABOVE
- 01.13 LINE OF WALL ABOVE
- 01.14 9'-0" x 19'-0" PARKING SPACE
- 01.20 LINE OF CEILING CHANGE
- 05.01 GLASS GUARDRAIL

project title

SANSON ADDITION
622 GLENMONT DRIVE SOLANA BEACH, CA 92075



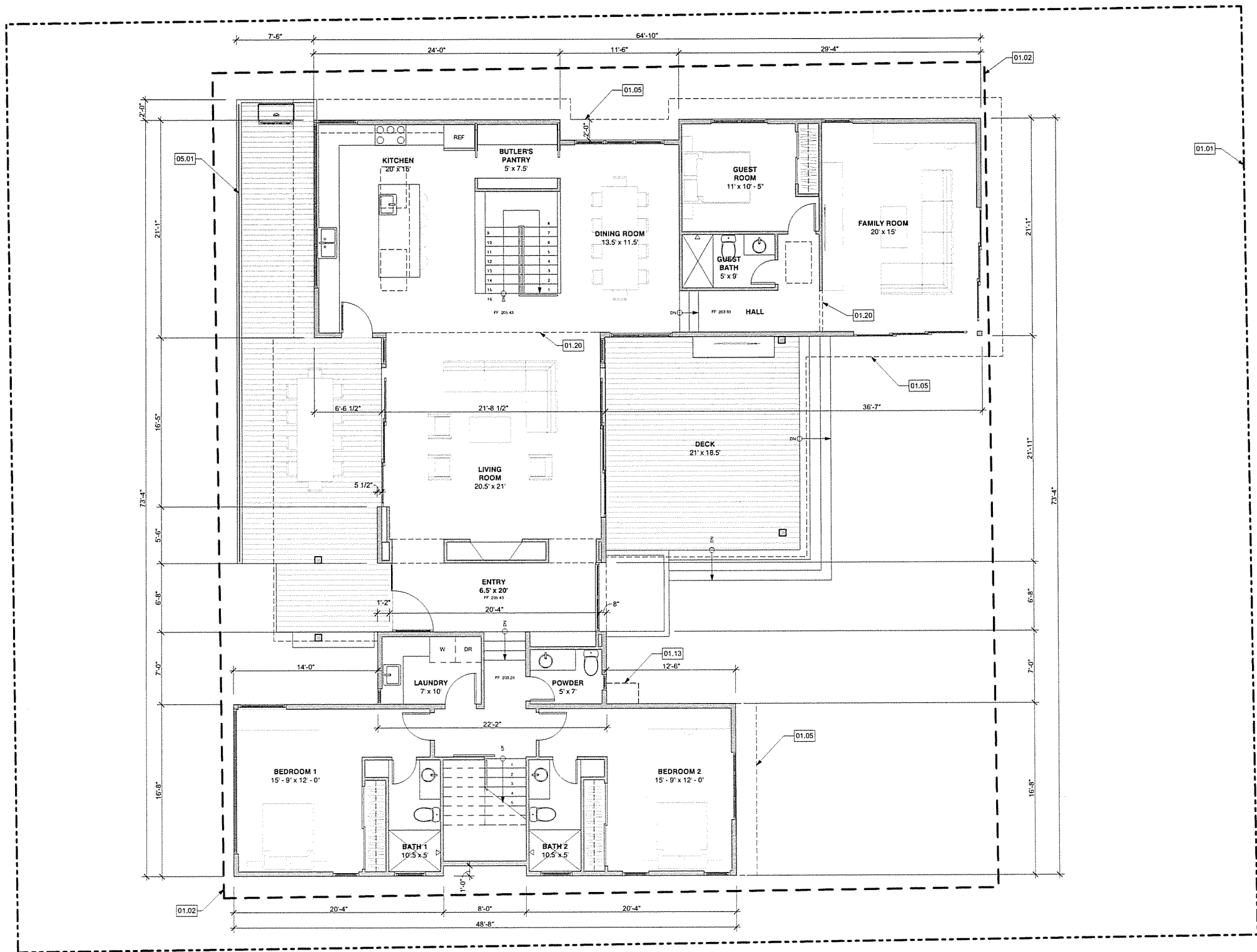
FIRST FLOOR PLAN

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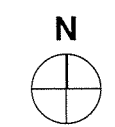


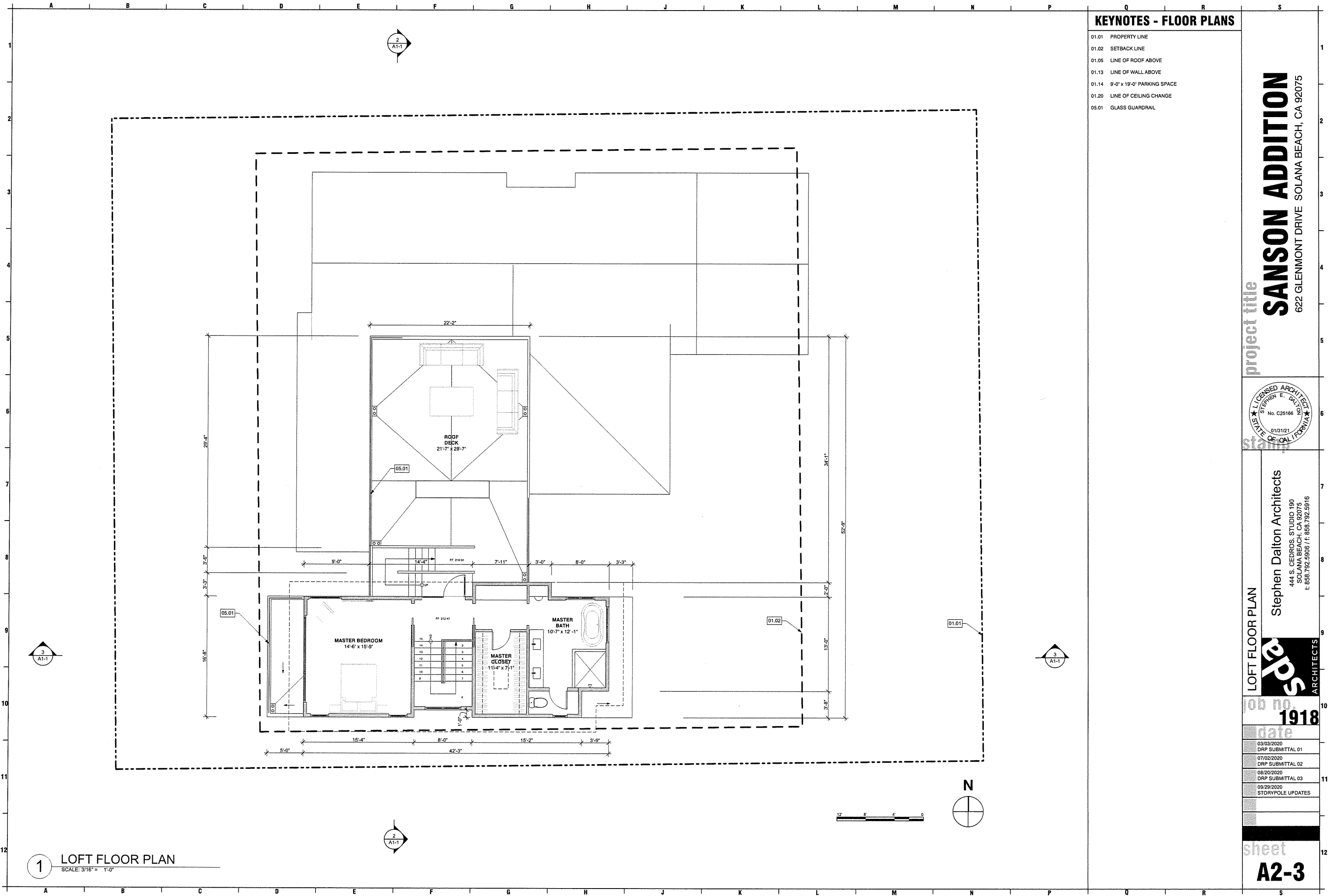
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08/20/2020	DRP SUBMITTAL 03
09/29/2020	STORYPOLE UPDATES

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A2-2



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"





KEYNOTES - FLOOR PLANS

- 01.01 PROPERTY LINE
- 01.02 SETBACK LINE
- 01.05 LINE OF ROOF ABOVE
- 01.13 LINE OF WALL ABOVE
- 01.14 9'-0" x 15'-0" PARKING SPACE
- 01.20 LINE OF CEILING CHANGE
- 05.01 GLASS GUARDRAIL

project title

SANSON ADDITION
622 GLENMONT DRIVE SOLANA BEACH, CA 92075



LOFT FLOOR PLAN

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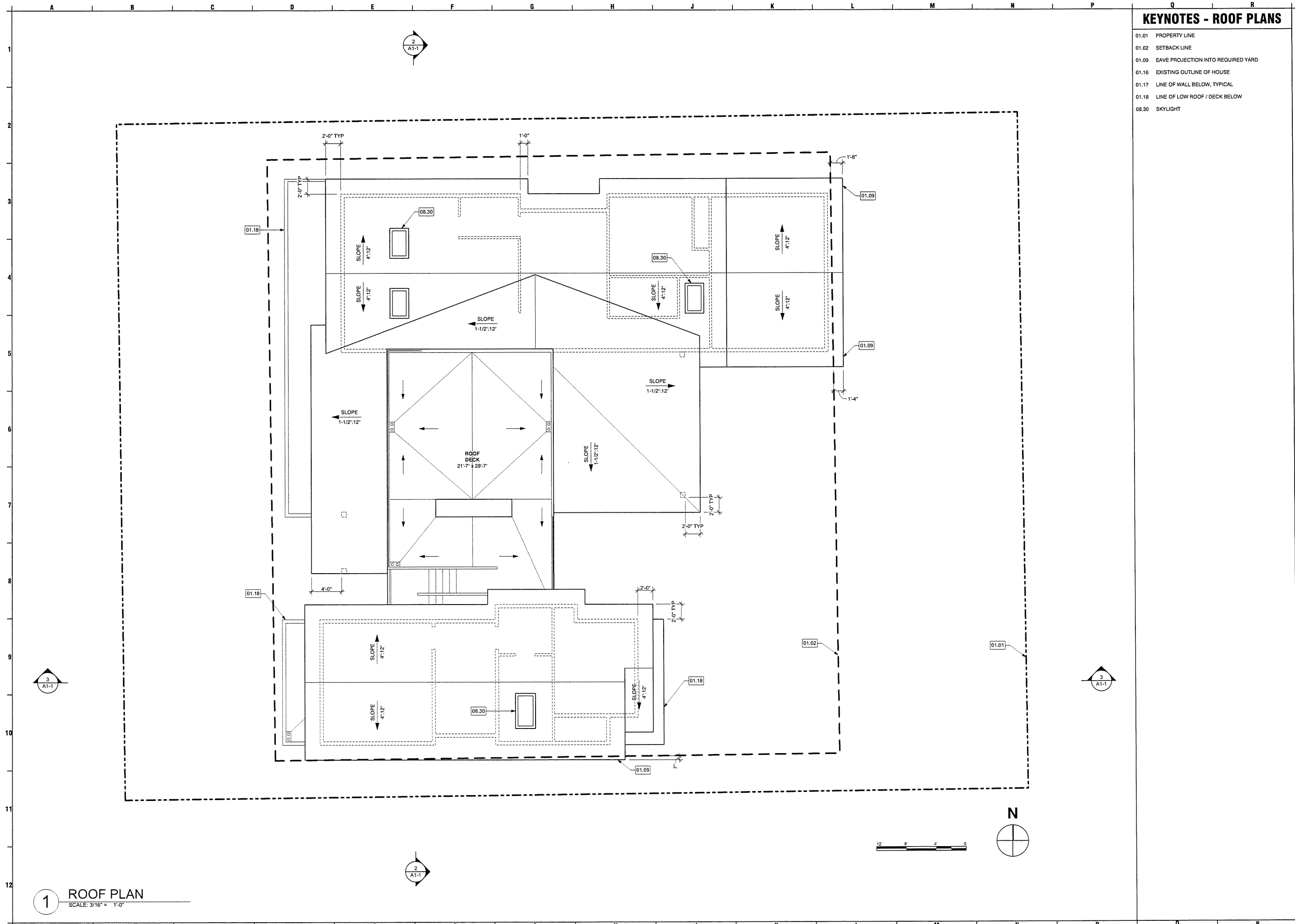


job no. 1918

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08/20/2020	DRP SUBMITTAL 03
09/29/2020	STORYPOLE UPDATES

sheet
A2-3

1 LOFT FLOOR PLAN
SCALE: 3/16" = 1'-0"

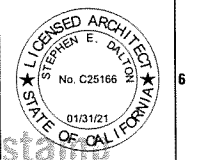


KEYNOTES - ROOF PLANS

- 01.01 PROPERTY LINE
- 01.02 SETBACK LINE
- 01.09 EAVE PROJECTION INTO REQUIRED YARD
- 01.16 EXISTING OUTLINE OF HOUSE
- 01.17 LINE OF WALL BELOW, TYPICAL
- 01.18 LINE OF LOW ROOF / DECK BELOW
- 08.30 SKYLIGHT

project title

SANSON ADDITION
622 GLENMONT DRIVE SOLANA BEACH, CA 92075



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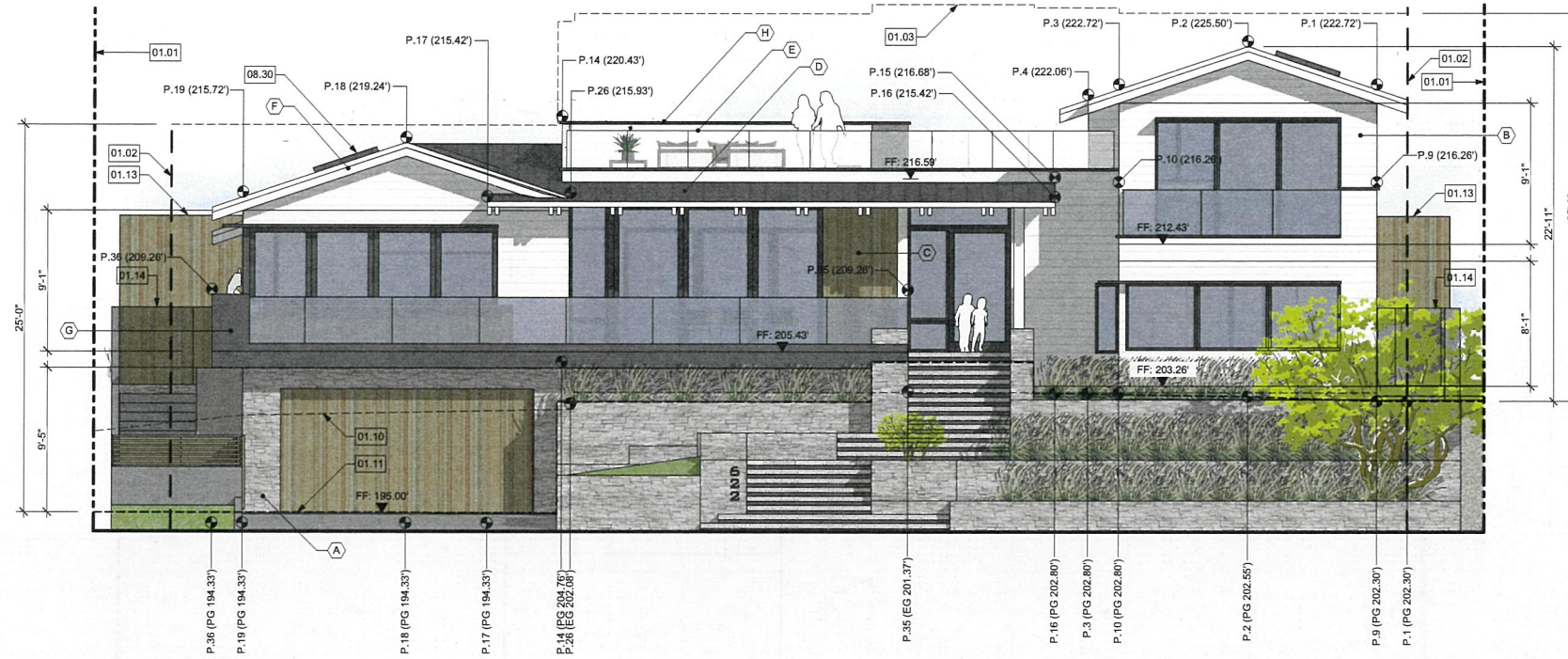
ROOF PLAN
sda
ARCHITECTS

job no.
1918

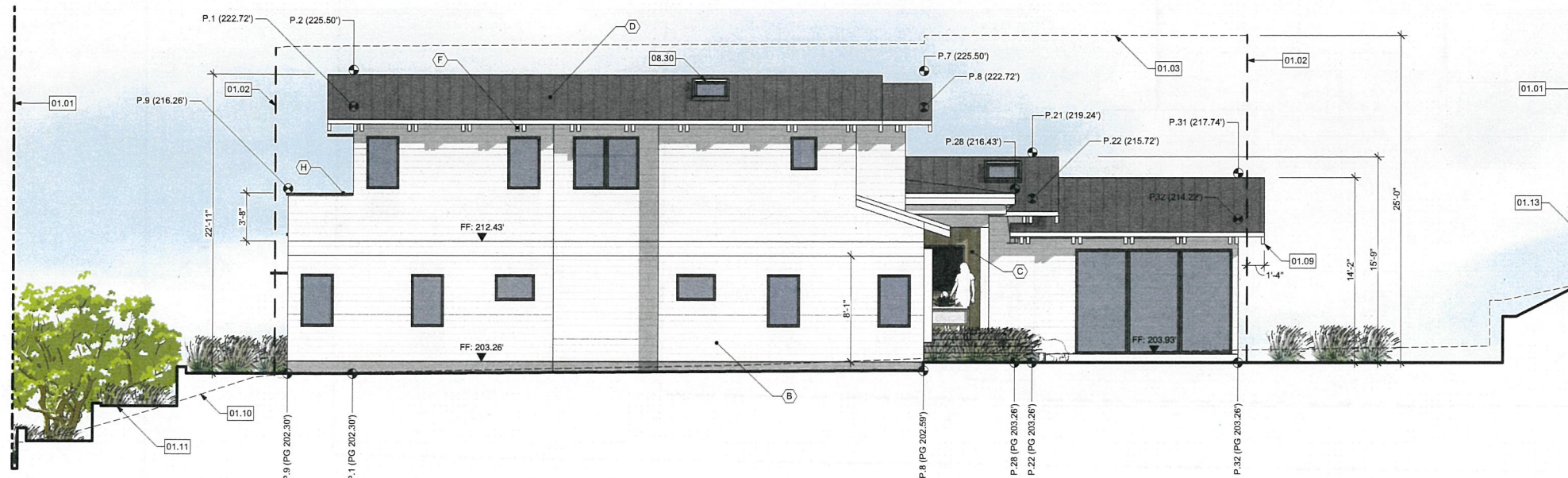
date
03/03/2020 DRP SUBMITTAL 01
07/02/2020 DRP SUBMITTAL 02
08/20/2020 DRP SUBMITTAL 03
09/29/2020 STORYPOLE UPDATES

sheet
A2-4

1 ROOF PLAN
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

KEYNOTES - ELEVATIONS

- 01.01 PROPERTY LINE
- 01.02 SETBACK LINE
- 01.03 HEIGHT LIMIT
- 01.09 EAVE PROJECTION INTO REQUIRED YARD
- 01.10 EXISTING GRADE
- 01.11 PROPOSED GRADE
- 01.12 BUILDING PROFILE BEYOND HEIGHT LIMIT CUT LINE
- 01.13 EXISTING FENCE TO REMAIN
- 01.14 NEW FENCE (6 FT MAX HEIGHT)
- 08.30 SKYLIGHT

STORY POLES

POLE #	POLE TOP	EXIST GRADE (EG)	PROP GRADE (PG)	C/F LENGTH	HT FRM LOWEST (EX/FIN)
1	222.72	220.86	202.30	1.86	20.42
-	216.26	-	-	-	-
2	225.50	220.90	202.55	4.60	22.95
3	222.72	220.86	202.80	1.86	19.92
-	216.26	-	-	-	-
4	222.06	220.92	202.59	1.14	19.47
5	222.06	214.84	202.59	7.22	19.47
6	222.72	214.12	202.59	8.60	20.13
7	225.50	214.15	202.59	11.35	22.91
8	222.72	214.06	202.59	8.66	20.13
9	216.26	220.46	202.30	-4.20	13.96
10	216.26	220.46	202.80	-4.20	13.46
11	220.43	221.55	202.80	-1.12	17.63
12	220.43	215.20	203.80	5.23	16.63
13	220.43	215.07	204.76	5.36	15.67
14	220.43	214.40	204.76	6.03	15.67
15	216.68	214.41	202.80	2.27	13.88
16	215.42	202.86	202.80	12.56	12.62
-	209.26	-	-	-	-
17	215.42	201.90	194.33	13.52	21.09
-	215.42	-	-	-	-
18	219.24	202.24	194.33	17.00	24.91
-	215.42	-	-	-	-
19	215.72	202.35	194.33	13.37	21.39
20	215.72	213.24	203.26	2.48	12.46
-	214.22	-	-	-	-
21	219.24	213.32	203.26	5.92	15.98
-	214.22	-	-	-	-
22	215.72	204.82	203.26	10.90	12.46
-	214.22	-	-	-	-
23	218.86	215.06	204.76	3.80	14.10
24	219.16	215.22	204.76	3.94	14.40
25	219.16	203.78	204.76	14.40	15.38
26	215.99	202.08	204.76	11.17	13.85
27	216.43	204.99	203.26	11.44	13.17
28	216.43	204.85	203.26	11.58	13.17
29	216.43	215.04	203.26	1.39	13.17
30	214.22	215.20	203.26	-0.98	10.96
31	217.74	215.23	203.26	2.51	14.48
32	214.22	204.29	203.26	9.93	10.96
33	220.43	214.89	204.76	5.54	15.67
34	220.43	215.65	204.76	4.78	15.67
35	209.26	201.37	203.26	6.00	7.89
36	209.26	200.57	194.33	8.69	14.93
37	209.26	202.08	194.33	7.18	14.93

EXT. FINISH SCHEDULE

MARK	ELEMENT	DESCRIPTION
(A)	STONE VENEER	ROUGH FACED PROFILE
(B)	SIDING	PAINTED WOOD (WHITE; HORIZONTAL)
(C)	SIDING	CEDAR (CLEAR STAIN; VERTICAL)
(D)	ROOFING	STANDING SEAM METAL
(E)	GUARDRAIL	GLASS
(F)	RAFTER TAIL	PAINTED WHITE
(G)	BRAKE METAL	BLACK
(H)	COPING CAP	BLACK

project title

SANSON ADDITION
622 GLENMONT DRIVE SOLANA BEACH, CA 92075



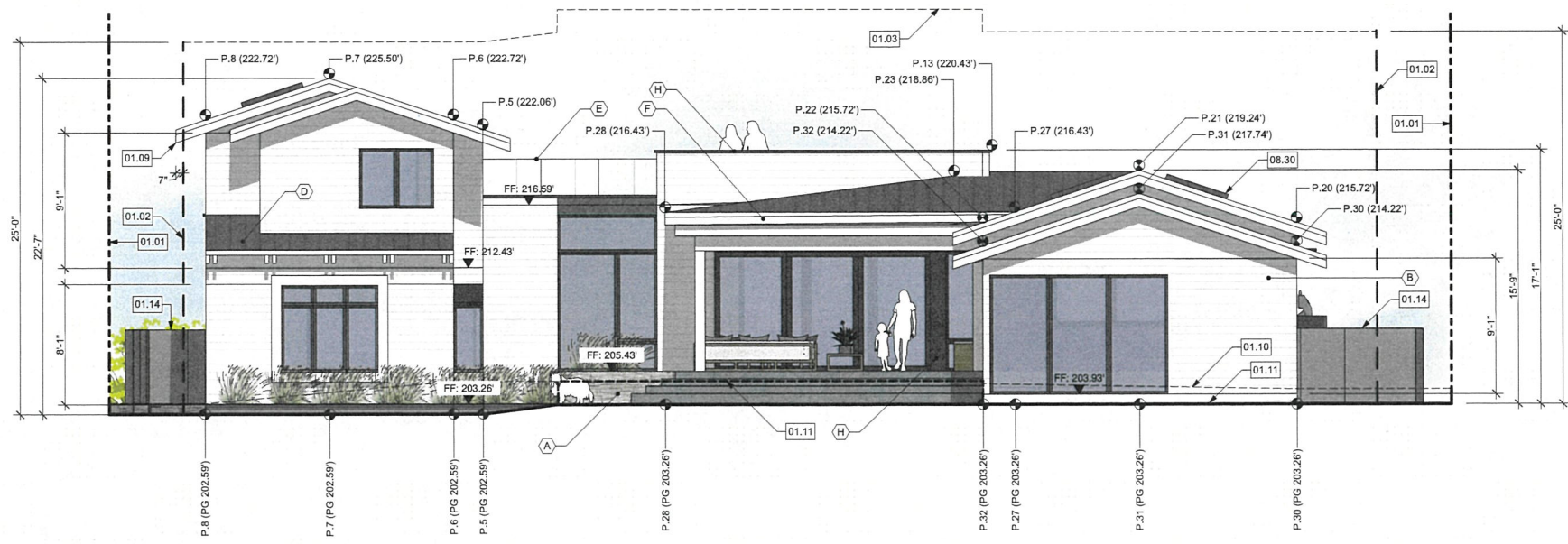
Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 f: 858.792.5916

EXTERIOR ELEVATIONS

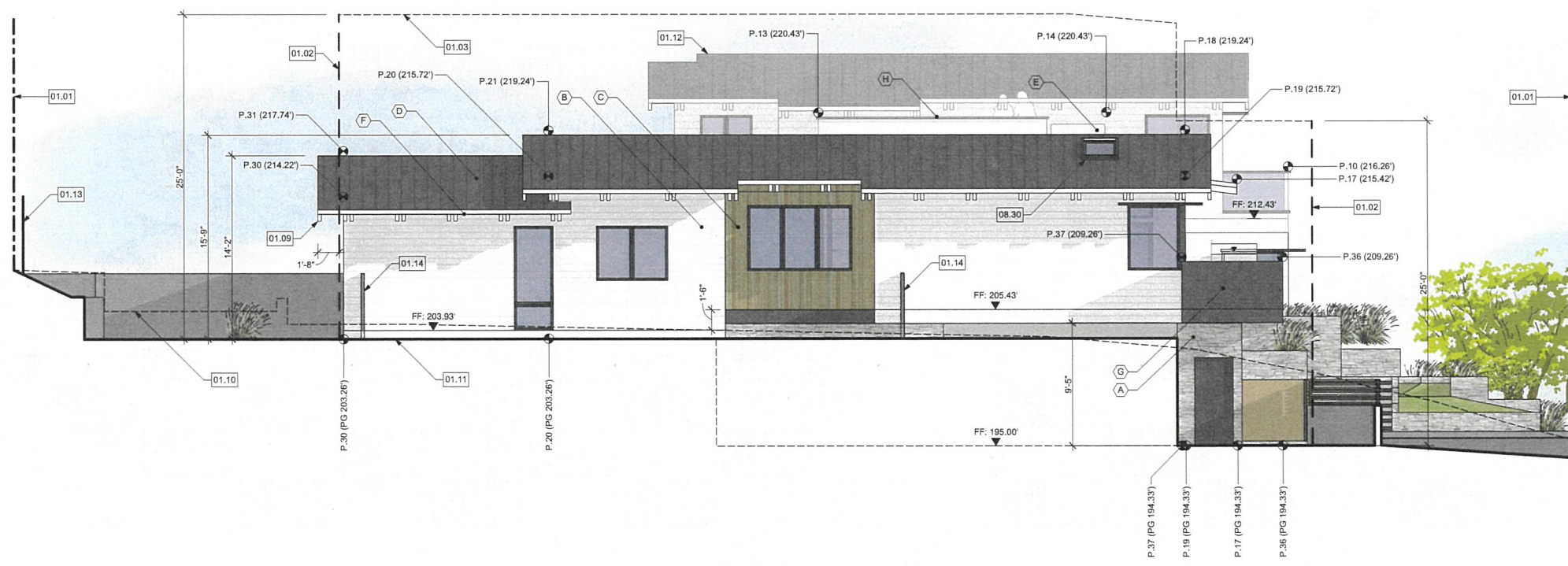
job no. **1918**
date

- 03/03/2020 DRP SUBMITTAL 01
- 07/02/2020 DRP SUBMITTAL 02
- 08/20/2020 DRP SUBMITTAL 03
- 09/29/2020 STORYPOLE UPDATES

sheet **A3-1**



3 EAST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"

KEYNOTES - ELEVATIONS

- 01.01 PROPERTY LINE
- 01.02 SETBACK LINE
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- 01.14 NEW FENCE (6 FT MAX HEIGHT)
- 08.30 SKYLIGHT

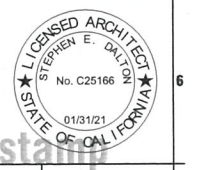
STORY POLES

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EXT. FINISH SCHEDULE

MARK	ELEMENT	DESCRIPTION
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B	SIDING	PAINTED WOOD (WHITE; HORIZONTAL)
C	SIDING	CEDAR (CLEAR STAIN; VERTICAL)
D	ROOFING	STANDING SEAM METAL
E	GUARDRAIL	GLASS
F	RAFTER TAIL	PAINTED WHITE
G	BRAKE METAL	BLACK
H	COPING CAP	BLACK

project title



Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
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t: 858.792.5906 / f: 858.792.5916

job no. **1918**

date
03/03/2020
07/02/2020
08/20/2020
09/29/2020

sheet **A3-2**

SANSON ADDITION
622 GLENMONT DRIVE SOLANA BEACH, CA 92075



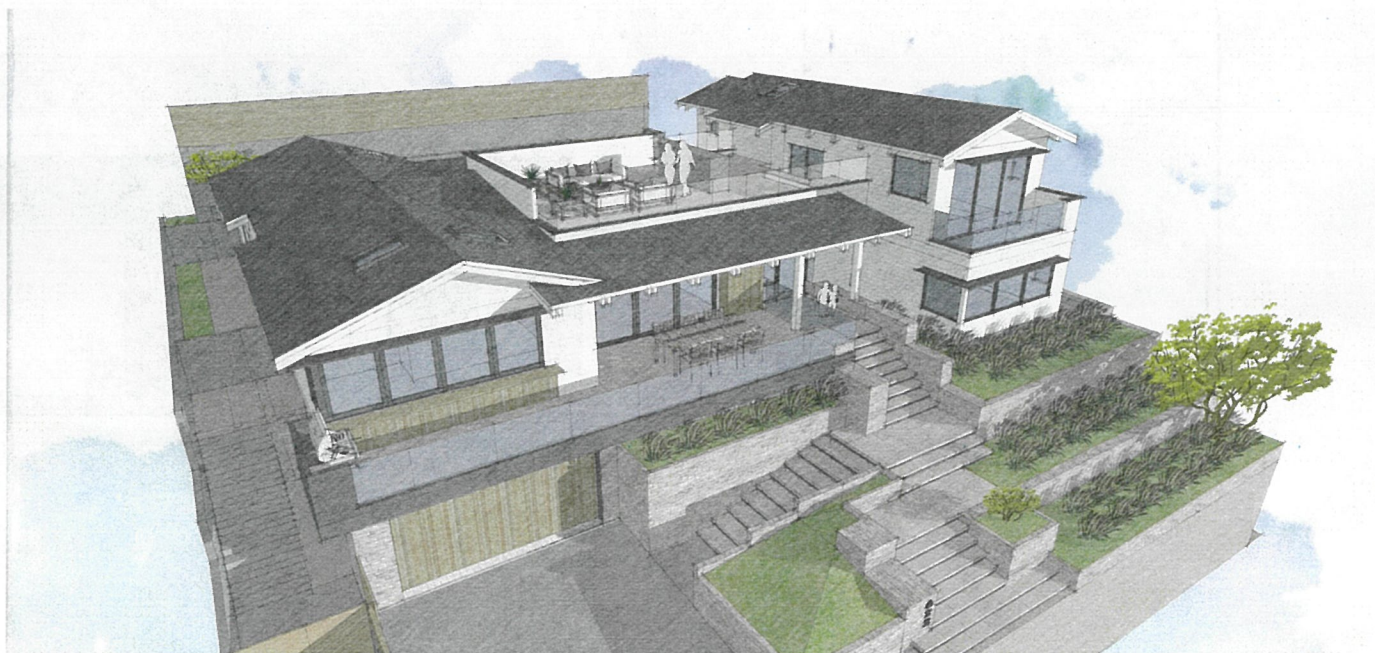
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NOT TO SCALE



2 PERSPECTIVE - FRONT SW
NOT TO SCALE



3 PERSPECTIVE - BACKYARD
NOT TO SCALE



4 PERSPECTIVE - AERIAL
NOT TO SCALE

project title
SANSON ADDITION
622 GLENMONT DRIVE SOLANA BEACH, CA 92075



PERSPECTIVE VIEWS
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SOLANA BEACH, CA 92075
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sapa
ARCHITECTS

job no.
1918

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DRP SUBMITTAL 02
08/20/2020
DRP SUBMITTAL 03
09/29/2020
STORYPOLE UPDATES

sheet
A3-3

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

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

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

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

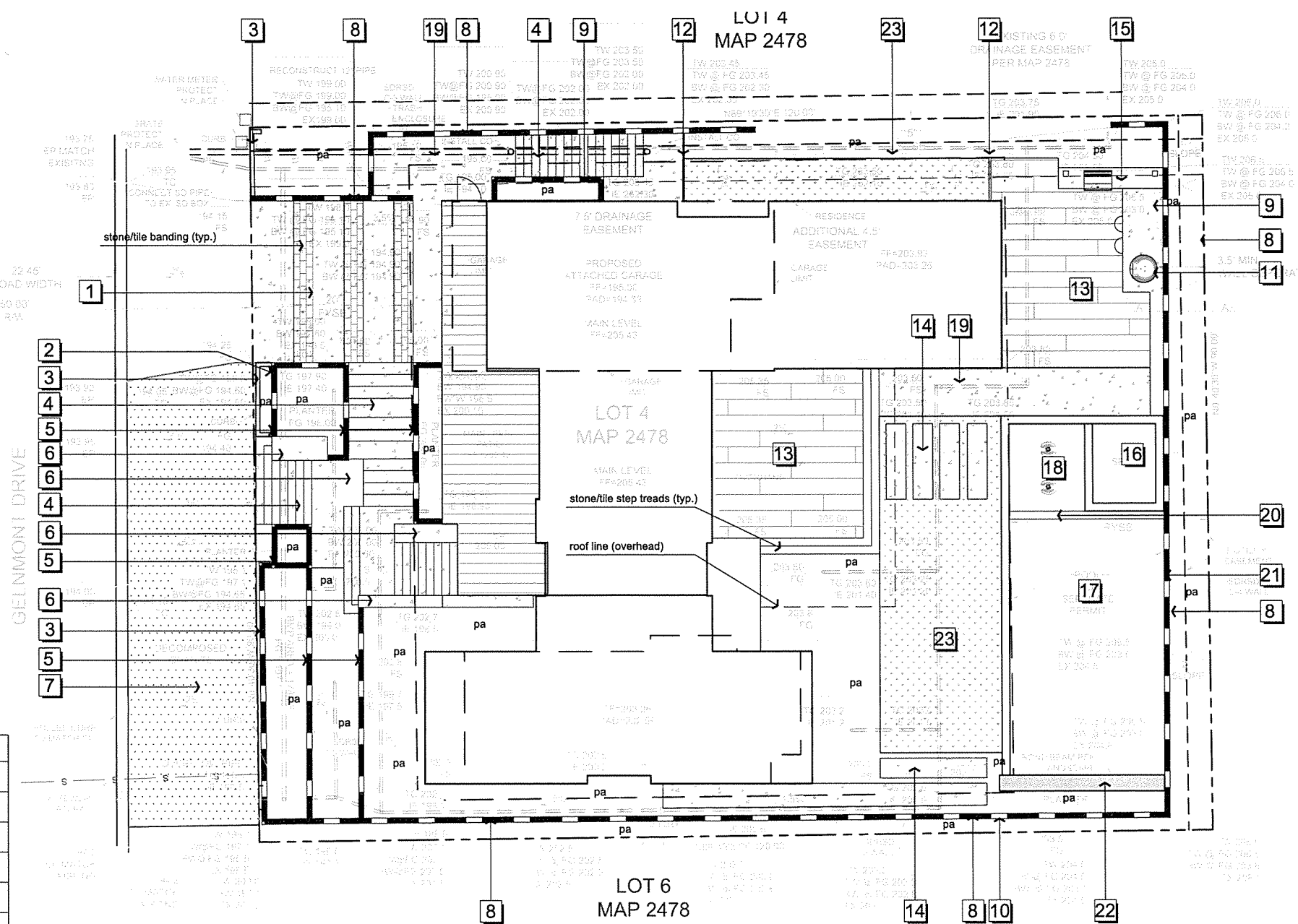
THE CONTRACTOR SHALL CLEAN-UP, REMOVE AND DISPOSE (IN A LEGAL MANNER) ALL DEBRIS AND WASTE ATTRIBUTED TO THE JOB. JOBSITE SHALL BE MAINTAINED ON A DAILY BASIS.

SQUARE FOOTAGE TABLE

	Area of Work ^a (SF)
Irrigated Landscape	2,318.0
Water Features ^c	859.0
Decorate Hardscape ^d	2,848.0
Aggregate Landscape Area ^e	6,025.0

SQUARE FOOTAGE TABLE

	Existing (SF)	Proposed Total (SF)
Non-Landscaped Area ^a	3,562.0	3,710.0
Non-Irrigated Landscape ^b	91.0	1,068.0
Irrigated Landscape	4,690.0	2,318.0
Water Features ^c	0.0	859.0
Decorate Hardscape ^d	2,460.0	2,848.0
TOTAL LOT AREA	10,803.0	10,803.0



LEGEND

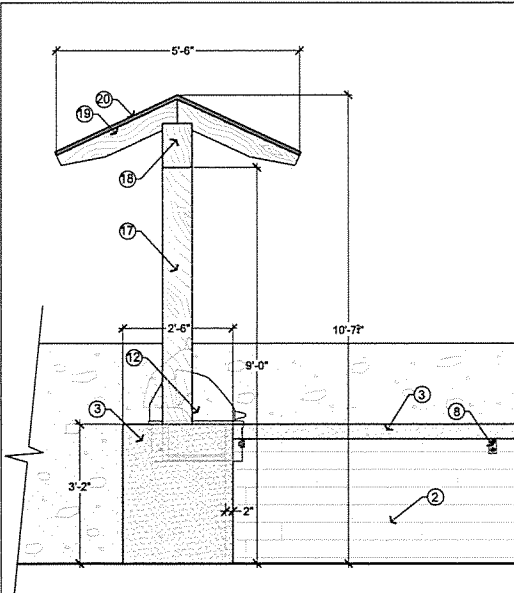
- 1 Integral Colored Concrete Driveway (6" thick over compacted base) Color to be Davis 'Sandstone' w/ Topcast #5 finish.
- 2 Address marker on wall - laser cut numbers (backlit)
- 3 Concrete curb - 6" high, monolithic - Integral color to be 'Sandstone' by Davis Colors w/ Topcast #5 finish.
- 4 Pedestrian entry stairs w/ concrete steps 16" treads x 6" risers). Integral color to be 'Sandstone' by Davis Colors w/ Topcast #5 finish.
- 5 CMU raised planters retaining walls w/ stone veneer. See civil plans for heights & Architect plans for finishes.
- 6 Pedestrian entrance walls w/ stone veneer. See civil plans for heights & Architect plans for finishes.
- 7 DG w/ stabilizer over 90% compacted native sand base, Antique Gold or Equal. Surface shall support 75,000 lbs
- 8 CMU retaining walls w/ plaster finish to match house. See civil plans for heights & Architect plans for finishes.
- 9 CMU raised planters retaining walls w/ plaster finish to match house. See civil plans for heights & Architect plans for finishes.
- 10 Retaining wall per Civil drawings
- 11 Pizza oven
- 12 5' high horizontal wood slat fence and gate (pool legal - self closing)
- 13 Patio - large format tile/stone veneer
- 14 4" thick concrete stepper over 90% compacted base & #3 rebar. Davis colors 'Sandstone' w/ Topcast #5 finish (+light acid wash)
- 15 Bbq island, 36" SS grill, fridge, trash, leathered granite countertop, waterfall edge. Owner provide all appliances & cabinets - contractor to provide installation.
- 16 Raised Salt Water Spa (Separate Permit) - raised 18" from raised water basin, vanishing edge all sides, absolute black granite tile veneer, Pentair pump system w/ screenlogic II control.
- 17 Salt Water Pool (separate permit). Pebbletech plaster finish (color tbd), porcelain waterline, precast coping (2.5" thick), 2 underwater speakers, Pentair pump system w/ Screenlogic II control.
- 18 18" deep pool baja shelf w/ bubblers.
- 19 4" thick concrete over 90% compacted base & #3 rebar. Davis colors 'Sandstone' w/ Topcast #3 finish (+light acid wash)
- 20 Pool steps - under water stairs w/ plaster finish to match pool finish - tread to be 16" & riser 8" high.
- 21 5' high raised pool bond beam / planter wall w/ plaster finish to match house. install 3 scuppers / sheer descents.
- 22 Thickened pool bond beam / planter wall w/ stone veneer
- 23 Synthetic lawn - SYNSCAPES 'Coronado Premium' or equal. Provide steel edging for border.

NOTES:
ALL WORK SHALL COMPLY WITH THE FOLLOWING CALIFORNIA STATE BUILDING CODES FOR CONSTRUCTION AND ASSOCIATED CITY OR COUNTY AMENDMENTS.

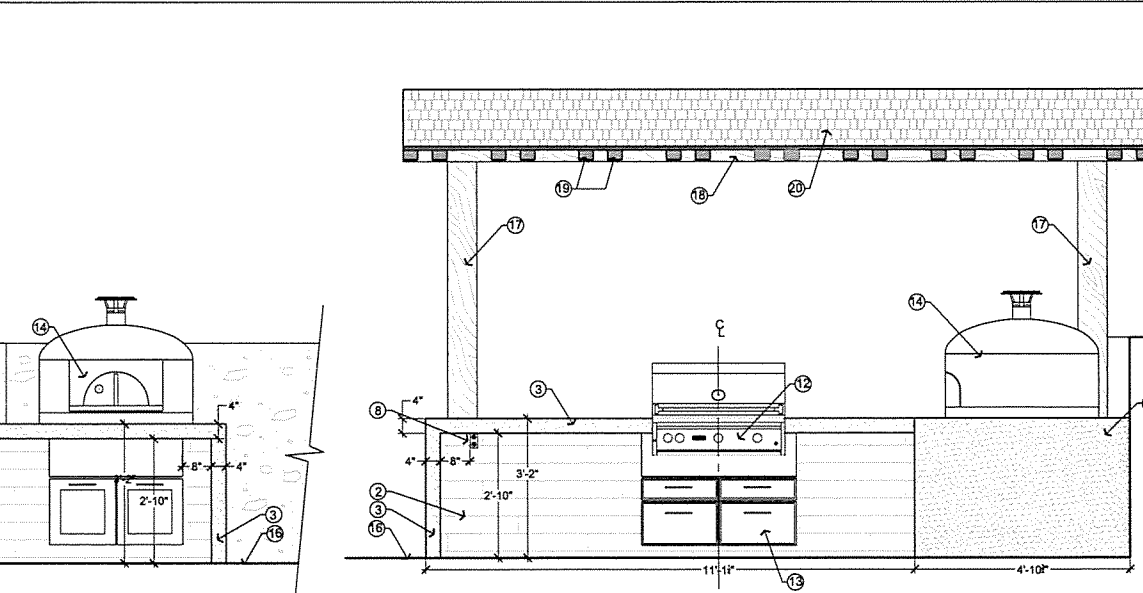
- 2016 California Residential Code (CRC) and/or 2016 California Building Code (CBC) as applicable.
- 2016 California Green Building Standards Code (CalGreen).
- 2016 California Electrical Code (CEC).
- 2016 California Plumbing Code (CPC).
- 2016 California Fire Code (CFC).
- 2016 California Building Energy Efficiency Standards (CBEES).
- 2016 California Mechanical Code (CMC).

I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

BRIAN BROVE, LANDSCAPE ARCHITECT #4704



Side elevation

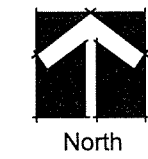


Front elevation

BBQ Details

Legend

- 1 CMU BLOCK, MORTAR AND GROUT ALL CELLS SOLID.
- 2 STONE VENEER - MORTAR & GROUT INTO PLACE.
- 3 GRANITE SLAB "WATERFALL" COUNTERTOP WITH MITERED, EASED EDGE GRANITE SHALL BE APPLIED BY QUALIFIED SLAB CONTRACTOR. JOINT SHALL NOT BE VISIBLE. BUFF AND POLISH ALL SURFACES. SEAL WITH GRANITE SEALER SET ON 3" THICK CONCRETE SUB-SLAB.
- 4 CAST-IN-PLACE CONCRETE SUB-SLAB WITH STEEL REINFORCING. CONTRACTOR TO VERIFY APPROPRIATE CLEARANCES REQUIRED UNDERNEATH.
- 5 CONCRETE FOOTING
- 6 STEEL REINFORCING - STRENGTH, SIZE AND SPACING PER STRUCTURAL ENGINEER. REBAR SHOWN HEREIN IS SOLELY FOR DESIGN INTENT
- 7 SUB-BASE AND COMPACTED SUBGRADE - PER GEOTECHNICAL REPORT RECOMMENDATION.
- 8 GFI OUTLET WITH PROTECTIVE WEATHERPROOF COVER (1 TOTAL) MOUNT FLUSH. CONTRACTOR SHALL PROVIDE ELECTRICAL CONDUIT TO BBQ UNIT FROM HOUSE.
- 9 NATURAL GAS SERVICE FOR BBQ - CONTRACTOR SHALL PROVIDE CONNECTION FROM GAS METER TO BAR AND SIZE APPROPRIATELY FOR BBQ UNIT.
- 10 MANUAL SHUT-OFF VALVE.
- 11 ADJACENT STEPS
- 12 STAINLESS STEEL BUILT-IN BBQ UNIT- CONTRACTOR SHALL PROVIDE GAS CONNECTION WITH MANUAL SHUT-OFF VALVE.
- 13 NATUREKARST OUTDOOR ACCESS DOOR & CABINETS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 14 PIZZA OVEN UNIT, CONTRACTOR SHALL PROVIDE GAS CONNECTION WITH MANUAL SHUT-OFF VALVE.
- 15 TOUCHIER LIGHT FIXTURE
- 16 ADJACENT PAVING - PER CONSTRUCTION PLANS
- 17 8x8 WOOD POST (DOUG FIR SANDBLASTED) FINISH & PAINT TO MATCH HOUSE
- 18 6X12 WOOD BEAM (DOUG FIR SANDBLASTED) FINISH & PAINT TO MATCH HOUSE
- 19 3X6 WOOD RAFTER (DOUG FIR SANDBLASTED) CORBELS. FINISH & PAINT TO MATCH HOUSE TRI
- 20 ROOF TILE TO MATCH HOUSE



North



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



L-1 HARDSCAPE PLAN

STONE GROVE
LANDSCAPE ARCHITECTS

858.345.1499 www.STONE-GROVE.ca
200 N. CEDROS AVENUE, SOLANA BEACH, CA 92078

CITY OF SOLANA BEACH

622 GLENMONT DRIVE
Solana Beach, Ca. 92075

DRAWING NO.

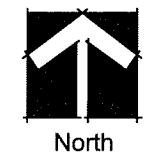
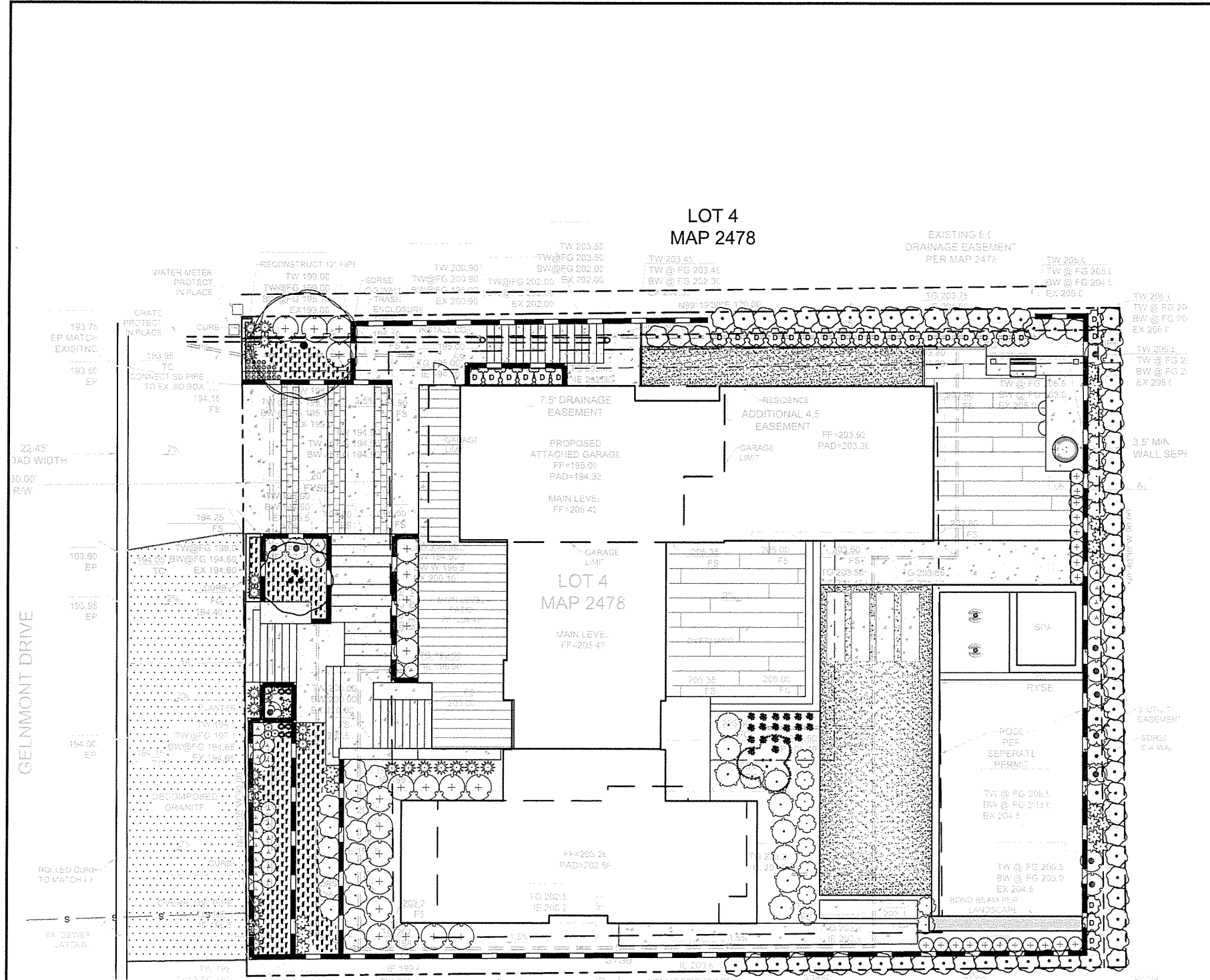
SHEET 1 OF 9

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	WUCOLS	HEIGHT	
	ARBUS UNEDO / STRAWBERRY TREE MULTI-TRUNK	36"BOX	1	LOW	40'	
	DRACAENA DRACO / DRAGON TREE	48"BOX	1	VERY LOW	15'	
	OLEA EUROPAEA 'SWAN HILL' / SWAN HILLI OLIVE	48"BOX	1	LOW	25'	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	WUCOLS	HEIGHT	
	AEONIUM CANARIENSE / AEONIUM	1 GAL	2	LOW	1'	
	AEONIUM X 'KIWI' / KIWI AEONIUM	1 GAL	6	LOW	2'	
	AGAVE ATTENUATA / AGAVE	5 GAL	16	LOW	3'	
	AGAVE STRICTA / HEDGEHOG AGAVE	5 GAL	25	LOW	2'	
	AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	5 GAL	25	LOW	1'	
	CARISSA MACROCARPA 'GREEN CARPET' / GREEN CARPET NATAL PLUM	1 GAL	10	LOW	1'	
	CONVOLVULUS MAURITANICUS / MORNING GLORY	1 GAL	16	LOW	4'	
	DIANELLA REVOLUTA / FLAX LILY	5 GAL	29	LOW	2'	
	ECHEVERIA X 'AFTERGLOW' / AFTERGLOW ECHEVERIA	4" POT	23	LOW	1'	
	EUPHORBIA RIGIDA / YELLOW SPURGE	5 GAL	16	LOW	2'	
	LAURUS NOBILIS / SWEET BAY	5 GAL	71	LOW	1'	
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER	1 GAL	19	LOW	25'	
	OLEA EUROPAEA 'LITTLE OLLIE' / DWARF OLIVE BUSH	5 GAL	22	LOW	1'	
	ROSMARINUS OFFICINALIS 'IRENE' TM / IRENE TRAILING ROSEMARY	5 GAL	11	LOW	4'	
	SEDUM RUPESTRE 'ANGELINA' / YELLOW STONECROP	1 GAL	19	LOW	2'	
	SENECIO VITALIS / BLUE CHALK FINGERS	1 GAL	6	LOW	1'	
	YUCCA ROSTRATA / BEAKED YUCCA	15 GAL	4	VERY LOW	12'	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	WUCOLS	HEIGHT
	CAREX TUMULICOLA / BERKELEY SEDGE	1 GAL	18" o.c.	267 SF	LOW	1'
	SYNTHETIC LAWN / SYN LAWN	SYN LAWN		854 SF		

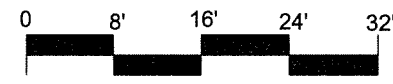
NOTES:

- Any cut slopes more than five feet in height and any fill slopes more than three feet in height must be stabilized with reinforced straw matting and planted to prevent erosion. This includes the side slopes of the bio-retention basins.
- 3" of top dress mulch must be installed to all areas where exposed soil is present.
- A complete agronomic soils test must be performed prior to planting & the recommended amendments reviewed by the landscape architect of record prior to planting. The test must include pH, organic matter percentage, infiltration rate and a complete chemical analysis (NH4, NO3, N, P, K, Ca, Mg, SO4, Na, B, Cu, Zn, Mn, Fe). The following test are also recommended: total exchange capacity (TEC), effective cation exchange (ECe) & sodium absorption ratio (SAR). Waypoint Analytical and Wallace Laboratories are sources for this test.
- The soil prep must include, at a minimum, 4 cubic yards of compost/1000SF incorporate to a depth of 6 inches into the soil.
- At the time of completion of the installation, a certificate of completion, using the City's form and signed by the licensed professional who prepared the landscape plans, will be required. The following must be submitted with the certification of completion form:
 - A copy of the agronomic soils report.
 - A maintenance schedule for planting & irrigation.
 - An irrigation schedule that delineates irrigation times and water usage consistent with the approved plan's estimated total water use (ETWU) and current Santa Fe Irrigation District Requirements.



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BRIAN GROVE, LANDSCAPE ARCHITECT #4704



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

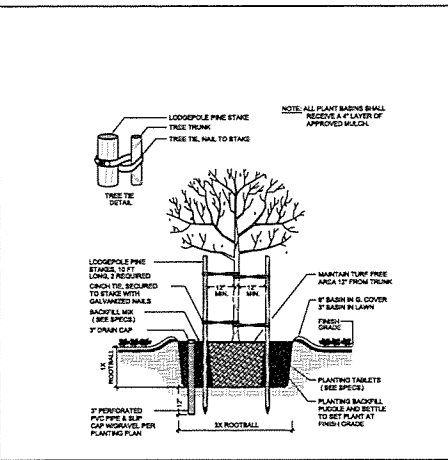


L-2 PLANTING PLAN

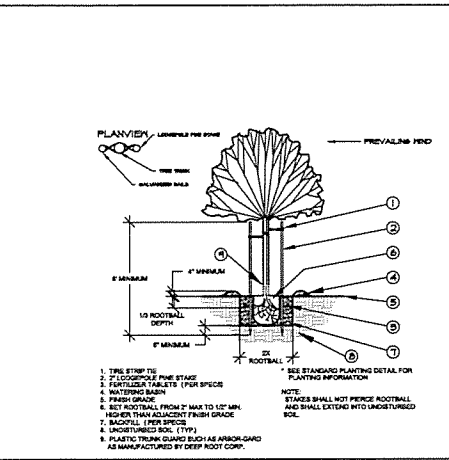
STONE GROVE
LANDSCAPE ARCHITECTS

858.345.1499 www.STONE-GROVE.co
203 N. CEDROS AVENUE SOLANA BEACH, CA 92075

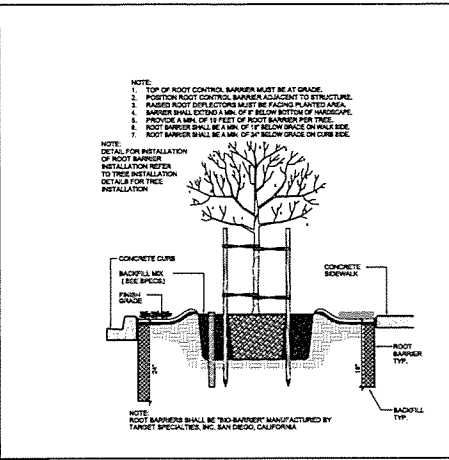
CITY OF SOLANA BEACH		DRAWING NO.
LANDSCAPE PLAN FOR: 622 GLENMONT DRIVE Solana Beach, Ca. 92075		
COASTAL COMMISSION PERMIT NO.		SHEET 2 OF 9



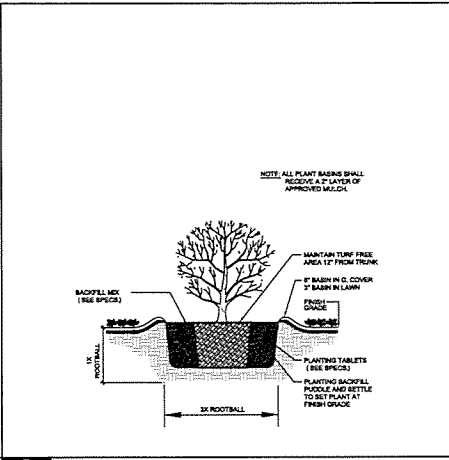
A TREE STAKING - 24" BOX



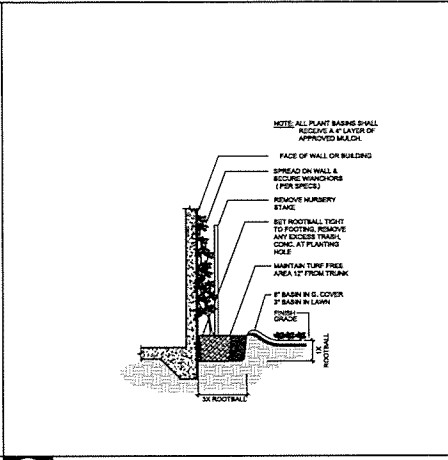
B TREE PLANTING



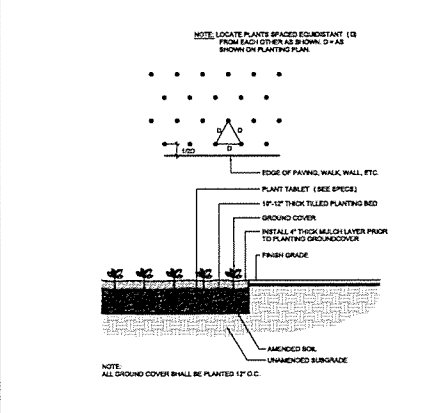
C ROOT BARRIER



D SHRUB PLANTING



E VINE PLANTING



F GROUND COVER PLANTING



G

PLANTING SPECIFICATIONS : GENERAL

1. INSTRUCTIONS

A. INSTRUCTIONS SHALL BE MADE BY THE ENGINEER. CONTRACTOR SHALL BE ON THE SITE WHEN INSPECTIONS ARE MADE. REQUESTS FOR INSPECTIONS SHALL BE MADE AT LEAST 48 HOURS IN ADVANCE. IF ALL GUARANTEES FOR CONFORMANCE FROM THE TIME OF FINAL ACCEPTANCE BY THE ENGINEER AT THE COMPLETION OF THE 90 CALENDAR DAY MAINTENANCE PERIOD.

B. INSPECTION IS REQUIRED BY THE ENGINEER FOR THE ENGINEER'S VISIT AT CURRENT CITY RATE.

C. ANY WORK COMPLETED WITHOUT PROPER INSPECTION BY SHALL BE REMOVED AND REPLACED AT NO EXPENSE TO THE CITY.

2. QUANTITIES

A. ALL TREES (8 GALLON AND LARGER) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. ALL 1/2\"/>

3. PLANTING SPECIFICATIONS PRODUCTS

A. TOPSOIL. EXISTING SOIL ON THE SITE SHALL BE USED AS TOPSOIL FOR PLANTING PURPOSES WHEN POSSIBLE, BUT SHALL BE FREE OF DEBRIS, OIL, METALS, OR OTHER FOREIGN MATTER. CONTAMINATED SOIL SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE EXISTING SOIL OR IMPORTED SOIL.

B. IMPORTED SOIL. IMPORTED SOIL SHALL BE NOT GREATER THAN 1 PART PER MILLION AS MEASURED ON THE WEIGHT OF SOIL. SOIL SHALL BE FREQUENTLY TESTED FOR CONTAMINATION. THE SOIL SHALL BE FREQUENTLY TESTED FOR CONTAMINATION BY THE ENGINEER. APPROVED BY THE ENGINEER FOR ANALYSIS PRIOR TO USE. RESULTS OF TESTING SHALL BE OBTAINED TO THE ENGINEER FOR APPROVAL. SOIL TEST TO INCLUDE ANALYSIS AND RECOMMENDATIONS.

C. FERTILIZERS AND SOIL CONDITIONS

1. ORGANIC AMENDMENT SHALL BE PENNWOOD GUANO, SCOTTS AMENDMENT OR TERRA BELLA BY TERRA PRODUCTS OF AMERICA (4-16-16). 10\"/>

D. FERTILIZER

1. COMMERCIAL FERTILIZER SHALL HAVE A RATIO OF 16% NITROGEN, 16% PHOSPHORIC ACID, AND 16% POTASH. DELIVER WEIGHT FERTILIZER IN STANDARD BAGS. AMENDED WITH PROTECTANT ANALYSIS AND NAME OF MANUFACTURER. REFER FERTILIZER TO DRY STORAGE. USE 15-15-15 FERTILIZER AND AMMONIUM NITRATE FERTILIZER DURING SOIL GRADE AND SOIL GRADE PLANTING. FERTILIZER SHALL BE COMMERCIAL GRADE MANUFACTURED BY BEST OR EQUAL.

2. PLANT TABLETS SHALL BE 3\"/>

E. SOIL CONDITIONS

1. FILL WITH DRYFILL - BEST SOIL/STURDY WIPER OR EQUAL.

F. PLANT MATERIALS

1. ALL PLANT MATERIALS SHALL BE HEALTHY, WELL-DEVELOPED REPRESENTATIVE OF THEIR SPECIES OF VARIETY, FREE FROM DISEASE AND OTHER PHYSICAL DEFECTS AND CERTIFICATION OF MURPHY INSPECTION THAT PLANTS ARE FREE FROM ALL PLANT DISEASES AND NESTS OF INSECTS.

2. TAG PLANT MATERIALS WITH NAME AND SIZE IN ACCORDANCE WITH STANDARDS OF PRACTICE RECOMMENDED BY AMERICAN ASSOCIATION OF NURSERMEN.

3. IN ORDER TO ENSURE PERFORMANCE, SAMPLES OF THE IMPORTED SOIL SHALL BE SUBMITTED TO AN AGRONOMIC SOIL TESTING LABORATORY APPROVED BY THE ENGINEER FOR ANALYSIS PRIOR TO USE. RESULTS OF TESTING SHALL BE OBTAINED TO THE ENGINEER FOR APPROVAL. SOIL TEST TO INCLUDE ANALYSIS AND RECOMMENDATIONS.

4. ALL TREES (8 GALLON AND LARGER) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. ALL 1/2\"/>

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PLANTING SPECIFICATIONS

LANDSCAPE PLAN FOR:		CITY OF SOLANA BEACH	DRAWING NO.
622 GLENMONT DRIVE		622 GLENMONT DRIVE	
Solana Beach, Ca. 92075		Solana Beach, Ca. 92075	
SHEET 3 OF 9			

L-3 PLANTING DETAILS

STONE GROVE
LANDSCAPE ARCHITECTS

858.345.1499 www.STONE-GROVE.co
200 N. CEDROS AVENUE, SOLANA BEACH, CA. 92075

COASTAL COMMISSION PERMIT NO. _____

END OF SECTION

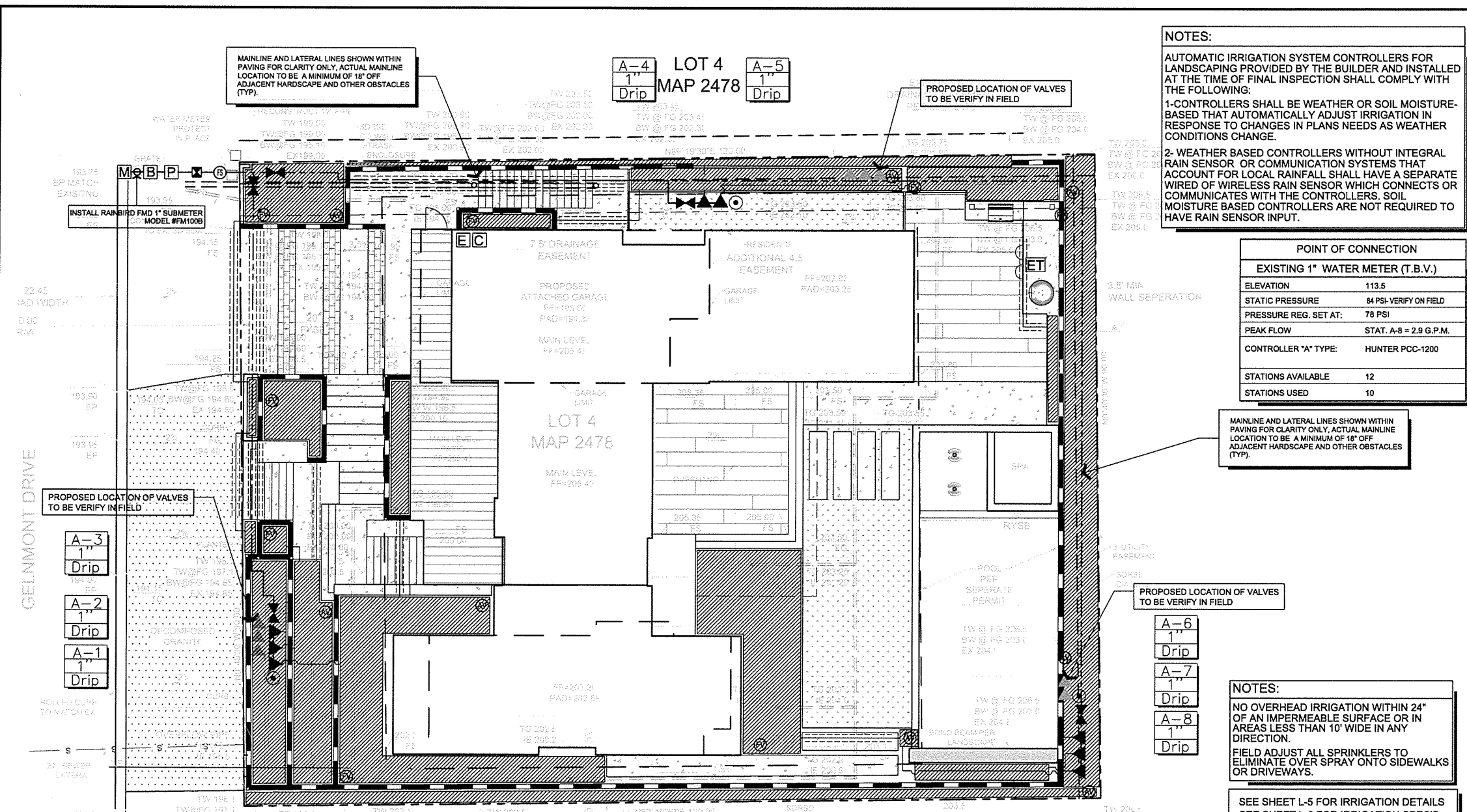
CITY OF SOLANA BEACH

622 GLENMONT DRIVE

Solana Beach, Ca. 92075

DRAWING NO.

SHEET 3 OF 9



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

POINT OF CONNECTION
EXISTING 1" WATER METER (T.B.V.)

ELEVATION	113.5
STATIC PRESSURE	84 PSI- VERIFY ON FIELD
PRESSURE REG. SET AT:	78 PSI
PEAK FLOW	STAT. A-8 = 2.9 G.P.M.
CONTROLLER "A" TYPE:	HUNTER PCC-1200
STATIONS AVAILABLE	12
STATIONS USED	10

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

IRRIGATION LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	DETAILS
M	P.O.C.	EXIST. 1" DOMESTIC WATER METER / VERIFY ON SITE	-
B	FEBCO	EXISTING 825YA 1.5" BACKFLOW PREVENTION ASSEMBLY	L
P	WILKINS	EXISTING 70 - 1.5" PRESSURE REGULATOR SET AS NEEDED IF STATIC PRESSURE IS MORE THAN 80 PSI.	M
C	HUNTER	PCC-1800 18 STATIONS PLASTIC CABINET AND ET MODULE FOR ET SYSTEM.	D,E
⊙	HUNTER	PGV-ASV ELECTRIC SOLENOID PLASTIC REMOTE CONTROL VALVE W/ ACCU SET, FLOW CONTROL SET IN G.C. AREAS ONLY & 3' AWAY FROM AC/ CONC OR ANY VISIBLE AREA	J
⊠	GRISWOLD	2230E MASTER VALVE 1.5"	X
⊕	HUNTER	FCT-100 FLOW CLICK SENSOR	W
⊖	WIBOWATTS	BTU-V-SERIES BLOCKED TRUE UNION BALL VALVE, LINE SIZE, IN VALVE BOX.	N
⊙	HAMMOND	1" HAMMOND 1034 HOSE BIB VALVE	K
---	LASCO OR EQUAL	SCH 40 FOR LATERAL PIPING SET 12" BELOW GRADE	F
---	LASCO OR EQUAL	SCH 40 1 1/2" MAINLINE PIPING SET 24" BELOW GRADE RUN EXTRA WIRES AT THE END OF MAINLINE	F
---	LASCO OR EQUAL	SCH 40 FOR SLEEVING (2X DIAMETER PIPE)	G
---		END OF MAINLINE	
NO SYMBOL	HUNTER	HUNTER "HCV" LOW HEAD DRAINAGE CHECK VALVE.	I
NOT SHOWN	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)	F, G
NOT SHOWN	AS APPROVED	DRI-SPLICE DS-100 AND 300 SEALANT WATERPROOF WIRE CONNECTOR	H, C, J
ET	HUNTER	ET-SYSTEM W/ MODULE FOR USE WITH PCC CONTROLLER	O
E	N/A	120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN. VERIFY ACTUAL LOCATION IN FIELD	-

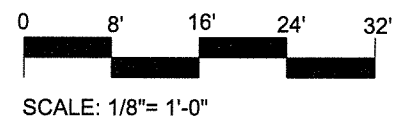
- IRRIGATION NOTES**
- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
 - THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
 - THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS NECESSARY.
 - DO NOT FULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BOUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED 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.
 - ACTUAL LOCATION FOR THE INSTALLATION OF THE BACK FLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER-AS NOTED.
 - ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING. ALL SLEEVES TO BE AS SHOWN ON THE PLANS.
 - ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE (IF SHOWN ON LEGEND).
 - ALL VALVE BOXES TO BE GREEN IN COLOR, SIZED AS INDICATED BY DETAILS, AND HOT BRANDED AS INDICATED ON THE PLANS OR DETAILS.
 - ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVER SPRAY ONTO BUILDING WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR EQUAL EQUIPMENT. REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

NOTES:
 NO OVERHEAD IRRIGATION WITHIN 24" OF AN IMPERMEABLE SURFACE OR IN AREAS LESS THAN 10' WIDE IN ANY DIRECTION.
 FIELD ADJUST ALL SPRINKLERS TO ELIMINATE OVER SPRAY ONTO SIDEWALKS OR DRIVEWAYS.
 SEE SHEET L-5 FOR IRRIGATION DETAILS
 SEE SHEET L-6 FOR IRRIGATION SPECS.
 CONTRACTOR SHALL GANG ALL REMOTE CONTROL VALVES. THE RCV SHALL BE INSTALLED WITHIN PLANTING AREAS.

PIPE SIZING CHART

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

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

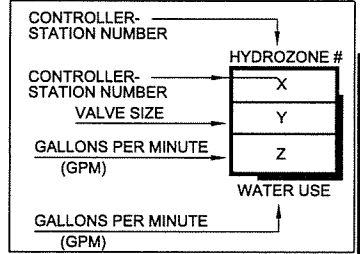


DRIP SYSTEM LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	DETAILS			
▲	NETAFIM	SERIES 80 NYLON CONTROL VALVE W/ DISK FILTER & PRV / DRIP ZONE CONTROL	P			
⊕	NETAFIM	Techline® LINE FLUSHING VALVE (PLUMBED TO Techline®)	X			
⊖	NETAFIM	Techline® PLD-AVR AIR RELIEF VALVE Install at highest point of each system (PLUMBED TO Techline®)	Q			
NO SYMBOL	HUNTER	PLD-BLNK DRIP LINE PIPE	-			
MANUFACT.	MODEL NO. / DESCRIPTION	GPM	PSI	RADIUS	DETAILS	
⊙	NETAFIM	CV DRIPLINE # TLCV4-18 (18" O.C. EMITTER SPACING)	0.4	30	0'	V
⊖	NETAFIM	CV DRIPLINE # TLCV4-18 (18" O.C. EMITTER SPACING)	0.4	30	0'	S,V,L

IRRIGATION HEAD LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER/MODEL	ARC	PSI	RAD.	DISCHARGE (GPM)	DETAIL
⊕	MP ROTATOR SR	HUNTER MP800 SR W/ PRS40-XX-CV	VARIABLES	40	6'-10"	.16-56	SEE DETAIL 'A' & 'B' SHEET L-4
⊕	MP ROTATOR 1000	HUNTER MP 1000 W/ PRS40-XX-CV INSTALL 150 MESH Y STRAINER ON VALVE	VARIABLES	40	8'-15"	.21-84	SEE DETAIL 'A' & 'B' SHEET L-4
⊕	MP ROTATOR 2000	HUNTER MP 2000 W/ PRS40-XX-CV	VARIABLES	40	13'-21"	.43-148	SEE DETAIL 'A' & 'B' SHEET L-4
⊕	MP ROTATOR 3000	HUNTER MP 3000 W/ PRS40-XX-CV	VARIABLES	40	22'-30"	.86-3.64	SEE DETAIL 'A' & 'B' SHEET L-4
⊕	MP ROTATOR 3500	HUNTER MP 3500 W/ PRS40-XX-CV	VARIABLES	40	13'-21"	1.28-3.25	SEE DETAIL 'A' & 'B' SHEET L-4
⊕	MP ROTATOR SIDE STRIP	HUNTER MPSS530 W/ PRS40-XX-CV	VARIABLES	40	5' x 15'	.22-44	SEE DETAIL 'A' & 'B' SHEET L-4



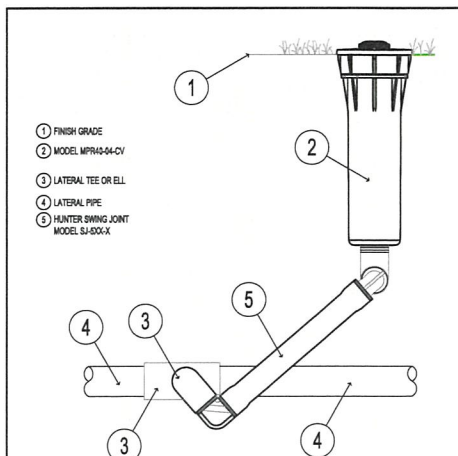
I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

BRIAN GROVE, LANDSCAPE ARCHITECT

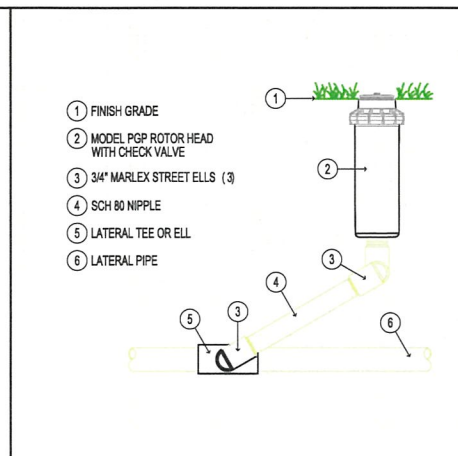


L-4 IRRIGATION PLAN

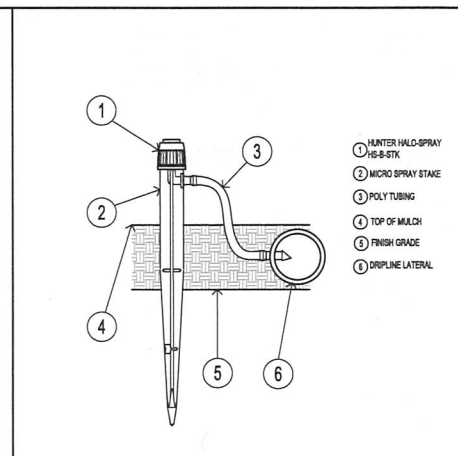
STONE GROVE
 LANDSCAPE ARCHITECTS
 959.345.1499 www.STONE-GROVE.ca
 200 N. CEDROS AVENUE, SOLANA BEACH, CA 92076



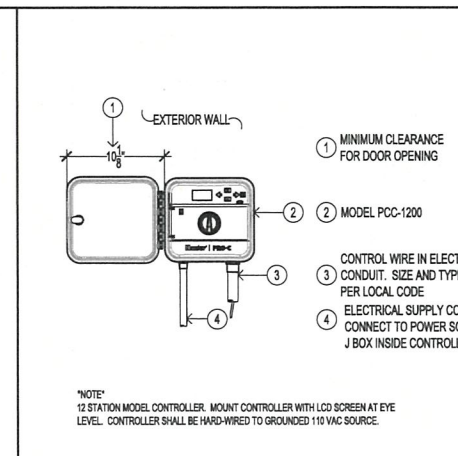
A MP ROTATOR SPRINKLER



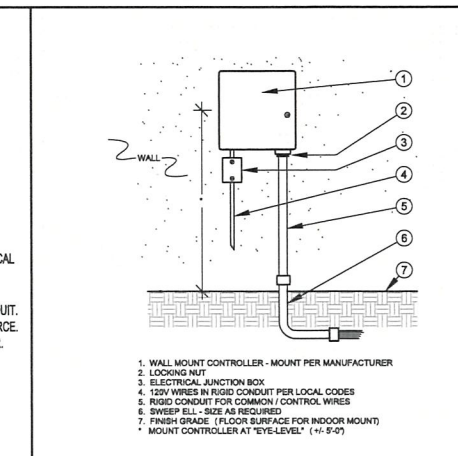
B PGP ROTOR HEAD



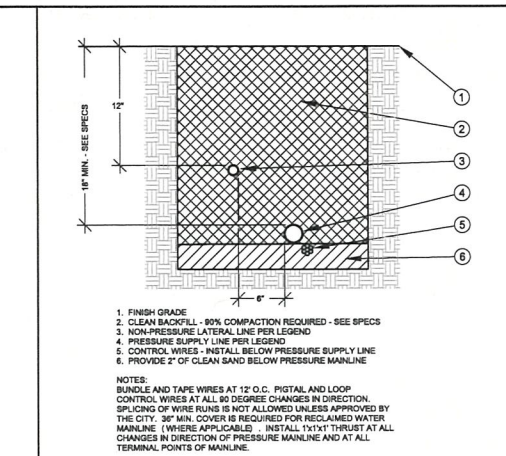
C HALO-SPRAY ON STAKE



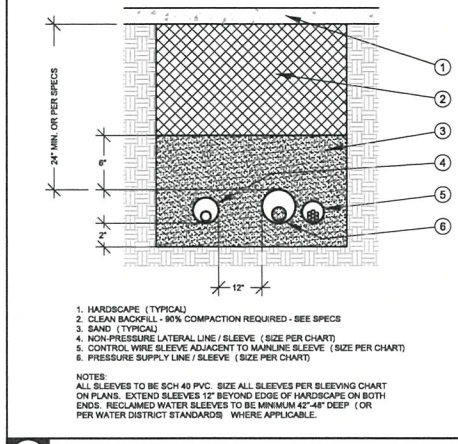
D PCC-1200 CONTROLLER



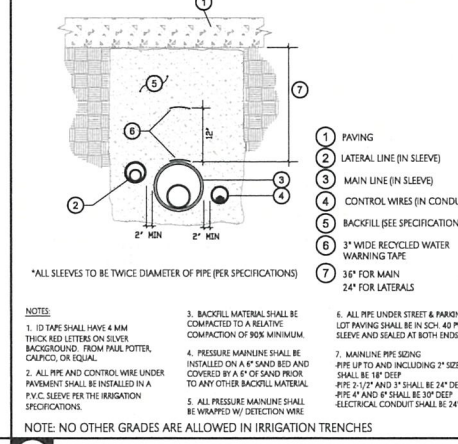
E Wall Mount Controller



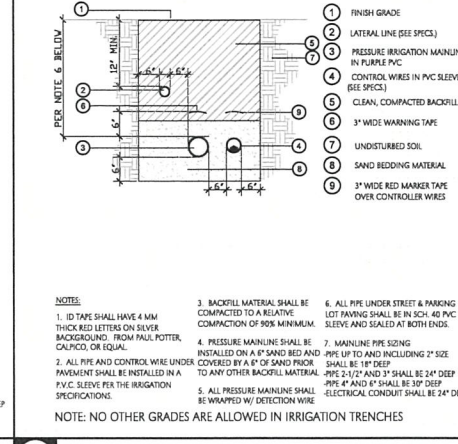
F Trenching



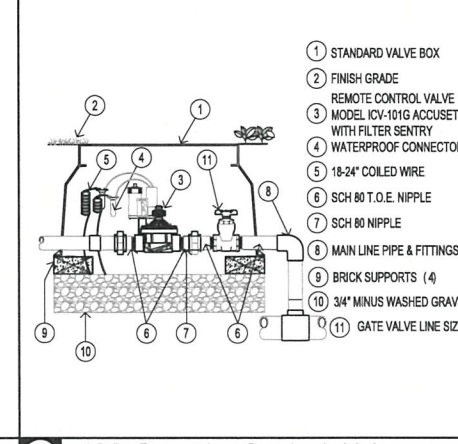
G Sleeving



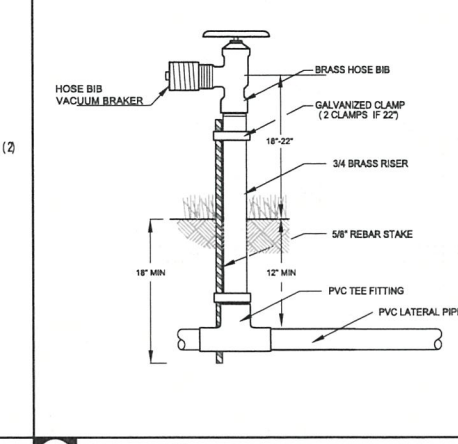
H SLEEVING UNDER PAVING



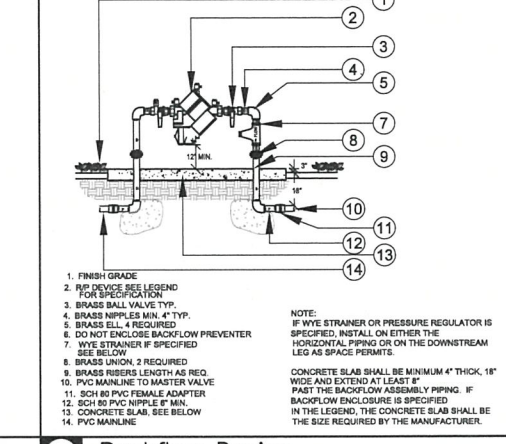
I TRENCHING



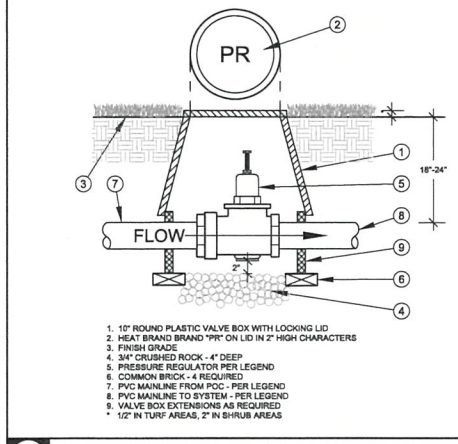
J ICC Remote Control Valve



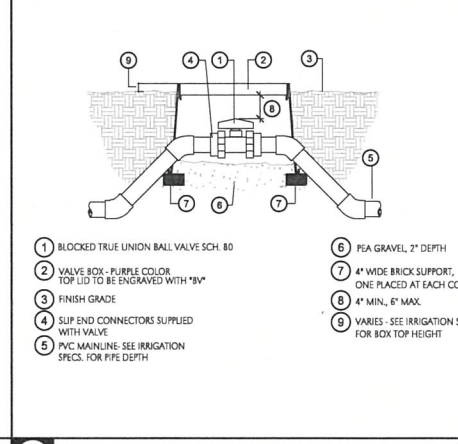
K Hose Bib



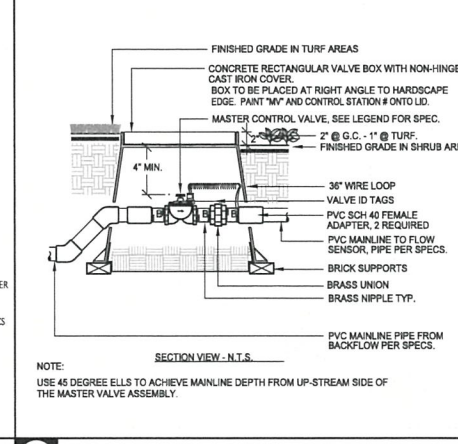
L Backflow Device



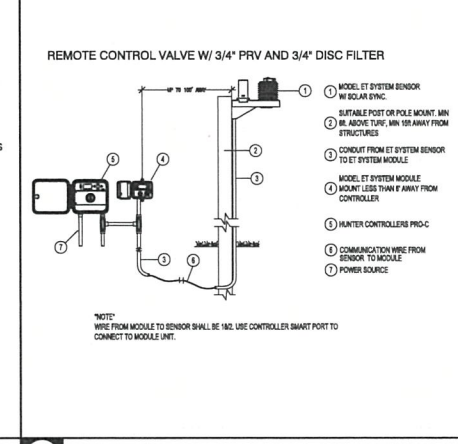
M Pressure Regulator



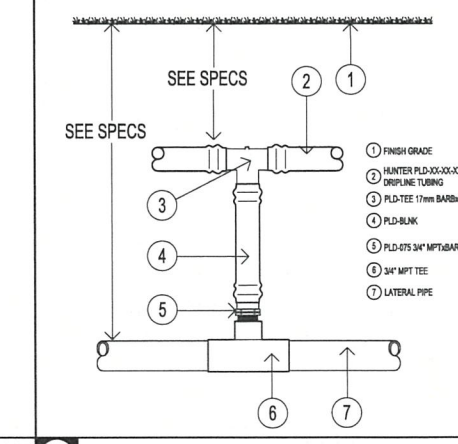
N Ball Valve



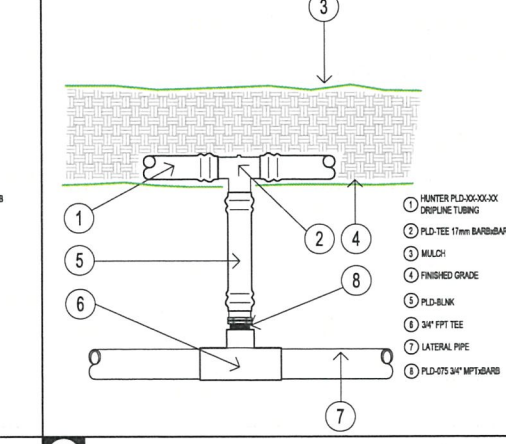
O Master Valve



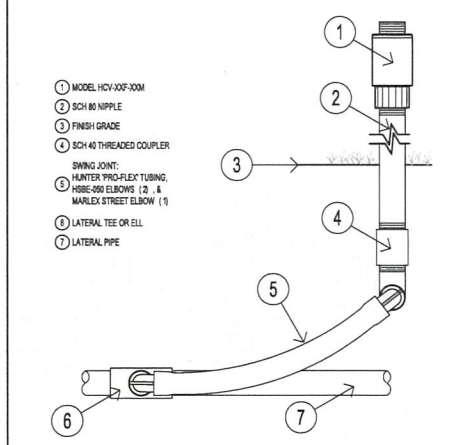
P ET SYSTEM W/ SOLAR SYNC.



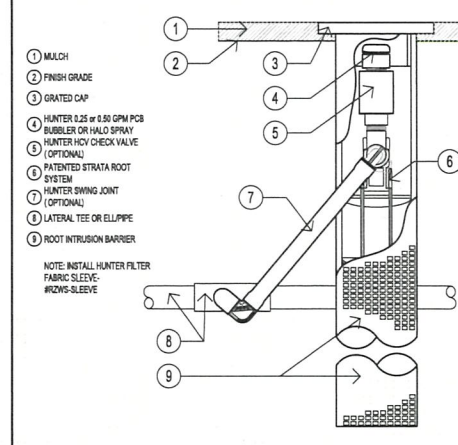
Q START CONNECTION BELOW GRADE



R START CONNECTION ABOVE GRADE

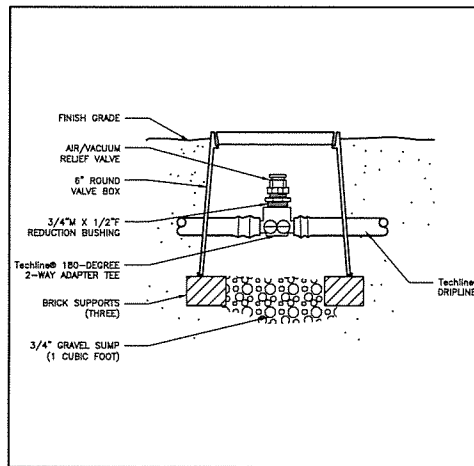


S HCV CHECK VALVE

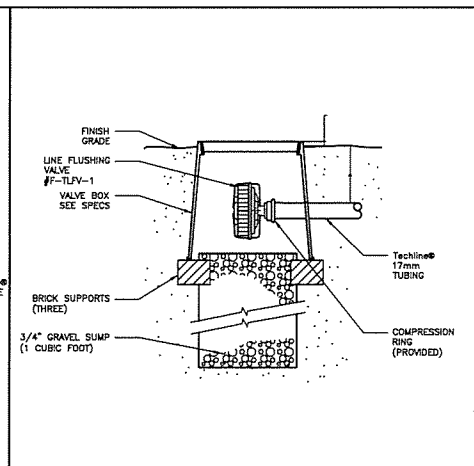


S WATERING SYSTEM 18" and 36" ROOT ZONE

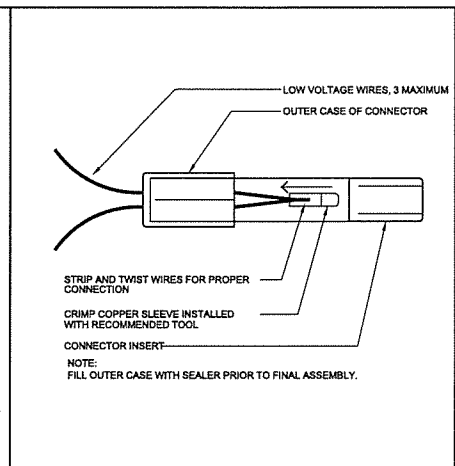
L-5 IRRIGATION DETAILS



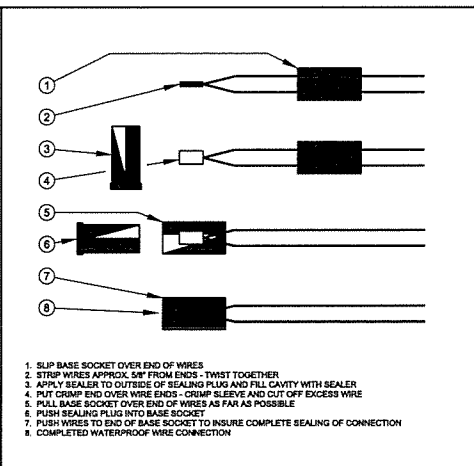
A Techline® AIR/VACUUM RELIEF (PLUMBED TO Techline®)



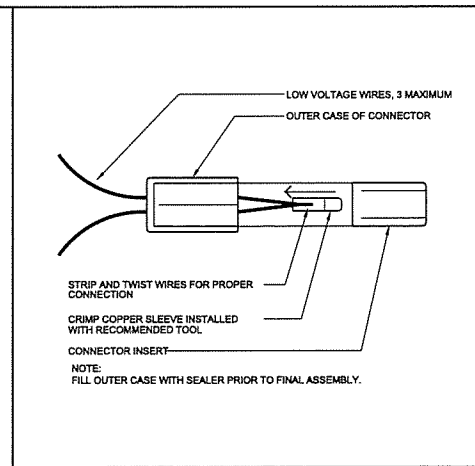
B Techline® LINE FLUSHING VALVE (PLUMBED TO Techline®)



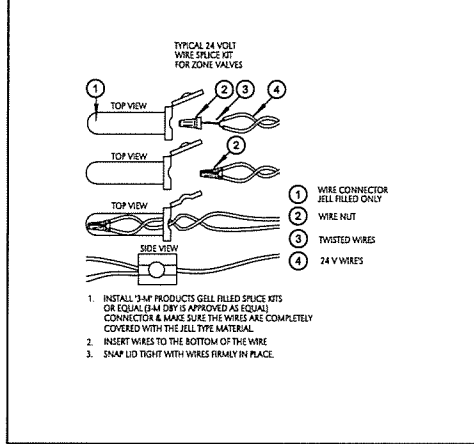
C WIRE CONNECTOR



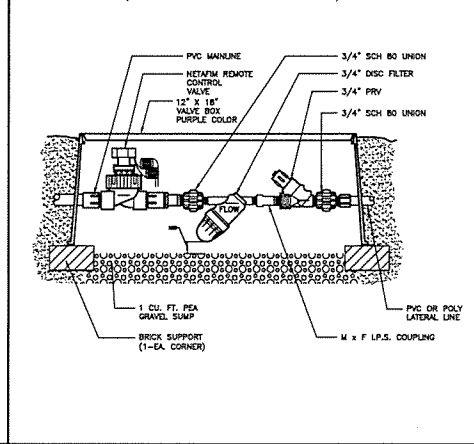
D Wire Connector



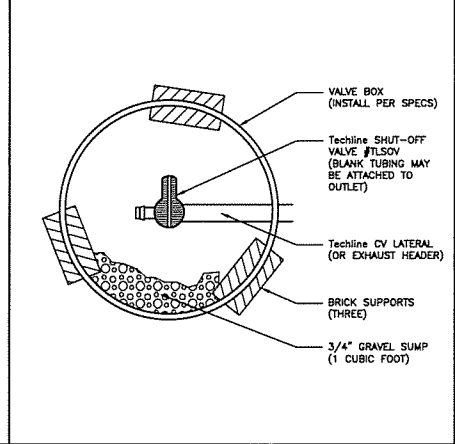
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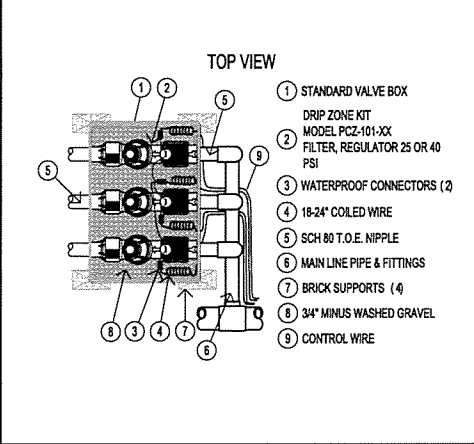
F SPLICING



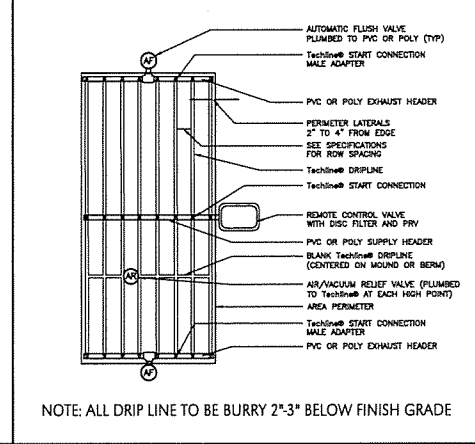
G SERIES 80 NYLON REMOTE CONTROL VALVE W/ 3/4\"/>



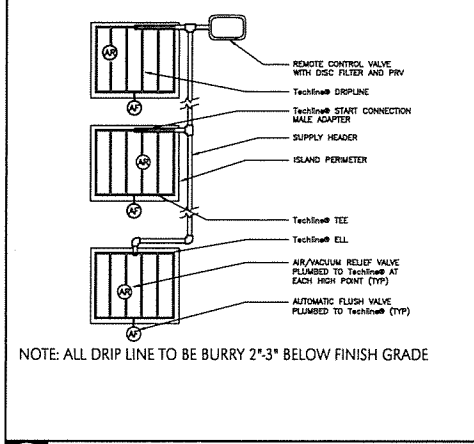
H Techline® CV MANUAL LINE FLUSH VALVE



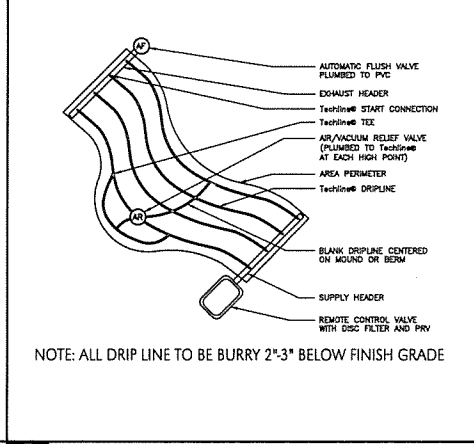
I VALVE MANIFOLD



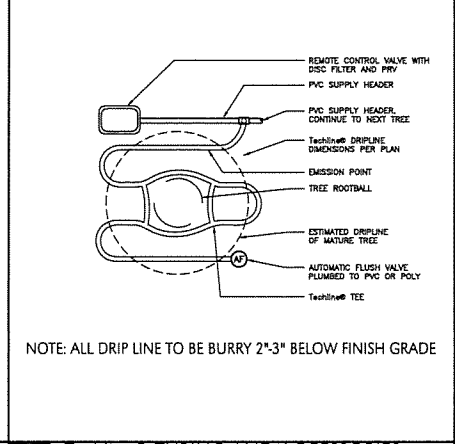
J Techline® CENTER FEED LAYOUT



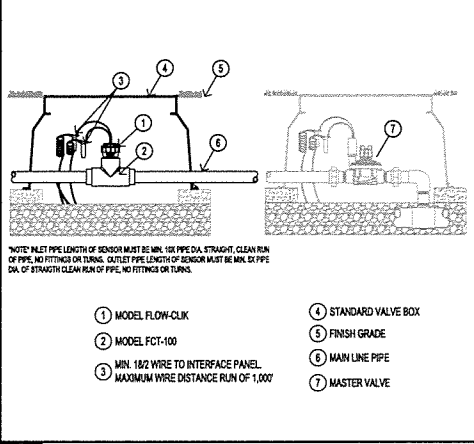
K Techline® ISLAND LAYOUT



L Techline® IRREGULAR AREAS: Odd Curves



M Techline® TUBING AND ACCESSORIES FOR TREE PLANTING



N FLOW - CLICK SENSOR

L-6 IRRIGATION DETAILS



STONE & GROVE
LANDSCAPE ARCHITECTS
958.345.1499 www.STONE-GROVE.ca
200 N. CEDROS AVENUE, SOLANA BEACH, CA. 92075

COASTAL COMMISSION PERMIT NO.

CITY OF SOLANA BEACH		DRAWING NO.
LANDSCAPE PLAN FOR: 622 GLENMONT DRIVE Solana Beach, Ca. 92075		
		SHEET 6 OF 9

IRRIGATION SPECIFICATIONS

1. PLAN

- A. THE PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT IS TO BE LOCATED IN PLANTING AREAS AND NOT IN PAVED AREAS, UNLESS INDICATED OTHERWISE ON THE PLANS. REFER TO NOTES, DETAILS, AND LEGENDS TO VERIFY LOCATION OF IRRIGATION EQUIPMENT.
- B. THE IRRIGATION SYSTEMS SHALL INCLUDE ALL MATERIALS AND THEIR INSTALLATION TO PROVIDE A COMPLETE SYSTEM IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- C. ALL PRESSURE LINES, NON-PRESSURE LINES, VALVES AND MISCELLANEOUS SPRINKLER HEADS SHALL BE MANUFACTURED, SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS DETAILED IN THE HEREIN MENTIONED IRRIGATION PLANS AND SPECIFICATIONS.
- D. SUBSTITUTION OF MATERIALS SIZES OR MANUFACTURERS WILL NOT BE ALLOWED UNLESS THE OWNER AND LANDSCAPE ARCHITECT AGREE TO ANY PROPOSED CHANGES IN WRITING.
- E. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVES PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- F. THE SYSTEM IS DESIGNED FOR THE MINIMUM OPERATING PRESSURE AS SHOWN AT EACH POINT OF CONNECTION. THE MAXIMUM DEMAND OF GALLONS PER MINUTE IS AS SPECIFIED. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO THE START OF INSTALLATION.
- G. THE ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNERS AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT.
- H. 120 VOLT ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONNECTION TO EQUIPMENT.

2. SPACING OF SPRINKLER HEADS

SPACING OF SPRINKLER HEADS AND LOCATIONS OF VALVES AND VACUUM BREAKERS SHALL BE AS INDICATED ON THE DRAWINGS WITH CONSIDERATION BEING GIVEN TO PREVAILING WIND CONDITIONS.

3. QUANTITIES

QUANTITIES LISTED ON IRRIGATION LEGEND ARE NOT GUARANTEED AND ARE FOR CONTRACTOR'S CONVENIENCE ONLY.

4. MATERIALS

GENERAL: MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ALL PRESSURE SUPPLY LINES, NON-PRESSURE LINES, VARIOUS TYPES OF VALVES, CONTROLLERS, BACKFLOW PREVENTION UNITS, HOSE BIBBS, AND ALL TYPES OF SPRINKLER HEADS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF DOMESTIC MANUFACTURE AND CONFORM TO PERFORMANCE STANDARDS AND/OR DATA HEREIN, AND AS SHOWN IN LEGEND ON DRAWINGS, INSTALLED IN STRICT ACCORDANCE WITH CONSTRUCTION DETAILS.

5. PLASTIC PIPES AND FITTINGS

A. PVC PIPE

(1) PRESSURE LINE PIPE 2" AND LARGER, SHALL BE CLASS 315 PVC TYPE 1120-1220. PRESSURE LINE PIPE LESS THAN 2" IN DIAMETER, SHALL BE SCHEDULE 40 PVC TYPE 1120-1220. PRESSURE LINE FITTINGS SHALL BE TYPE 1-11, SCHEDULE 40, NSF APPROVED.

(2) LATERAL NON-PRESSURE PIPE SHALL BE PVC CLASS 200 TYPE 1120-1220. LATERAL LINE FITTING SHALL BE TYPE 1-11, SCHEDULE 40, NSF APPROVED.

(3) ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1120 AND PRESSURE RATING IN PSI.

(4) MANUFACTURER SHALL MARK DATE OF EXTRUSION ON PIPE. DATING TO BE PERFORMED IN CONJUNCTION WITH RECORDS HELD BY MANUFACTURER COVERING QUALITY CONTROL TESTS, RAW MATERIAL BATCH NUMBER, AND OTHER INFORMATION DEEMED NECESSARY BY MANUFACTURER.

(5) ALL SOLVENT SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF PIPE FITTING AND AS APPROVED. USE NO SOLVENT FROM CANS WHICH HAVE REMAINED OPENED OVERNIGHT.

B. FITTINGS

(1) PLASTIC FITTING: PVC, TYPE I, IPS SCHEDULE 40, NSF APPROVED ON ALL PRESSURE LINES.

(2) PVC, TYPE I, IPS SCHEDULE 40, NSF APPROVED ON ALL NON-PRESSURE LINES

(3) COUPLINGS SHALL BE MADE FROM EXTRUDED STOCK, REAMED WITH A TAPER.

(4) ALL PLASTIC FITTINGS: A MOLDED FITTING.

6. GALVANIZED STEEL PIPE - SHALL BE SCHEDULE 40 ASTM, A120-GIT THREADED, COUPLED, AND HOT DIP GALVANIZED. PIPE FITTINGS SHALL BE HEAVY PATTERN, BANDED, GALVANIZED MALLEABLE IRON.

7. COPPER PIPE - SHALL BE SEAMLESS, TYPE K, HARD DRAWN TUBING.

8. STANDARD IRRIGATION COMPONENTS

A. PRESSURE REGULATOR: SHALL BE MANUFACTURED OF BRASS OR BRONZE, AND SHALL BE CAPABLE OF WITHSTANDING A COLD WATER WORKING PRESSURE OF 150 POUNDS PER SQUARE INCH. EACH PRESSURE REGULATOR SHALL BE PRESET TO OPERATE AT THE PRESSURE INDICATED ON PLANS.

B. ANGLE CONTROL VALVES: FED. SPEC. WW-V-51, CLASS A, HEAVY DUTY TYPE BRONZE OR BRASS WITH UNION. VALVE SHALL BE FITTED WITH A REMOVABLE SEAT DISC, MANUALLY OPERATED AND SHALL BE PROVIDED WITH ROUND PLASTIC SCHEDULE 80, PVC VALVE BOXES. SIZE AS REQUIRED.

C. CHECK VALVES: SHALL BE THE SPRING ACTION TYPE CAPABLE OF WITHSTANDING A WORKING PRESSURE OF 125 POUNDS PER SQUARE INCH.

D. VALVE BOXES: ONE PIECE PLASTIC WITH LOCKING GREEN PLASTIC COVER MARKED WITH "IRRIGATION". PROVIDE BRICK SUPPORTS. ONE UNDER EACH CORNER OF BOX.

E. SPRINKLER HEADS: SHALL BE OF TYPE AND MODEL AS INDICATED IN THE LEGEND AND SHALL BE INSTALLED AS INDICATED ON DETAILED DRAWINGS.

F. BALL VALVES 2" IN SIZE AND SMALLER: SHALL BE BRONZE, SCREWED, 150 LBS. W.O.G., WITH STAINLESS STEEL LEVER FOR OPERATION. EACH VALVE SHALL BE HOUSED IN A BOX AS NOTED ON PLANS.

G. REMOTE CONTROL VALVES AND AUTOMATIC CONTROLLER: SHALL BE PER MODEL AND TYPE AS INDICATED ON THE DRAWINGS. VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.

9. DIRECT BURIAL CONTROL WIRES

A. ALL CONTROL WIRES SHALL BE SOLID COPPER, 600 VOLT, TYPE UF, CONFORMING TO THE PROJECT STANDARD SPECIFICATIONS AND DRAWINGS, SPECIAL PROVISIONS, AND THE FOLLOWING WIRE COLORS AND INSTALLATION REQUIREMENTS.

B. NEUTRAL WIRES: WHITE (#12 AWG) . DO NOT INTERCONNECT NEUTRAL WIRES BETWEEN CONTROLLERS.

C. PILOT WIRES: (#14 AWG. MINIMUM)

D. SPARE WIRES: RED (#14 AWG MINIMUM)

E. WIRE SIZING: CONTROL WIRES SHALL BE SIZED IN ACCORDANCE WITH THE CONTROLLER MANUFACTURER'S SIZING CHART FOR THE DISTANCE OF RUN.

F. VALVE NO. VALVE NO.

1 YELLOW	7 YELLOW W/BLACK STRIPE
2 ORANGE	8 ORANGE W/BLACK STRIPE
3 BLUE	9 RED W/BLACK STRIPE
4 BLACK	10 WHITE W/BLACK STRIPE
5 BROWN	11 YELLOW W/RED STRIPE
6 PURPLE	12 WHITE W/RED STRIPE

REPEAT SEQUENCE FOR VALVE NUMBERS EXCEEDING THE ABOVE.

G. WIRE CONNECTIONS: NEUTRAL, PILOT, AND SPARE WIRES SHALL BE INSTALLED WITH A TWO FOOT (2) COILED EXCESS WIRE LENGTH AT EACH END ENCLOSURE. EACH AND EVERY WIRE SPlice SHALL BE SOLDERED (USING 60-40 SOLDER) TOGETHER, THEN ENCASED IN THE WATERPROOFED EPOXY OF THE "SCOTCH-PAC" OR "PEN-TITE" CONNECTORS. WIRE SPLICES SHALL BE MADE ONLY IN VALVE OR PULL BOXES. PROVIDE EXPANSION COIL AT EACH VALVE BOX (10 WRAPS AROUND A 3/4" PIPE) .

H. WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS PRESSURE SUPPLY LINES WHENEVER POSSIBLE.

I. CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT MAXIMUM FIVE FOOT INTERVALS.

J. TRENCH MARKER: ALL DIRECT BURIAL WIRES SHALL BE MARKED WITH A CONTINUOUS YELLOW COLORED TRENCH MARKER TAPE PLACED NINE INCHES (9") BELOW FINISHED GRADE DIRECTLY ABOVE THE BURIED WIRES. MARKER TAPE SHALL BE EQUAL TO "ALARMATAPE" AS MANUFACTURED BY PAUL POTTER WARNING TAPE, INC. TAPE SHALL BE FOUR INCHES (4") WIDE.

10. EXCAVATION

A. ALL IRRIGATION PRESSURE LINES SHALL HAVE A MINIMUM SIX INCH CLEARANCE FROM EACH OTHER, ANY LATERAL LINES AND FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.

B. BACKFILL SHALL BE FREE OF DEBRIS OR ORGANIC MATERIAL THAT MAY DAMAGE PIPES OR EQUIPMENT. COMPACT BACKFILL TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS AND TO 90% PAVED AREAS. FINISH GRADE OF BACKFILLED TRENCH SHALL CONFORM TO ADJACENT AREAS.

C. PROVIDE MINIMUM COVER OF 18 INCHES FOR ALL PRESSURE SUPPLY LINES AND 12 INCHES FOR ALL LATERAL NON-PRESSURE LINES. PROVIDE MINIMUM COVER OF 24 INCHES FOR ALL PIPING UNDER PAVED AREAS WITH SCHEDULE 40 PVC SLEEVES 2 X DIAMETER OF LINE SIZE.

D. IF BACKFILL SETTLEMENT OCCURS AND ADJUSTMENTS IN GRADES, IRRIGATION EQUIPMENT, PLANTING, OR OTHER IMPROVEMENTS ARE NECESSARY, THE CONTRACTOR SHALL MAKE REQUIRED REPAIRS WITHOUT COST TO THE OWNER.

11. TESTING

THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE BUILDER'S/OWNER'S AUTHORIZED REPRESENTATIVE.

A. PRESSURE TEST

(1) NO TESTING SHALL TAKE PLACE, NOR SHALL ANY WATER BE ALLOWED INTO ANY SYSTEM, BEFORE THE SOLVENT MANUFACTURER'S RECOMMENDED CURING TIME HAS ELAPSED.

(2) TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF ONE HUNDRED FIFTY POUNDS PER SQUARE INCH PRIOR TO BACKFILLING TRENCH AND PLANTING OF ALL PLANTS.

(3) SUSTAIN PRESSURE IN LINES FOR NOT LESS THAN ONE HOUR. IF LEAKS DEVELOP, REPAIR LEAKING PORTIONS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN WATERTIGHT.

(4) TEST SHALL BE OBSERVED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO BACKFILLING TRENCHES.

B. COVERAGE TEST

(1) WHEN THE SPRINKLER SYSTEM IS COMPLETED, AND PRIOR TO PLANTING, CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER OR LANDSCAPE ARCHITECT TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT INADEQUACIES OF COVERAGE ONLY WHERE DRAWINGS AND DIRECTION BY OWNER HAVE NOT BEEN FOLLOWED.

(2) ADJUST VALVES, ALIGNMENT AND COVERAGE OF ALL SPRINKLER HEADS.

(3) IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS PRIOR TO FINALIZING PROJECT.

(4) ALL ADJUSTMENTS SHALL BE MADE TO THE SATISFACTION OF THE OWNER.

C. WIRE TEST

(1) ALL WIRING SHALL BE TESTED FOR CONTINUITY, OPEN CIRCUITS, AND UNINTENTIONAL GROUNDS PRIOR TO CONNECTING TO EQUIPMENT. THE MINIMUM INSULATION RESISTANCE TO GROUND SHALL BE FIFTY (50) MEGOHMS. ANY WIRING NOT MEETING THESE REQUIREMENTS SHALL BE REPLACED.

(2) IF ADDITIONAL WIRE OR TAPE IS NECESSARY, REPEAT COLOR SEQUENCE FROM BEGINNING.

12. MISCELLANEOUS

A. CONTROLLERS SHALL BE CLEARLY MARKED WITH LETTER DESIGNATION AS SHOWN ON PLANS (I.E., A, B, C, ETC.) .

B. INSTALL ONE VALVE PER VALVE BOX ONLY.

C. ALL QUICK COUPLERS SHALL HAVE YELLOW RUBBER CAPS.

D. INSTALL ALL SPRAY HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE OF RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO ELIMINATE SPRAYING WATER ON BUILDINGS AND HARDSCAPE. ADJUST ALL VALVE FLOW CONTROLS TO PROVIDE OPTIMUM PERFORMANCE. CONTRACTOR SHALL INSTALL AN APPROVED ANTI-DRAINAGE DEVICE FOR ALL LOW HEADS TO ELIMINATE LOW HEAD DRAINAGE AND POSSIBLE SOIL EROSION.

E. LABEL ALL VALVE BOXES WITH VALVE DESIGNATION IN STENCILED PAINTED LETTERS 2" HIGH.

F. ALL CONTROL VALVES SHALL BE LABELED WITH THE CONTROLLER AND STATION NUMBER ON A YELLOW PLASTIC TAG WITH BLACK LETTERS (DAISY TAG OR EQUAL) . ATTACH THE SOLENOID WIRES OF VALVE.

13. RECORD PLANS ("AS-BUILTS)

CONTRACTOR SHALL PROVIDE RECORD PLANS DRAWN ON PRINTS OR REPRODUCIBLES PROVIDED BY THE OWNER. THE FOLLOWING SHALL BE DIMENSIONED FROM TWO PERMANENT POINTS OF REFERENCE (I.E. BUILDING CORNERS, SIDEWALKS, ETC.) .

- POINTS OF CONNECTION
- GATE VALVES
- PRESSURE LINE LOCATION
- CONTROLLERS AND CONTROL VALVES (INCLUDING SOURCE OF POWER)
- QUICK COUPLERS
- ROUTING OF ALL DIRECT BURIAL CONTROL WIRE FOR IRRIGATION
- SIZE AND LOCATION OF IRRIGATION CONTROL WIRE CONDUIT
- SIZE AND LOCATION OF ALL SLEEVING

14. ACCESSORIES

THE CONTRACTOR SHALL FURNISH THE OWNER THE FOLLOWING MATERIALS UPON COMPLETION OF THE WORK:

- A. A PLASTIC SEALED DIAGRAMMATIC PLAN OF THE IRRIGATION SYSTEM IDENTIFYING STATION NUMBERS AND THEIR RESPECTIVE IRRIGATED AREAS. MOUNT INSIDE EACH CONTROLLER.
- B. TWO KEYS FOR EACH CONTROLLER ENCLOSURE.
- C. ALL EQUIPMENT GUARANTEES AND OPERATION MANUALS.
- D. TWO QUICK-COUPLER VALVE KEYS WITH HOSE SWIVEL ELL.

15. NOTE

TO THE EXTENT POSSIBLE, ALL IRRIGATION LINES AND APPURTENANCES ARE TO BE INSTALLED IN THE PROPERTY LINE OUTSIDE OF PUBLIC RIGHT-OF-WAY, AND AT NO TIME, WILL AN IRRIGATION LINE CROSS A PUBLIC STREET UNLESS OTHERWISE NOTED ON PLANS. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EQUIPMENT PRIOR TO BEGINNING WORK.

16. PLUMBING PERMIT

A SEPARATE PLUMBING PERMIT AND INSPECTION WILL BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT FOR THE INSTALLATION OF THE IRRIGATION SYSTEM SHOWN ON THESE DRAWINGS.

17. GUARANTEE

THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE (1) YEAR. ANY DEFECTIVE EQUIPMENT, MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.



L-7 IRRIGATION SPEC'S

COASTAL COMMISSION PERMIT NO. _____

CITY OF SOLANA BEACH		DRAWING NO.
622 GLENMONT DRIVE Solana Beach, Ca. 92075		
LANDSCAPE PLAN FOR:		SHEET 7 OF 9



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

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

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

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET					
Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				
	1	2	3	4	SLA
Evapotranspiration Rate (ETo) See "A" below	41.1				
Conversion Factor - 0.62	0.62				
(Line 1 x Line 2)	25.48				
Plant Factor (PF) See "B" below	0.3	0.3	0.3	0.3	
Hydrozone Area (HA) - in square feet	454.0	295.0	307.0	275.0	
(Line 4 x Line 5)	136.20	79.50	92.10	82.50	
Irrigation Efficiency (IE) See "C" below	0.81	0.81	0.81	0.81	
(Line 6 - Line 7)	171.85	98.15	113.70	101.85	
TOTAL of all Line 8 boxes + SLA					
Line 3 x Line 9	1,717.92				
Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	43,766.81				

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$[ETAF \times \frac{25.48 \text{ or } 29.14}{\text{Total Landscape Area}}] + (1-ETAF \times \frac{\text{Total SLA}}{\text{Total Landscape Area}}) = \text{MAWA}$$

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



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

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

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

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET					
Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				
	5	6	7	8	SLA
Evapotranspiration Rate (ETo) See "A" below	41.1				
Conversion Factor - 0.62	0.62				
(Line 1 x Line 2)	25.48				
Plant Factor (PF) See "B" below	0.3	0.3	0.3	0.3	
Hydrozone Area (HA) - in square feet	130.0	282.0	335.0	280.0	
(Line 4 x Line 5)	39.00	78.60	100.50	84.00	
Irrigation Efficiency (IE) See "C" below	0.81	0.81	0.81	0.81	
(Line 6 - Line 7)	48.15	97.04	124.07	103.70	
TOTAL of all Line 8 boxes + SLA					
Line 3 x Line 9	1,717.92				
Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	43,766.81				

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$[ETAF \times \frac{25.48 \text{ or } 29.14}{\text{Total Landscape Area}}] + (1-ETAF \times \frac{\text{Total SLA}}{\text{Total Landscape Area}}) = \text{MAWA}$$

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



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

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

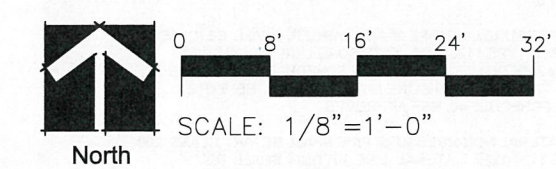
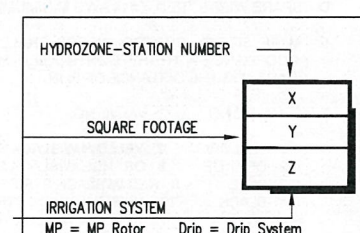
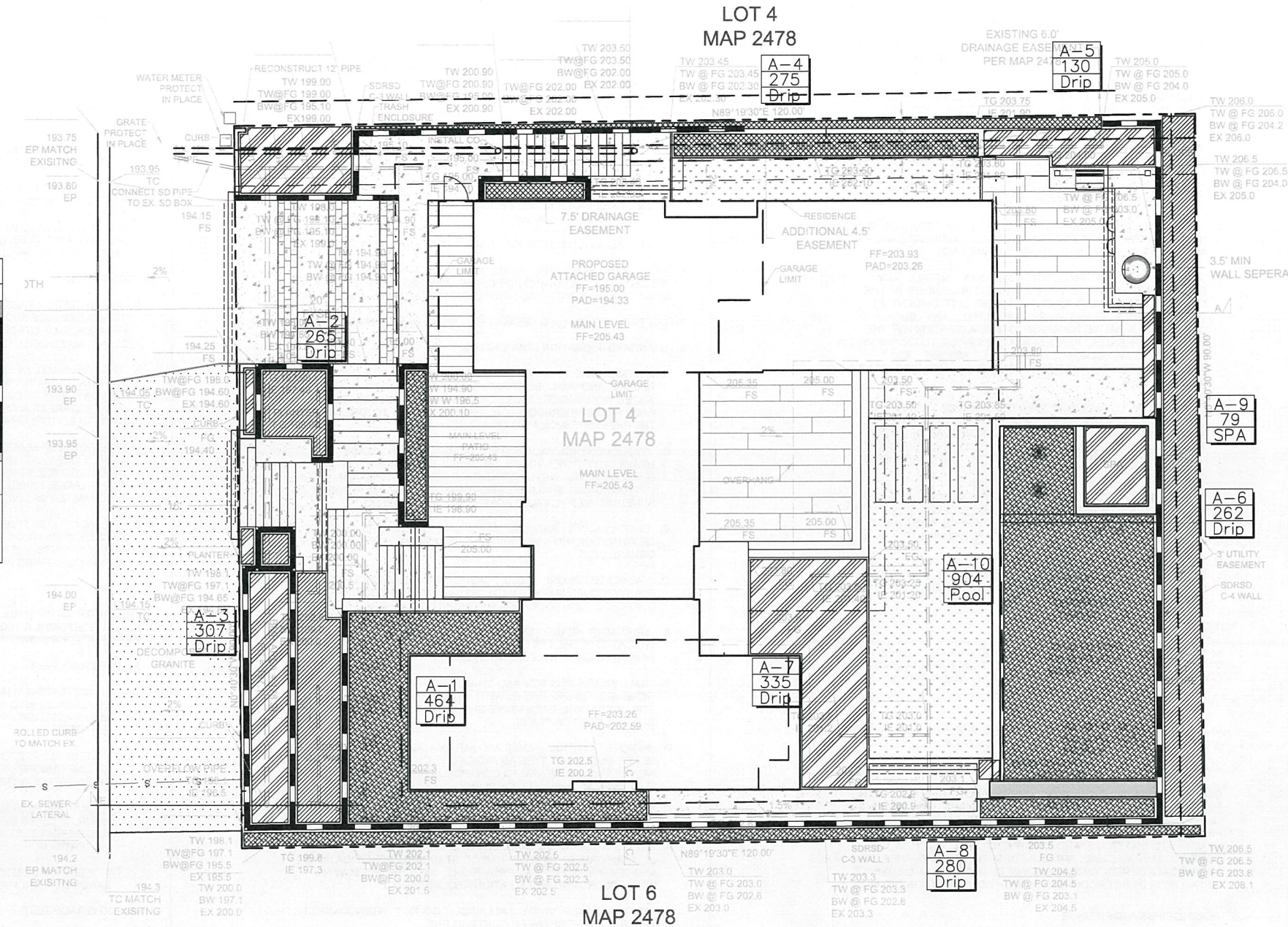
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- ETo = Evapotranspiration rate (inches per year)
- PF = Plant Factor from WUCOLS (see Definitions)
- HA = Hydro-zone Area (square feet) Define hydro-zones by water use: very low, low, moderate and high
- SLA = Special Landscape Area (square feet)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

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET					
Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				
	9	10	11	12	SLA
Evapotranspiration Rate (ETo) See "A" below	41.1				
Conversion Factor - 0.62	0.62				
(Line 1 x Line 2)	25.48				
Plant Factor (PF) See "B" below	1.00	1.00			
Hydrozone Area (HA) - in square feet	79.0	780.0			
(Line 4 x Line 5)	79.00	780.00			
Irrigation Efficiency (IE) See "C" below	1.00	1.00			
(Line 6 - Line 7)	79.00	780.00			
TOTAL of all Line 8 boxes + SLA					
Line 3 x Line 9	1,717.92				
Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	44,525.97				

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$[ETAF \times \frac{25.48 \text{ or } 29.14}{\text{Total Landscape Area}}] + (1-ETAF \times \frac{\text{Total SLA}}{\text{Total Landscape Area}}) = \text{MAWA}$$

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



L-8 WATER EFFICIENCY PLAN

STONE GROVE
LANDSCAPE ARCHITECTS

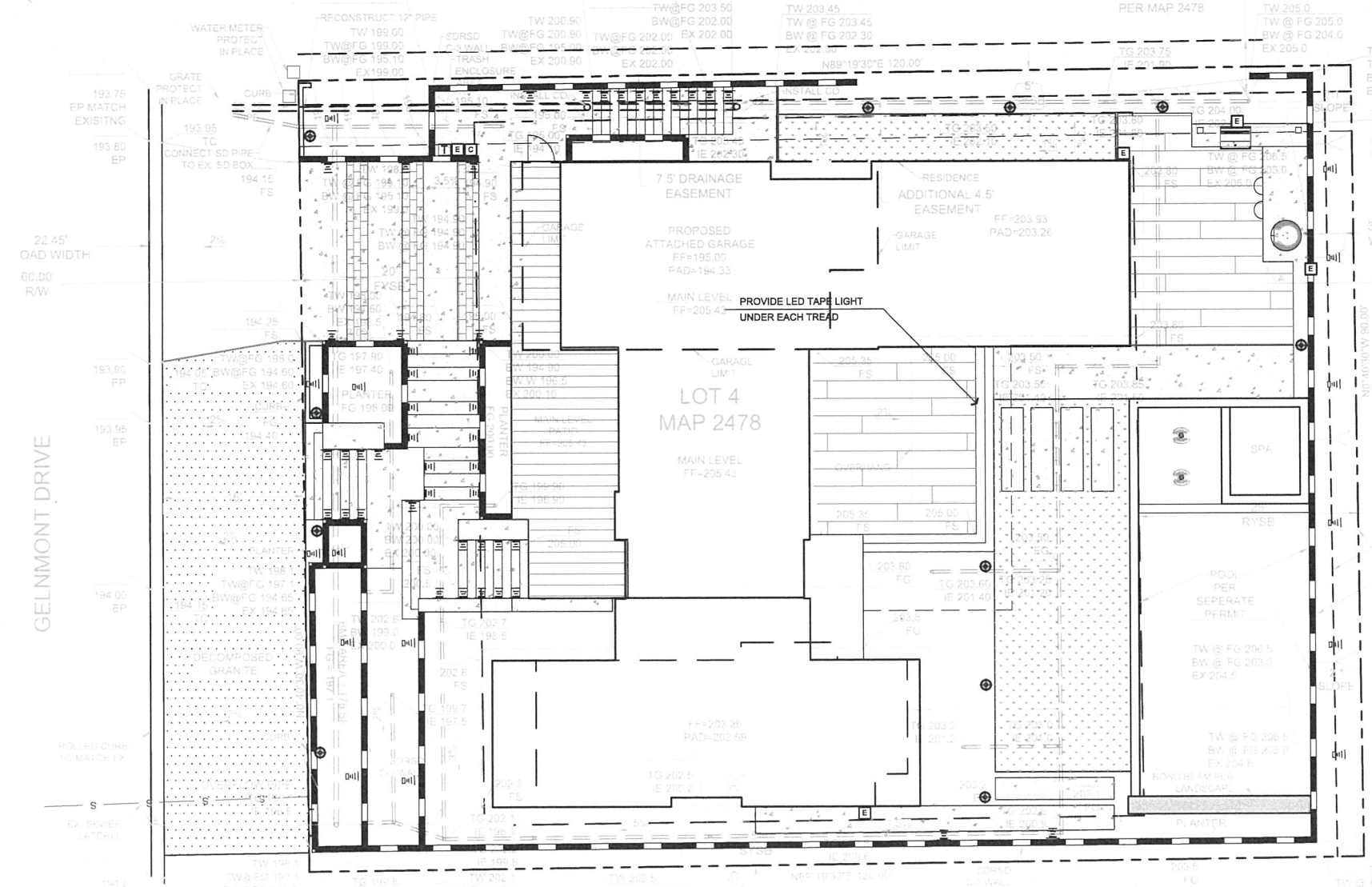
858.345.1499 www.STONE-GROVE.co
200 N. CEDROS AVENUE, SOLANA BEACH, CA 92075

REGISTERED LANDSCAPE ARCHITECT
KALIFORNIA

I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

[Signature]
BRIAN GROVE, LANDSCAPE ARCHITECT

LOT 4
MAP 2478



LOT 6
MAP 2478

- GENERAL LIGHTING NOTES:**
- THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
 - FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHALL VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.
 - ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 12 INCHES FROM ANY SIDEWALK OR VERTICAL STRUCTURE.
 - ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT 2"-3" INCHES BELOW FINISH GRADE.
 - IN ORDER TO MINIMIZE FUTURE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS DRIVEWAYS AND WALLS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL HARD SCAPE SURFACES USING A MINIMUM 1 INCH PVC PIPE
 - ALL UNDERGROUND SPLICES SHALL BE INSTALLED IN UNDERGROUND J-BOXES WITH WATER TIGHT CONNECTIONS LEAVING 12 INCHES OF EXCESS WHAT YOUR SLACK
 - ALL EXTERIOR 120 - VOLT ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE
 - ALL TRANSFORMERS PLUGGED INTO AN OUTDOOR RECEPTACLE SHALL HAVE AN "IN USE" COVER. CONTRACTOR SHALL INSTALL TAYMAC TYPE COVERS AT ALL OUTLETS
 - ALL PLUG-IN TRANSFORMERS SHALL HAVE A DRIP LOOP IN THE POWER CORD.
 - ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS
 - THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHTING EFFECT
 - CONTRACTOR TO VERIFY A MINIMUM OF 10 VOLTS AT THE LAST AT THE LAST FIXTURE FOR OPTIMAL OPERATION
 - CONTRACTOR TO CENTER FEED THE SYSTEM WHEN AT ALL POSSIBLE and VERIFY ALL WIRE CONNECTIONS ARE AT THE FIXTURES.

LANDSCAPE CONTRACTOR SHALL VERIFY IN THE FIELD FOR THE CORRECT WIRE GAUGE, VOLTAGE, SLEEVES & BEST LOCATION FOR TRANSFORMER, PHOTOCELL, AND SOUND SYSTEM.

- NOTES:**
- ALLOW 3' OF EXTRA WIRE FOR FIELD ADJUSTMENTS FOR PATH LIGHTS AND UP LIGHTS
 - ALL WORK TO BE PER LOCAL CODES
 - ALL 110 OUTLETS IN LANDSCAPING TO BE GFI PROTECTED AND SET 6" MIN. ABOVE GRADE OR PER LOCAL CODE
 - TRANSFORMER TO TIE INTO HOUSE SYSTEM
 - FIXTURES TO HAVE GROUND SPIKES
 - FIXTURES TO HAVE FROSTED GLASS
 - FIXTURES NOT TO BE DIRECTED TO NEIGHBORS LOTS

12 VOLT LIGHTING LEGEND

SYMBOL	DESCRIPTION/MODEL	MANUFACTURER	ACCESSORIES/ MOUNTING	QUANTITY
	UP LIGHT MODEL #: PB-ZD-3LED-AB	FX LUMINAIRE	SUPER SLOT SPIKE MOUNT MODEL #: 753900	16
	UP LIGHT MODEL #: PB-ZD-3LED-AB	FX LUMINAIRE	SUPER SLOT SPIKE MOUNT MODEL #: 753900	0
	PATH LIGHT TOP ASSEMBLY MODEL #: JSLEDTA-CU RISER ASSEMBLY MODEL #: JSLEDTA-AB+G-18RA-AB	FX LUMINAIRE	SUPER SLOT SPIKE MOUNT MODEL #: 753900	11
	WALL LIGHT MODEL #: PO-ZD-1LED-RD-AB	FX LUMINAIRE	NA	48
	DOWN LIGHT MODEL #: PS-ZD-6LED-AB	FX LUMINAIRE	MOUNTING BRACKET INCLUDED	0
	CAT 5 CABLE CONNECTION for CONTROLLER		(2) LAN MODULES	1
	120 VOLT ELECTRICAL POWER (GFI)			5
	300 WATT LUXOR TRANSFORMER MANUFACTURER: FX LUMINAIRE MODEL #: LZD-300-SS	FX LUMINAIRE	(1) LAM MODULE	1

UNDERGROUND SERVICE ALERT
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

FXLuminaire



PB: Up Light

NUMBER OF LUMENS	12 VOLT	24 VOLT	30 VOLT
1000	1000	1000	1000
2000	2000	2000	2000
3000	3000	3000	3000
4000	4000	4000	4000
5000	5000	5000	5000
6000	6000	6000	6000
7000	7000	7000	7000
8000	8000	8000	8000
9000	9000	9000	9000
10000	10000	10000	10000

LANDSCAPE LIGHTING

FXLuminaire



PS: Down Light

NUMBER OF LUMENS	12 VOLT	24 VOLT	30 VOLT
1000	1000	1000	1000
2000	2000	2000	2000
3000	3000	3000	3000
4000	4000	4000	4000
5000	5000	5000	5000
6000	6000	6000	6000
7000	7000	7000	7000
8000	8000	8000	8000
9000	9000	9000	9000
10000	10000	10000	10000

LANDSCAPE LIGHTING

FXLuminaire



JS: Path Light

NUMBER OF LUMENS	12 VOLT	24 VOLT	30 VOLT
1000	1000	1000	1000
2000	2000	2000	2000
3000	3000	3000	3000
4000	4000	4000	4000
5000	5000	5000	5000
6000	6000	6000	6000
7000	7000	7000	7000
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9000	9000	9000	9000
10000	10000	10000	10000

LANDSCAPE LIGHTING

FXLuminaire



MO: Wall Lights

NUMBER OF LUMENS	12 VOLT	24 VOLT	30 VOLT
1000	1000	1000	1000
2000	2000	2000	2000
3000	3000	3000	3000
4000	4000	4000	4000
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LANDSCAPE LIGHTING

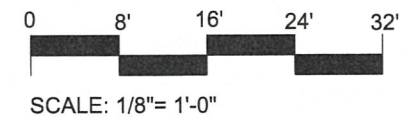
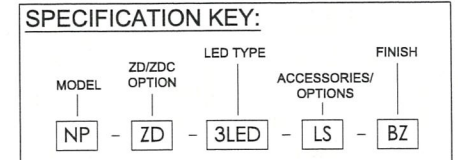
TRANSFORMER SIZING NOTE:
TRANSFORMERS TO BE SIZED PER THE OVERALL VOLT AMPS (VA) NOT PER WATTS USED.

LUXOR GROUP ASSIGNMENT NOTE:
WHEN USING MULTIPLE LUXOR TRANSFORMERS, GROUPS CAN BE NUMBERED 1-250. GROUPS CAN BE INDIVIDUAL FIXTURES OR GROUPED BY TYPE OR BY LOCATION INDEPENDENT OF TRANSFORMERS.
IT'S RECOMMENDED THAT FIXTURES BE ASSIGNED A GROUP NUMBER AT TRANSFORMER ASSIGNMENT PORT LOCATED ON THE LUXOR TRANSFORMER PACK PRIOR TO INSTALLING FIXTURES IN THE FIELD.

LUXOR WIFI CONNECTION NOTE:
WHEN USING WIFI, TRANSFORMERS CAN BE LINKED AND ACT AS ONE.
WHEN USING WIFI WHEREVER POSSIBLE, USE LAN MODULE VS WIFI MODULE. LAN MODULE WILL PROVIDE 100% CONNECTION AT ALL TIMES WHEREAS WIFI MODULES ARE DEPENDENT UPON WIFI SIGNAL AT TRANSFORMER LOCATION.

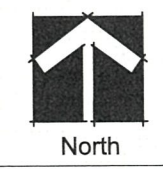
LED WATTAGE CONSUMPTION CHART:

1 LED	= 2.4 WATTS
3 LED	= 4.5 WATTS
6 LED	= 11.5 WATTS
9 LED	= 13.5 WATTS



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BRIAN GROVE, LANDSCAPE ARCHITECT



L-9 LIGHTING PLAN





STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 25, 2023
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a DRP and SDP to Demolish the Existing Single-Family Residence and Construct a Replacement Multi-Level Single-Family Residence with an Attached Garage and Perform Associated Site Improvements at 658 Marsolan Avenue. (Applicants: Marina Gumanovskaya and Boris Shlopov; Application: DRP21-018/SDP21-016; APN: 298-322-10; Resolution No. 2023-009)**

BACKGROUND:

The Applicants, Marina Gumanovskaya and Boris Shlopov, are requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish an existing single-story, single-family residence, construct a replacement multi-level, single-family residence with an attached 548 square foot garage and an attached 533 square foot Accessory Dwelling Unit (ADU) at 658 Marsolan Avenue. The 6,600 square-foot lot is located within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ). The project proposes grading in the amounts of approximately 498 yd³ of cut, 20yd³ of fill, 478 yd³ of export, 23 yd³ for footings, and 386 yd³ for recompaction. The maximum building height of the residence is proposed at 25 feet above the proposed grade with the highest pole at 148.83 MSL.

The project meets three thresholds for the requirement of a DRP, including: 1) construction in excess of 60 percent of the maximum allowable floor area; and 2) construction of a second story that exceeds 35 percent of the floor area of the first floor; and 3) for an aggregate grading quantity in excess of 100 cubic yards. The project requires an SDP because the proposed development exceeds 16 feet in height above the existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2023-009 (Attachment 1).

DISCUSSION:

CITY COUNCIL ACTION:

The 6,600 square-foot lot is located on the east side of Marsolan Avenue, nine properties south of the intersection of S. Cedros Avenue and Marsolan Avenue. The property is rectangular in shape with 60 feet of street frontage on Marsolan Avenue and a depth of 110 feet. The lot slopes up from the street from approximately 116 feet above Mean Sea Level (MSL) to 124.5 feet MSL within the first 30 feet of the lot. The remainder of the lot is flat with a total change in elevation of approximately 1.5 feet. The existing retaining wall on the lot to the east has top of wall elevation of 128 feet MSL. The lot is currently accessed by a driveway in the southwest corner of the lot.

The Applicants are requesting approval of a DRP and SDP to demolish the existing residence and attached garage and construct a replacement multi-level, single-family residence with an attached basement two-car garage, an attached main floor ADU and perform associated site improvements including grading, hardscape, landscaping and water features. The proposed ADU meets the objective standards as required by state law and is therefore not subject to the City’s discretionary review process. The project plans are included in Attachment 2.

Table 1 (below) provides a comparison of the SBMC applicable zoning regulations with the Applicants’ proposed design.

Table 1		
LOT INFORMATION		
Property Address:	658 Marsolan Ave.	Zoning Designation: MR (5-7 du/ac)
Lot Size:	6,600 sf	# Units Allowed: 1 SFR, 1 ADU, 1JADU
Max. Allowable Floor Area:	3,105 sf	# Units Requested: 1 SFR and 1 533 sf ADU*
Proposed Floor Area:	2,861 sf	
Below Max. Floor Area by:	244 sf	Setbacks: (d)
Max. Allowable Height:	25 ft	Required
Max. Proposed Height:	25 ft	Proposed
Highest Point/Ridge:	148.83 MSL	Front (E) 25 ft** 20 ft
Overlay Zone(s):	SROZ	Interior Side (N) 5 ft 5 ft
		Interior Side (S) 5 ft 8 ft
		Rear (W) 25 ft 25 ft
		* ADU not subject to discretionary review
		** Front reduced to 20ft because the right-of-way is greater than 55 feet in width.
PROPOSED PROJECT INFORMATION		
Proposed Floor Area Breakdown:		Required Permits:
Basement Level Living Area	391 sf	DRP: grading in excess of 100 cubic yards; construction that exceeds 60% of the maximum allowable floor area; and construction of a second story that exceeds 35% of the first floor.
Basement Level Garage	548 sf	
Main Floor Living Area	1,363 sf	
Second Floor Living Area	1,435 sf	
Subtotal	3,737 sf	SDP: a new structure that exceeds 16 feet in height from the existing grade.
Basement Exemption	- 476 sf	
Off-Street Parking Exemption	- 400 sf	
Total Proposed Floor Area:	2,861 sf	
Proposed Grading: 498 yd ³ of cut, 20 yd ³ of fill, 478 yd ³ of export, 23 yd ³ for footings, and 386 yd ³ for recompaction		
Proposed Parking: 2 Garage		Existing Development:
Proposed Fences and Walls: Yes		Single-story, single-family residence with attached one-car garage to be demolished.
Proposed Accessory Dwelling Unit: Yes		

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2023-009 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and recommended conditions of approval 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 2023-009.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed development includes construction of a residence in excess of 60 percent of the maximum allowable floor area for the property, construction of a second story that exceeds 35 percent of the first floor and grading in excess of 100 aggregate cubic yards. 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 2023-009 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 MR Zone. Surrounding properties are also located within the MR Zone and are developed with a mixture of one- and two-story single-family residences. 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-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. The project has been evaluated and could be found to be in conformance with the regulations of the SROZ. The project is also located within the Coastal Zone. As a condition of project approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Building and Structure Placement:

The Applicants are proposing to demolish the existing residence and construct a replacement multi-level, single-family residence with a basement level living area and attached two-car garage and perform associated site improvements. The residence would be located in the buildable area of the lot. The existing driveway located in the southwest corner of the lot that slopes up to the existing driveway would be replaced with a new driveway that would slope down to the lower basement level garage.

The 391 square-foot basement level would consist of a storage room accessed from the garage and a utility room and a hallway that provides access to an elevator and a staircase. The main level living area would consist of an open concept living room, kitchen and dining room as well as a powder room, laundry room, a staircase and access to the elevator. The proposed 533 square foot attached ADU is in the northeast corner of the main floor. An 85 square foot landscaped courtyard is proposed on the east side of the living room between the living room and the proposed ADU. Thirty-four square feet of the courtyard is surrounded on three sides and covered and included in the calculation of floor area. The 50 square foot covered entry is also included in the calculation of floor area. There is a 318 square foot covered deck off of the living, dining and kitchen open concept room. The 1,435 square-foot upper level would consist of the primary bedroom suite, a sitting room, access to the staircase and the elevator and an additional bedroom with an ensuite bathroom. A 229 square foot balcony is proposed off the east side of the primary bedroom and a 273 square foot balcony is proposed off the west side of the primary bedroom that can also be accessed by the sitting room. A 304 square foot roof deck is proposed in the center of the proposed roof.

The proposed site improvements on the lot would include water features, hardscape, landscaping and a perimeter fence. The trash and recycle storage is proposed on the southern elevation of the retaining wall needed to construct the driveway to the basement level garage and will be screened by a fence.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in an enclosed garage, up to 200 square feet of floor area is exempted for each required space. The proposed 548 square foot attached garage would provide two unobstructed parking spaces; therefore, 400 square feet of the garage is exempt from the calculation of floor area. In addition, the garage is attached to the proposed basement living area. According to the SROZ, there are three types of basement that qualify for a square footage exemption. The proposed design is considered basement attached to garage that is on one level, separated by a door and the only "exposure" is at the garage door. The basement is considered exposed when the adjacent grade (existing or proposed) is more than three feet below the finished floor of the main level above the basement. If the proposed basement, as designed, meets the above criteria, the entire square footage of the living area of the basement is exempt and the 2% calculation is used to determine the area of the garage that is included in the calculation of floor area. The calculation is as follows:

$$\text{SF of Garage} - 400 \text{ SF Parking Exemption} = \text{Remaining Garage SF}$$

$$\text{Remaining Garage SF} \times \text{Linear Feet of Exposure} \times .002 = \text{SF Included in Floor Area}$$

For the proposed project the calculations are as follows:

$$548 \text{ SF} - 400 \text{ SF} = 148 \text{ SF} \times 21.3 \times 0.02 = 63 \text{ SF}$$

The lot is 6,600 square feet in area, therefore, the maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 SF	3,000 SF
0.175 for the area between 6,001 to 15,000 SF	105 SF
<u>Maximum Allowable Floor Area:</u>	<u>3,105 SF</u>

The entire residence is proposed at 3,737 square feet. With the garage exemption of 400 SF and the basement exemption of 476 square feet the total proposed floor area is 2,861 square feet which is 244 square feet below the maximum allowable for the lot area.

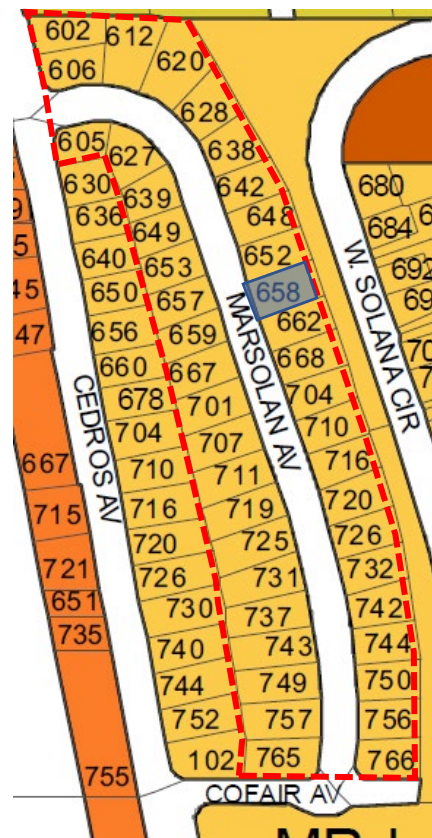
The SROZ requires that if the proposed residence has a three-story façade, the upper level shall not be directly above the basement level exposure but shall be setback at least 10 feet. As designed, the living area of the upper level is setback from the face of the basement garage exposure 11 to 16 feet.

As designed, the project complies with all required setbacks under the designation "d" on the City's official Zoning Map. Marsolan Avenue is 60 feet in width and SBMC indicates that when a property is located on a right-of-way that is 55 feet or greater in width, the front yard setback can be reduced to 20 feet. The proposed residence will meet the

required setbacks for the proposed property. The maximum building height for the MR Zone is 25 feet. The maximum height of the proposed residence would be 25 feet above the proposed grade with the highest portion of the structure to be at 148.83 feet above MSL at the highest point. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

Neighborhood Comparison:

Staff compared the proposed project to 41 other properties within the surrounding area. This area includes properties on both sides of Marsolan Avenue between S. Cedros Avenue and Cofair Avenue of as shown on the following map:



The properties evaluated in this comparison are also located in the MR Zone. The existing homes range in size from 1,304 square feet to 3,480 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 non-habitable 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 and the outdoor covered area. Comparatively, the project would be 3,077 square feet (see below).

Project Gross Building Area:	3,737 SF
Delete Covered Patio Area:	- 112 SF
Delete Attached Garage:	- 548 SF
<u>Project Area for Comparison to Assessor's Data:</u>	<u>3,077 SF</u>

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

Table 2						
#	Property Address	Lot Size in ft2 (GIS)	Existing ft2 Onsite (Assessor's)	Proposed / Recently Approved ft2	Max. Allowable ft2	Zone
1.	602 Marsolan Avenue	6,807	1,304		3,141	MR
2.	606 Marsolan Avenue	6,922	2,040		3,161	MR
3.	612 Marsolan Avenue	9,913	2,650		3,685	MR
4.	620 Marsolan Avenue	11,508	1,855		3,964	MR
5.	628 Marsolan Avenue	7,929	1,407		3,338	MR
6.	638 Marsolan Avenue	7,102	2,258		3,193	MR
7.	642 Marsolan Avenue	6,670	1,304		3,115	MR
8.	648 Marsolan Avenue	6,866	1,304		3,152	MR
9.	652 Marsolan Avenue	6,866	3,480		3,152	MR
10.	658 Marsolan Avenue	6,600	1,313	3,077	3,105	MR
11.	662 Marsolan Avenue	6,774	1,304		3,135	MR
12.	668 Marsolan Avenue	6,835	1,304		3,146	MR
13.	704 Marsolan Avenue	6,924	1,304		3,162	MR
14.	710 Marsolan Avenue	6,923	3,182		3,162	MR
15.	716 Marsolan Avenue	6,810	1,304		3,142	MR
16.	720 Marsolan Avenue	7,415	3,133		3,248	MR
17.	726 Marsolan Avenue	6,684	2,246		3,120	MR
18.	732 Marsolan Avenue	6,580	2,430		3,102	MR
19.	742 Marsolan Avenue	6,846	3,470		3,148	MR
20.	744 Marsolan Avenue	6,910	1,480		3,159	MR
21.	750 Marsolan Avenue	6,724	1,590		3,127	MR
22.	756 Marsolan Avenue	6,742	2,971		3,130	MR
23.	766 Marsolan Avenue	11,338	1,794		4,609	MR
24.	765 Marsolan Avenue	8,440	2,292		3,427	MR
25.	757 Marsolan Avenue	8,108	3,247		3,369	MR
26.	749 Marsolan Avenue	8,060	2,534		3,361	MR
27.	743 Marsolan Avenue	8,266	2,671		3,397	MR
28.	737 Marsolan Avenue	7,740	1,658		3,305	MR
29.	731 Marsolan Avenue	8,283	1,379		3,400	MR
30.	725 Marsolan Avenue	8,101	3,247		3,368	MR
31.	719 Marsolan Avenue	7,973	1,654		3,345	MR
32.	711 Marsolan Avenue	7,772	2,524		3,310	MR
33.	707 Marsolan Avenue	7,616	1,344		3,283	MR
34.	701 Marsolan Avenue	7,476	2,442		3,258	MR

35.	667 Marsolan Avenue	7,263	1,653		3,221	MR
36.	659 Marsolan Avenue	6,689	2,530		3,121	MR
37.	657 Marsolan Avenue	6,328	2,138		3,057	MR
38.	653 Marsolan Avenue	6,182	1,688		3,032	MR
39.	649 Marsolan Avenue	6,088	2,651		3,015	MR
40.	639 Marsolan Avenue	6,077	1,368		3,013	MR
41.	627 Marsolan Avenue	6,698	1,465		3,122	MR
42.	605 Marsolan Avenue	5,418	1,499		2,709	MR

Fences, Walls and Retaining Walls:

Within the front yard setback, 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 2 feet 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 6 feet in height with an additional 2 feet that is 50% open to light and air.

The Applicants are proposing to construct three-tiered retaining walls in the front yard, retaining walls that will support the driveway to the basement level garage entry and a retaining wall around the usable rear yard area. Six-foot fences with gates are proposed along the setback area on the north side of the residence and a portion of the setback area along the southern property line.

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

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are proposing to construct a 548 square-foot attached garage in the northeast corner of the proposed basement level of the residence. The garage would be accessed by a driveway at the southwest corner of the property from Marsolan Avenue. The proposed two-car garage satisfies the required off-street parking for the single-family residence.

Grading:

The Applicants are proposing approximately 498 cubic yards of cut, 20 cubic yards of fill, 478 cubic yards of export, 23 cubic yards for footings, and 386 cubic yards for recompaction. A majority of the grading would be required to construct the basement and driveway access to the basement level garage. The remainder would be for the tiered landscaping in the front yard area and the flat usable yard area behind the house.

Lighting:

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

Usable Open Space:

The project consists of the construction of a replacement multi-level, single-family residence with an attached garage and associated site improvements on a developed residential lot, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicants will be required to pay the applicable Park Development Fee.

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on June 30, 2022, showing a maximum building height of 25 feet (148.83 feet above MSL) above the proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by August 24, 2022. The City received two applications for View Assessment. The Applicants redesigned the proposed residence to address the view impairment concerns of the neighbors. The proposed redesign had two areas that are outside of the originally story pole three-dimensional building envelope. One is an expansion of the northeast corner of the living room and the other is the addition of the bathroom area on the second bedroom on the upper level. The Applicants are requesting that the City Council waive the requirement of an additional 30-day public notice for those areas. The Applicants added story poles to show the changes to the three-dimensional envelope of the structure and were able to provide signatures

from the adjacent neighbors as well as the neighbors that filed View Assessment indicating that the redesigned residence does not impair their view (Attachment 3).

If the Council is able to waive the additional 30-day public notice and make the findings to approve the DRP, a condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicants submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 25 feet above the proposed grade or 148.83 feet above MSL at the highest point.

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

Property Frontage and Public Right-of-Way Improvements

The existing property is improved with concrete curb and gutter only. There are private improvements and landscaping in the area between the back of the concrete curb and property line. If approved, the Applicants will be required to remove all the private improvements located in the public right-of-way and construct a 10 foot wide decomposed granite (D.G.) pathway graded at a maximum of 2% along the entire property frontage and construct a new driveway approach with 2:1 transition to the proposed D.G. pathway.

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 January 13, 2022. The City has not received any communication in support or opposition of the project at the time of writing this report.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2023-009 for Council's consideration based upon the information in this report. 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.

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 2023-009.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- Deny the project if all required findings for the DRP and SDP 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 2023-009 conditionally approving a DRP and SDP to demolish a single-story, single-family residence, construct a replacement multi-level, single-family residence with a basement level attached garage, an attached main floor ADU, and perform associated site improvements at 658 Marsolan Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2023-009
2. Project Plans
3. View Assessment Waiver Signatures

RESOLUTION 2023-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO DEMOLISH A SINGLE-FAMILY RESIDENCE, CONSTRUCT A REPLACEMENT MULTI-LEVEL, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED BASEMENT LEVEL TWO-CAR GARAGE AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 658 MARSOLAN AVENUE, SOLANA BEACH.

**APPLICANTS: Marina Gumanovskaya and Boris Shlopov
CASE NO.: DRP21-018/SDP21-016**

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

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

WHEREAS, at the Public Hearing on January 25, 2023, 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 SDP to demolish a single-story, single-family residence and construct a replacement 2,798 square foot multi-level, single-family residence with an attached 548 square foot basement level two-car garage, a 391 square foot basement, and perform associated site improvements at 658 Marsolan 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 in the General Plan and intended for single-family residential development with a maximum density 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 meets the minimum number of off-street parking spaces and the required front-, side- and rear-yard setbacks and is below the maximum allowable structure height and gross floor area for the property.

- 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. Surrounding properties are also located within the MR Zone and are developed with a mixture of one- and two-story single-family residences. 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-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. The project has been evaluated and could be found to be in conformance with the regulations of the SROZ. The project is also located within the Coastal Zone. As a condition of project approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

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

The Applicants are proposing to demolish the existing residence and construct a replacement multi-level, single-family residence with an attached basement level two-car garage and perform associated improvements. The project would be located in the buildable area of the lot. The existing driveway located in the southwest corner of the lot that slopes up to the existing driveway would be replaced with a new driveway that would slope down to the lower basement level garage.

The 391 square-foot basement level would consist of a storage room accessed from the garage and a utility room and a hallway that provides access to an elevator and a staircase. The main level living area would consist of an open concept living room, kitchen and dining room as well as a powder room, laundry room, a staircase and access to the elevator. An 85 square foot landscaped courtyard is proposed on the east side of the living room. Thirty-four square feet of the courtyard is surrounded on three sides and covered and included in the calculation of floor area. The 50 square foot covered entry is also included in the

calculation of floor area. There is a 318 square foot covered deck off of the living, dining and kitchen open concept room. The 1,435 square foot upper level would consist of the primary bedroom suite, a sitting room, access to the staircase and the elevator and an additional bedroom with an ensuite bathroom. A 229 square foot balcony is proposed off the east side of the primary bedroom and a 273 square foot balcony is proposed off the west side of the primary bedroom that can also be accessed by the sitting room. A 304 square foot roof deck is proposed in the center of the proposed roof.

The proposed site improvements on the lot would include water features, hardscape, landscaping and a perimeter fence. The trash and recycle storage is proposed on the southern elevation of the retaining wall needed to construct the driveway to the basement level garage and will be screened by a fence.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The proposed 548 square foot attached garage would provide two unobstructed parking spaces; therefore, 400 square feet of the garage is exempt from the calculation of floor area. In addition, the garage is attached to the proposed basement living area. According to the SROZ, there are three types of basements that qualify for a square footage exemption. The proposed design is considered basement attached to garage that is on one level, separated by a door and the only "exposure" is at the garage door. The basement is considered exposed when the adjacent grade (existing or proposed) is more than three feet below the finished floor of the main level. If the proposed basement, as designed, meets the above criteria, the entire square footage of the living area of the basement is exempt and you would use the 2% calculation to calculate what area of the garage is included in the calculation of floor area. The calculation is as follows:

SF of Garage – 400 SF Parking Exemption = Remaining Garage SF

Remaining Garage SF X Linear Feet of Exposure X .002 = SF Included in Floor Area

For the proposed project the calculations are as follows:

548 SF – 400 SF = 148 SF X 21.3 X 0.02 = 63 SF

The lot is 6,600 square feet in area, therefore, the maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.50 for the first 6,000 SF:	3,000 SF
0.175 for the area 6,001 to 15,000 SF:	105 SF
<hr/>	
Max. Allowable Floor Area:	3,105 SF

The entire residence is proposed at 3,737 square feet. With the garage exemption of 400 SF and the basement exemption of 476 square feet, the total proposed floor area is 2,861 square feet which is 244 square feet below the maximum allowable for the lot area.

The SROZ requires that if the proposed residence has a three-story façade, the upper level shall not be directly above the basement level exposure but shall be setback at least 10 feet. As designed, the living area of the upper level is setback from the face of the basement garage exposure 11 to 16 feet.

As designed, the project complies with all required setbacks under the designation “d” on the City’s official Zoning Map. Marsolan Avenue is 60 feet in width and the SBMC indicates that when a property is located on a right-of-way that is 55 feet or greater in width, the front yard setback can be reduced to 20 feet. The proposed residence will meet the required setbacks for the proposed property. The maximum building height for the MR Zone is 25 feet. The maximum height of the proposed residence would be 25 feet above the proposed grade with the highest portion of the structure to be at 148.83 feet above MSL at the highest point. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

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

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are proposing to construct a 548 square-foot attached garage in the northeast corner of the proposed residence. The garage would be accessed by a driveway at the southwest corner of the property from Marsolan Avenue. The proposed two-car garage satisfies the required off-street parking for the single-family residence.

- 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 are proposing approximately 498 cubic yards of cut, 20 cubic yards of fill, 478 cubic yards of export, 23 cubic yards for footings, and 386 cubic yards for recompaction. A majority of the grading would be required to construct the basement and driveway access to the basement level garage.

The remainder would be for the tiered landscaping in the front yard area and the flat usable yard area behind the house.

- 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 and associated site improvements on a developed residential lot, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. The Applicants will be required to pay the applicable Park Development Fees prior to building permit issuance.

- 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 Applicants shall obtain approval from the California Coastal Commission prior to issuance of Building or Grading Permits.

- B. In accordance with Chapter 17.63 (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 existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on June 30, 2022, showing a maximum building height of 25 feet (148.83 feet above MSL) above the proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by August 24, 2022. The City received two applications for View Assessment. The Applicants redesigned the proposed residence to address the view impairment concerns of the neighbors. The proposed redesign has two areas that are outside of the originally story pole three-dimensional building envelope. One is an expansion of the northeast corner of the living room and the other is the addition of the bathroom area on the second bedroom on the upper level. The Applicants are requesting that the City Council waive the requirement of an additional 30-day public notice for those areas. The Applicants added story poles to show the changes to the three-dimensional envelope of the structure and were able to provide signatures from the adjacent neighbors as well as the neighbors that filed View Assessment indicating that the redesigned residence does not impair their view (Attachment 3).

The Applicants shall submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 25 feet above the proposed grade or 148.83 feet above MSL at the highest point shown on the plans.

V. CONDITIONS:

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

A. Community Development Department Conditions:

- I. The Applicants shall pay required Fire Mitigation, Park Development and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on January 25, 2023, and located in the project file with a submittal date of October 5, 2022.
- III. Prior to requesting a framing inspection, the Applicants shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with

City Council approval on January 25, 2023, and that the maximum height of the proposed addition will not exceed 25 feet above the proposed grade or 148.83 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
 - V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
 - VI. 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. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
 - VIII. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
 - IX. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on Marsolan Avenue and minimize impact to the surrounding neighbors.
 - X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
- B. Fire Department Conditions:
- I. 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.
 - II. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible

from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a 1/2" inch stroke width for residential buildings, 8" high with a 1/2" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

- III. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected 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. Per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 NEW Section 903.2.
- 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. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per the California Fire Code and Solana Beach Fire Department requirements.

C. Engineering Department Conditions:

- I. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a. Demolition and Removal of existing surface improvements in public right-of-way including, but not limited to, the concrete driveway, retaining wall, concrete steps, stone surface, landscaping, etc.
 - b. Construction of SDRSD D-25 Type A Curb Outlet.
 - c. Construction of SDRSD G-14A Driveway approach with 2:1 transitions to the proposed D.G. pathway.
 - d. Construction of the 10' wide D.G area compacted and graded at maximum 2% towards the flow line for walking and parking purposes to the satisfaction of the City Engineer.

e. Construction of Temporary Sacked Keystone Wall.

All proposed improvements within the public right-of-way shall comply with City standards including, but not limited to, the Off-Street Parking Design Manual.

- II. The Applicants shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit/Final Inspection of the Building Permit. The EMRA shall be recorded against this property for all private improvements in the public right-of-way including but not limited to:
 - a. SDRSD D-25 Type A Curb Outlet
 - b. Sacked Keystone Wall located on the northerly property line.
- II. The Applicants shall complete to the satisfaction of the City Engineer all grading, paving, public improvements, landscaping, and drainage improvements.
- III. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- IV. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- V. The Applicants shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicants shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicants shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. The Applicants shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design

for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan.

- d. The Applicants shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- e. The Applicants are responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicants shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. The Applicants shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicants shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicants shall obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- i. The Applicants shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and non-

storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.

- k. The Applicants shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- l. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. No increased cross lot drainage shall be allowed.
- n. Prior to obtaining a building permit, the Applicants shall submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E. If a demo permit is required for removing existing structures before grading, the Applicants shall obtain the demolition permit separately in order to certify the grading prior to issuance of the Building Permit.

D. City Council Conditions:

- I. To be added later if necessary.

IV. 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.

V. EXPIRATION

The Development Review Permit for the project shall 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.

VI. 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 25th day of January, 2023, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



658 MARSOLAN

658 MARSOLAN, SOLANA BEACH CA 92075

GREEN BLDG STANDARDS

- STORM WATER DRAINAGE/RETENTION DURING CONSTRUCTION. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING:
 - RETENTION BASINS.
 - WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC SECTION 4.106.2.
- GRADING AND PAVING. SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS (SWALES, WATER COLLECTION, FRENCH DRAINS, ETC.). CGC SECTION 4.106.3. EXCEPTION: ADDITIONS NOT ALTERING THE DRAINAGE PATH.
- INDOOR WATER USE TO COMPLY WITH THE FOLLOWING:

FIXTURE TYPE	MAX FLOW RATE
WATER CLOSETS	1.28 GAL/FLUSH
URINALS (WALL MOUNTED)	0.125 GAL/FLUSH
URINALS (OTHERS)	0.5 GAL/FLUSH
SHOWERHEADS	1.8 GPM @ 80 PSI
LAVATORY FAUCETS	1.2 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.20 GAL/ CYCLE

LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GPM AT 20 PSI.
- WHEN A SHOWER IS PROVIDED MULTIPLE SHOWER HEADS, THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED 1.8 GPM @ 80 PSI, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME. CGC SECTION 4.303.1.3.2.
- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS. CGC 4.304.1.
- RECYCLING. A MINIMUM OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC SECTION 4.408.1.
- RECYCLING. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN. CGC SECTION 4.408.2.
- OPERATION AND MAINTENANCE MANUAL. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC. TO THE OWNER AT THE TIME OF FINAL INSPECTION. CGC SECTION 4.410.1.
- POLLUTION CONTROL. DURING CONSTRUCTION, ENDS OF DUCTS ARE TO BE SEALED, AND MECH EQUIPMENT IS TO BE COVERED. CGC SECTION 4.504.1.
- POLLUTION CONTROL. VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC SECTION 4.504.2.
- INTERIOR MOISTURE CONTROL. CONCRETE SLABS WILL BE PROVIDED WITH A CAPILLARY BREAK. CGC SECTION 4.505.2.1.
- INTERIOR MOISTURE CONTROL. THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED AND CERTIFIED BY THE CONTRACTOR BY 1 OF 3 METHODS LISTED IN CGC 4.505.3.
- INDOOR AIR QUALITY. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE, AND CONTROLLED BY A HUMIDISTAT. CGC 4.506.1.
- HEATING AND AIR CONDITIONING SYSTEM DESIGN. HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: (SUPPORT DOCUMENTATION REQUIRED AT APPLICATION SUBMITTAL) 4.507.2.
 - ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA MANUAL J-2016, ASHRAE HANDBOOKS OR OTHER EQUIVALENT METHODS.
 - SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D-2016, ASHRAE HANDBOOKS OR OTHER EQUIVALENT METHODS.
 - SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 OR OTHER EQUIVALENT METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.
- PRIOR TO FINAL INSPECTION, THE LICENSED CONTRACTOR, ARCHITECT, OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.

AREA TABULATION

LOT INFORMATION:

LOT SIZE: 6,600 SF (GROSS AND NET)

FLOOR AREA RATIO: CALCULATION PER SROZ

0.5 (FIRST 6,000 SF)	3,000 SF
0.175 (FROM 6,001 SF - 15,000 SF)	104.8 SF
0.1 (EQR 15,000 SF - 20,000 SF)	0 SF
ALLOWABLE GFA:	3,105 SF

EARTHWORK INFORMATION:

W SITE GRADING:	101 CY
X FOOTING EXCAVATION:	23 CY
Y REMOVAL & RECOMPACTION:	386 CY
Z TOTAL GRADING (W+X+Y):	510 CY

LANDSCAPE INFORMATION:

	EXISTING	PROPOSED
NON-LANDSCAPED AREA:	2,685 SF	3,634 SF
NON-IRRIGATED LANDSCAPE:	0 SF	0 SF
IRRIGATED LANDSCAPE:	3,207 SF	1,976 SF
WATER FEATURES:	0 SF	12 SF
DECORATIVE HARDSCAPE:	708 SF	978 SF
TOTAL LOT AREA	6,600 SF	

AREA OF WORK

IRRIGATED LANDSCAPE:	1,976 SF
WATER FEATURES:	12 SF
DECORATIVE HARDSCAPE:	978 SF
AGGREGATE LANDSCAPE AREA	2,966 SF

PROJECT DATA

PROJECT NAME	658 MARSOLAN
OWNER	MARINA GUMANOVSKAYA BORIS SHLOPOV
PROJECT ADDRESS	658 MARSOLAN AVENUE SOLANA BEACH, CA 92075
A.P.N.	298-322-10-00
LEGAL DESCRIPTION	LOT 46 OF VILLA DEL MAR UNIT NO. 1, ACCORDING TO MAP NO. 3332
BASE ZONE	MR
OVERLAY ZONE(S)	SCALED RESIDENTIAL OVERLAY
REQUIRED SETBACKS	FRONT: 20' REAR: 25' SIDE (EXTERIOR): 5' SIDE (STREET): NA
YEAR BUILT	BEFORE 1994
SPRINKLERS(YES/NO)	YES
REQUIRED PERMITS	DESIGN REVIEW PERMIT STRUCTURAL REVIEW PERMIT BUILDING PERMIT
BUILDING CODE(S)	2019 CBC
CONSTRUCTION TYPE	VB
OCCUPANCY	R-3
STORIES	2
EXISTING HEIGHT	10'-8"
PROPOSED HEIGHT	24'-10"

SHEET INDEX

A0-1	TITLE SHEET
A0-2	EXISTING SITE PHOTOS
C-1	CIVIL DEMO PLAN
C-2	PRELIMINARY GRADING PLAN
L-1	LANDSCAPE PLAN
A1-1	ARCHITECTURAL SITE PLAN
A1-2	AREA PLANS AND CALCULATIONS
A1-3	STORY POLE PLAN
A2-0	BASEMENT PLAN
A2-1	FLOOR PLAN
A2-2	SECOND FLOOR PLAN
A2-4	ROOF PLAN
A3-1	EXTERIOR ELEVATIONS
A3-2	EXTERIOR ELEVATIONS
A4-1	BUILDING SECTIONS

DEFERRED SUBMITTALS

- PHOTOVOLTAIC SYSTEM
- SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

ENERGY CONSERVATION

COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2019 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CFP1R, CFP2R, AND CFP3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

ABBREVIATIONS

(E) EXISTING	CONC CONCRETE	FLR SNK FLOOR SINK	MIN MINIMUM	RAG RETURN AIR GRILLE	STRUCT STRUCTURAL
ABV ABOVE	CONT CONTINUOUS	FLSHG FLASHING	MIR MIRROR	SUSP SUSPENDED	SUSPENDED
ACC ACoustICAL	CORR CORRIDOR	FO FACE OF	MNT MOUNTED	SWM SELF-ADHERING WATERPROOF	MEMBRANE
ACT ACCESSIBLE	CPT CARPET	FR FRENCH DOOR	MO MASONRY OPENING	RD ROOF DRAIN	
AD ACoustICAL CEILING TILE	CTR CENTER	FRP FIBER REINFORCED PLASTIC	MS MOP SINK	RE/S RE-PAINT	T&G TONGUE & GROOVE
AD AREA DRAIN	DBL DOUBLE	FS FINISH SURFACE	MTL METAL	RECESS'D RECESSED	TS TUBE STEEL
ADA AMERICANS W/ DISABILITIES ACT	DF DRINKING FOUNTAIN	FT FOOT OR FEET	MTR METER	REF REFERENCE	TEL TELEPHONE
ADD ADDITIONAL	DIA DIAMETER	FTG FOOTING	MTRL MATERIAL	REFL REFLECTED	THRESH THRESHOLD
ADJ ADJUSTABLE	DS DOWNSPOUT	FURR FURRING	MUL MULLION	REFRIG REFRIGERATOR	TOP OF
AFF ABOVE FINISH FLOOR	DTL DETAIL	GA GAUGE	NIC NOT IN CONTRACT	REQD REQUIRED	TPH TOP OF PAPE HOLDER
ALUM ALUMINUM	DWG DRAWING	GALV GALVANIZED	NOM NOMINAL	RES RESILIENT	TS TUBE STEEL
AN ANODIZED	EA EACH	GALV GALVANIZED	NOT TO SCALE	RFP ROOFING	TYP TYPICAL
AP ACCESS PANEL	EJ EXPANSION JOINT	GC GENERAL CONTRACTOR	OVER OVER	RM ROOM	UNO UNLESS NOTED OTHERWISE
APPROX APPROXIMATE	EL ELEVATION	GL GLASS	O/FL OVERFLOW DRAIN	RMC RECESSED MEDICINE CABINET	VAV VARIABLE AIR VOLUME
ASYM ASYMMETRICAL	ELEC ELECTRICAL	GYP GYPSUM	OC ON CENTER	RO ROUGH OPENING	VCT VINYL COMPOSITION TILE
BATT BATTING	EMER EMERGENCY	HB HOSE BIBB	OD OUTSIDE DIAMETER	RP RAISED PANEL	VERT VERTICAL
BD BOARD	EP ELECTRICAL PANEL	HC HOLLOW CORE	OPNG OPENING	RR RESTROOM	VIF VERIFY IN FIELD
BLDG BUILDING	EQ EQUAL	HD HOT DIPPED	OPP OPPOSITE	SC SCHEDULE	W WIDTH
BLW BELOW	EQPT EQUIPMENT	HM HOLLOW METAL	OSCI OWNER SUPPLIED CONTRACTOR	SCHED SCHEDULE	W/ WITH
BM BEAM	EX EXISTING	HORIZ HORIZONTAL	INSTALLED	SECT SECTION	W/O WITHOUT
BO BOTTOM OF	EXT EXTERIOR	HR HOUR	OVHD OVERHEAD	SHT SHELF	WC WATER CLOSET
BTWN BETWEEN	FA FIRE ALARM	HT HEIGHT	PART PARTITION	SHT SHEET	WD WOOD
BUR BUILT-UP ROOFING	FAC FIN FAC FIN	IN INSIDE DIAMETER	PLAM PLASTIC LAMINATE	SHTG SHEATHING	WH WATER HEATER
BYD BEYOND	FAU FORCED AIR UNIT	IN INCHES	PLSTR PLASTER	SHWR SHOWER	WR WATER RESISTANT
CAB CABINET	FC FIBER CEMENT	INSUL INSULATION	PLT PLATE	SIM SIMILAR	
CEMT CEMENTITIOUS	FD FLOOR DRAIN	INT INTERIOR	PLYWD PLYWOOD	SIP STRUCTURAL INSULATED PANEL	
CIP CAST IN PLACE	FEC FIRE EXTINGUISHER CABINET	JST JOIST	PNT PAINT	SMF SHEET METAL FLASHING	
CJ CONTROL JOINT	FF FINISH FLOOR	LAV LAVATORY SINK	PR PAINT(ED)	SME SPECIFICATION	
CL CENTER LINE	FG FINISH GRADE	MANUF MANUFACTURER	PRFIR PRE-FINISHED	SS STAINLESS STEEL	
CLG CEILING	FIN FINISH	MAX MAXIMUM	PV PHOTOVOLTAIC	SSG STRUCTURAL SILICONE GLAZED	
CMU CONCRETE MASONRY UNIT	FL FLUORESCENT	MDF MEDIUM DENSITY FIBERBOARD	PWDR POWDER	STD STANDARD	
CNTR COUNTER	FLR FLOOR	MECH MECHANICAL	R RADIUS	STL STEEL	

DRAFTING SYMBOLS

0	DRAWING TITLE	-----	ABOVE, BELOW, OR HIDDEN
0	GRID LINES	---	CUTLINE
1	BUILDING SECTION	○	DOOR IDENTIFIER
1	WALL OR DETAIL SECTION	◇	WINDOW IDENTIFIER
1	DETAIL CALLOUT	○	MATERIAL IDENTIFIER
1	EXT/INT ELEVATIONS	F01	FIXTURE IDENTIFIER
1	NORTH ARROW	01.01	KEYNOTE
1		RI	REVISION CLOUD/CALLOUT
1		EL 99.99	ELEVATION
1		1/2	SLAB STEP

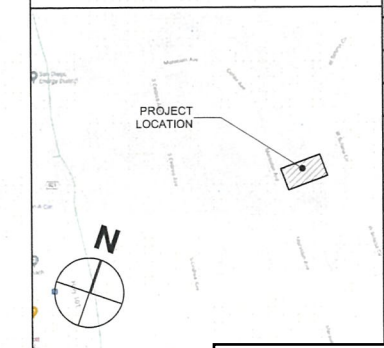
PROJECT TEAM

ARCHITECT	STEPHEN DALTON ARCHITECTS 444 S CEDROS AVE, STUDIO 190 SOLANA BEACH, CA 92075 858.792.5906
SURVEY	METROPOLITAN MAPPING 3712 30TH STREET SAN DIEGO, CA 92104 619-431-5250
CIVIL	SAMPO ENGINEERING INC. 171 SAXONY ROAD, SUITE 213 ENCINITAS, CA 92024 760-436-0660
LANDSCAPE	GEORGE MERCER 990 SEACOAST DRIVE, SUITE 20 IMPERIAL BEACH, CA 91932 619-882-2499
SOILS	CHRISTIAN WHEELER ENGINEERING 3980 HOME AVE SAN DIEGO, CA 92105 619-550-1700
STRUCTURAL	

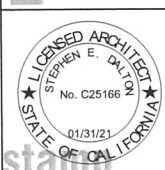
SCOPE OF WORK

- DEMO EXISTING STRUCTURES
- CONSTRUCTION OF A NEW SINGLE-FAMILY HOME
- CONSTRUCTION OF AN ADU

VICINITY MAP



project title
658 MARSOLAN
658 MARSOLAN, SOLANA BEACH CA 92075



Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

TITLE SHEET

job no.
2106

09/10/2021	DRP/SDP SUBMITTAL I
11/24/2021	DRP/SDP SUBMITTAL II
3/10/2022	DRP/SDP SUBMITTAL III
5/11/2022	DRP/SDP SUBMITTAL IV
9/29/2022	DRP/SDP SUBMITTAL V

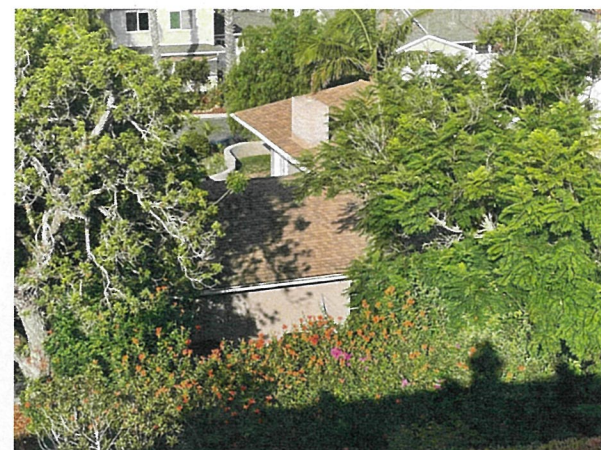
sheet
A0-1



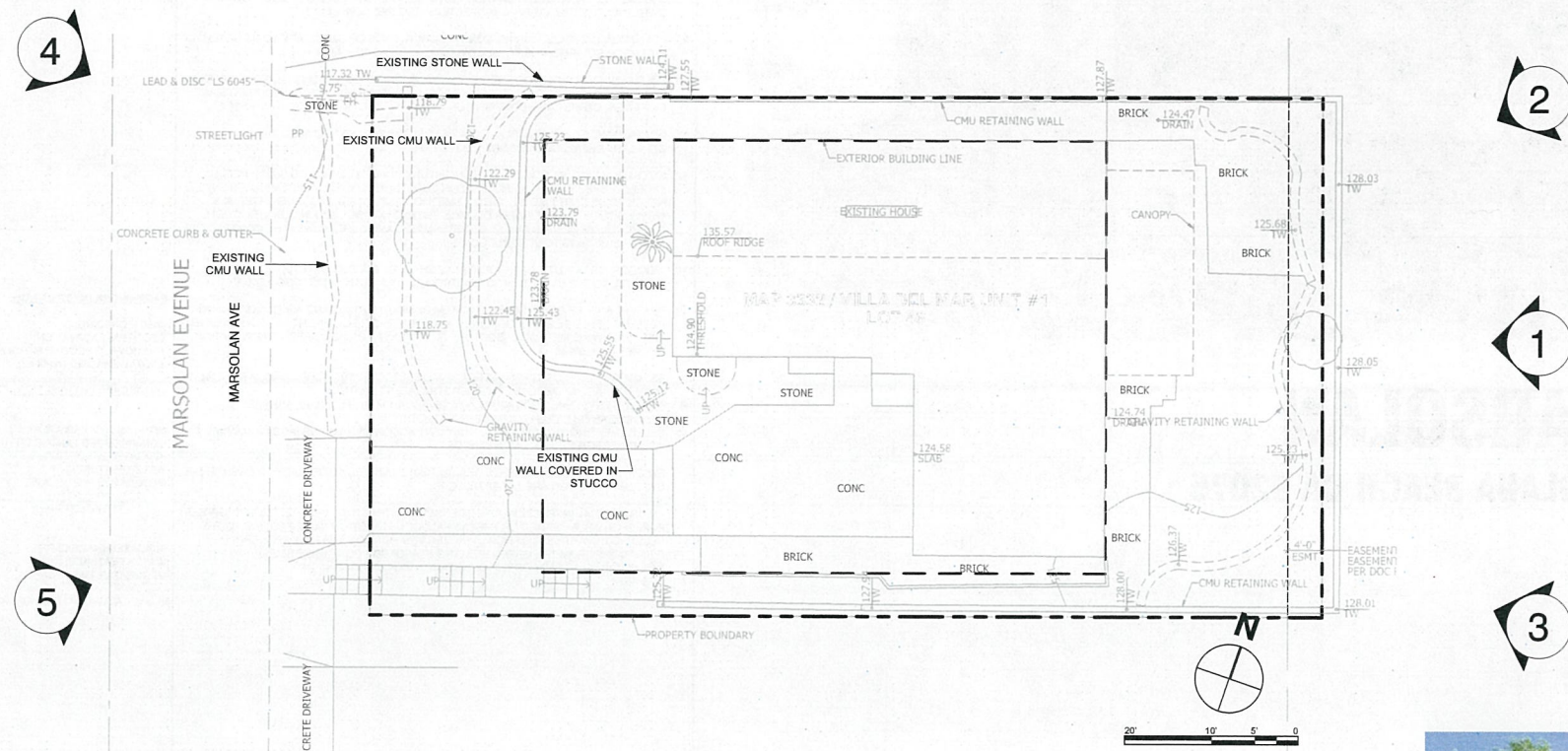
VIEW 1



VIEW 2



VIEW 3



EXISTING SITE PLAN

SCALE: 1" = 10'



VIEW 4



VIEW 5

658 MARSOLAN
658 MARSOLAN, SOLANA BEACH CA 92075

project title



stamp

Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

EXISTING SITE PHOTOS
sda ARCHITECTS

job no. 2106

date

09/10/2021	DRP/SDP SUBMITAL I
11/24/2021	DRP/SDP SUBMITAL II
3/10/2022	DRP/SDP SUBMITAL III
5/11/2022	DRP/SDP SUBMITAL IV
9/29/2022	DRP/SDP SUBMITAL V

sheet A0-2

OWNER: BORIS V. SHLOPOV AND MARINA GUMANOVSKAYA

SITE ADDRESS: 658 MARSOLAN AVENUE, SOLANA BEACH, CA 92075

ASSESSOR'S PARCEL NO.: 298-322-10

LEGAL DESCRIPTION: LOT 46 OF VILLA DEL MAR UNIT NO. 1, ACCORDING TO MAP NO. 3332, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 15, 1955.

DATE OF SURVEY: 03-29-21

VERTICAL BENCHMARK: COUNTY OF SAN DIEGO VERTICAL CONTROL BENCHMARK MONUMENT DESCRIPTION: SEWER MH RM (PER TM 1690) LOCATION: CL OF CEDROS AVE AND MARSOLAN AVE. DATUM: NAD 83 ELEVATION: 118.27 FEET

NOTES:

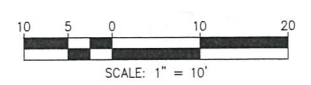
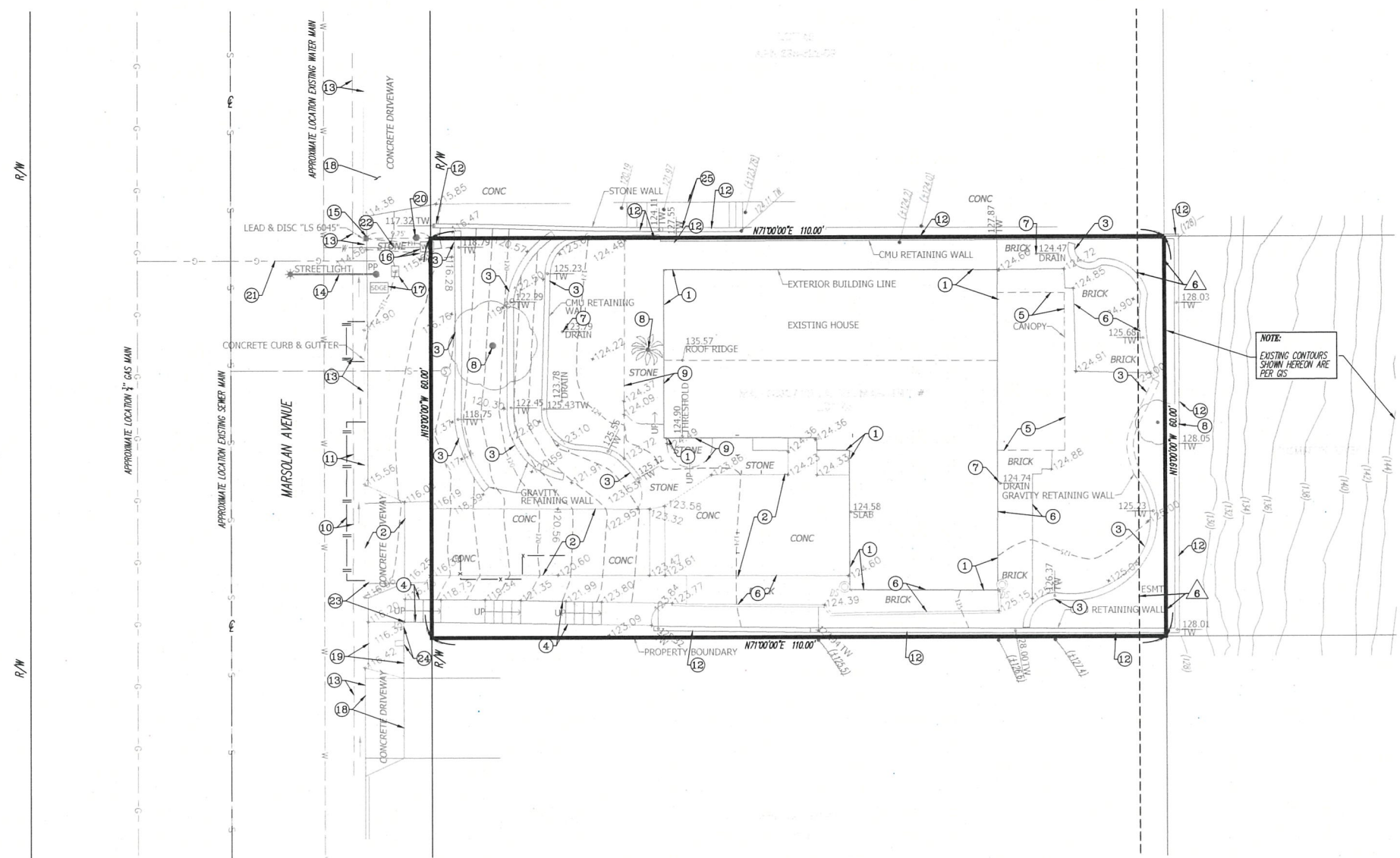
- EXISTING TOPOGRAPHY SHOWN HEREON PROVIDED BY METROPOLITAN MAPPING, INC.
- A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY DATED AUGUST 27, 2020 AS ORDER NO. 00-6364183 WAS REVIEWED FOR EXISTING ON-SITE EASEMENTS. SAID PRELIMINARY TITLE REPORT REVEALED ONE ON-SITE EXISTING EASEMENT. SAID EASEMENT HAS BEEN PLOTTED HEREON AND REFERENCED BELOW PER SAID PRELIMINARY TITLE REPORT (NUMBERING PER SAID TITLE REPORT)
- EXISTING 4' WIDE EASEMENT FOR THE RIGHT TO PLACE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE AND REMOVE SUCH AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED JANUARY 30, 1956, AS BOOK NO. 5958, PAGE 77 OF OFFICIAL RECORDS.

LEGEND

LEGEND	SYMBOL
PROPERTY BOUNDARY	---
EASEMENT LINE	---
EXISTING CONTOUR	146
EXISTING ELEVATION	+ 146.0
DIRECTION OF FLOW	→
CONCRETE PAVEMENT	▭
CONCRETE DRIVEWAY	▭
GRAVITY RETAINING WALL	▭
CURB AND GUTTER	▭
STREET LIGHT	⊙
SOG&E UTILITIES	SOGE
FIRE HYDRANT	⊙
WATER METER	WM
WATER MAIN	-W-W-
GAS MAIN	-G-G-
SEWER MAIN	-S-S-
TREE AND/OR BUSHES	⊙
DOWNSPOUT	⊙
SURVEY MONUMENTS	■

KEY NOTES:

- DEMOLISH/PROTECT IN-PLACE
- DEMOLISH EXISTING RESIDENCE
 - DEMOLISH EXISTING CONCRETE DRIVEWAY
 - DEMOLISH EXISTING WALL
 - DEMOLISH EXISTING STEPS
 - DEMOLISH EXISTING CANOPY
 - DEMOLISH BRICK SURFACE OVER CONCRETE
 - DEMOLISH EXISTING DRAIN
 - DEMOLISH EXISTING TREE
 - DEMOLISH STONE SURFACE
 - REMOVE AND RECONSTRUCT AC PAVEMENT
 - DEMOLISH AND RECONSTRUCT ± 22 LF OF CURB AND GUTTER
 - PROTECT RETAINING WALL IN-PLACE
 - PROTECT CURB AND GUTTER IN-PLACE
 - PROTECT STREET LIGHT IN-PLACE
 - PROTECT SURVEY MONUMENT IN-PLACE
 - REMOVE AND RELOCATE WATER METER AND UPGRADE FOR FIRE SPRINKLERS
 - PROTECT ELECTRICAL BOX IN-PLACE AND ADJUST TO NEW SURFACE
 - PROTECT CONCRETE DRIVEWAY IN-PLACE
 - PROTECT CONCRETE SURFACE IN-PLACE
 - PROTECT FIRE HYDRANT
 - PROTECT 3" GAS LINE IN-PLACE
 - PROTECT WATER SERVICE IN-PLACE
 - REMOVE AND RECONSTRUCT CONCRETE SURFACE
 - PROTECT MAILBOX IN-PLACE
 - PROTECT STAIR IN-PLACE



OWNER: BORIS V. SHLOPOV AND MARINA GUMANOVSKAYA

SITE ADDRESS: 658 MARSOLAN AVENUE
SOLANA BEACH, CA 92075

ASSESSOR'S PARCEL NO.: 298-322-10

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DATE OF SURVEY: 03-29-21

VERTICAL BENCHMARK: COUNTY OF SAN DIEGO VERTICAL CONTROL BENCHMARK MONUMENT
DESCRIPTION: SENEH MH RIM (PER TM 1690) LOCATION: CL OF CEDROS AVE AND MARSOLAN AVE.

DATUM: NAD 83 ELEVATION: 118.27 FEET

EARTHWORK QUANTITIES:
CUT: 510 CY MAX CUT DEPTH: 10.5'
FILL: 20 CY MAX FILL HEIGHT: 2.5'
EXPORT: 490 CY

IMPERVIOUS AREA CALCULATIONS:
EXISTING TOTAL IMPERVIOUS AREA 3,785 SF
EXISTING TOTAL PERVIOUS AREA 2,815 SF
PROPOSED TOTAL IMPERVIOUS AREA 3,232 SF
PROPOSED TOTAL PERVIOUS AREA 3,368 SF
PROPOSED DECREASE IN IMPERVIOUS AREA: 553 SF

NOTES:

- EXISTING TOPOGRAPHY SHOWN HEREON PROVIDED BY METROPOLITAN MAPPING, INC.
- A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY DATED AUGUST 27, 2020 AS ORDER NO. DNY-6384189 WAS REVIEWED FOR EXISTING ON-SITE EASEMENTS. SAID PRELIMINARY TITLE REPORT REVEALED ONE ON-SITE EXISTING EASEMENT. SAID EASEMENT HAS BEEN PLOTTED HEREON AND REFERENCED BELOW PER SAID PRELIMINARY TITLE REPORT (NUMBERING PER SAID TITLE REPORT)
- EXISTING 4' WIDE EASEMENT FOR THE RIGHT TO PLACE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE AND REMOVE SUCH AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED JANUARY 30, 1956, AS BOOK NO. 5558, PAGE 77 OF OFFICIAL RECORDS.
- ALL ON-SITE STORM DRAIN AND BMP AREAS ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- WALL ELEVATIONS SHOWN HEREON MAY VARY DURING CONSTRUCTION DUE TO EXISTING GRADES AND SOIL ENGINEER RECOMMENDATIONS. SOIL ENGINEER SHALL DETERMINE FINAL WALL FOOTING DEPTHS.
- ROOF DOWNSPOUTS TO BE DISCHARGED INTO LANDSCAPE AREAS PRIOR TO DISCHARGE TO THE SATISFACTION OF THE CITY ENGINEER. WATER SHALL NOT BE ALLOWED TO POND ON SITE AND SHALL NOT DRAIN TOWARD BUILDING FOUNDATIONS.
- THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR IMPLEMENTING ANY AND ALL TYPES OF SHORING SYSTEMS THAT MAY BE NECESSARY IN ORDER TO EXCAVATE FOR STRUCTURES, RETAINING WALLS, UTILITIES, AND PRIVATE SEWER SHOWN HEREON. THE SOILS ENGINEER SHOULD BE CONSULTED FOR SHORING AND STABILIZATION RECOMMENDATIONS PRIOR TO CONSTRUCTION. A BUILDING PERMIT IS REQUIRED FOR ALL SHORING.
- ALL EXISTING AND PROPOSED UTILITY LINES SERVING THE SUBJECT PROPERTY SHALL BE INSTALLED UNDERGROUND.
- CONTRACTOR TO REUSE THE EXISTING WATER SERVICE CURRENTLY IN-USE IF FEASIBLE.
- CONTRACTOR TO LOCATE THE EXISTING SEWER LATERAL CURRENTLY SERVING THE EXISTING RESIDENCE AND REUSE IF FEASIBLE.
- ANY DAMAGED CURB AND CUTTER AS RESULT OF THE CONSTRUCTION IS TO BE RECONSTRUCTED AND REPLACED.
- THE INFORMATION SHOWN ON THIS PLAN, INCLUDING DESIGN DETAILS, CONSTRUCTION NOTES AND OTHER PROPOSED IMPROVEMENTS ARE CONCEPTUALLY REVIEWED BY THE CITY AS PART OF THE DISCRETIONARY APPROVAL OF THE PROJECT. A MORE DETAILED AND COMPREHENSIVE REVIEW WILL BE PERFORMED BY THE CITY AS PART OF THE CONSTRUCTION PERMIT PROCESS.
- INTERIOR FLOOR SLABS: THE MINIMUM BASEMENT SLAB THICKNESS SHOULD BE 4 INCHES (ACTUAL) AND THE SLAB SHOULD BE REINFORCED WITH AT LEAST NO. 3 BARS SPACED AT 18 INCHES ON CENTER EACH WAY. THE MINIMUM SLAB THICKNESS FOR THE ON-GRADE PORTION OF THE STRUCTURE SHOULD BE 5 INCHES (ACTUAL) AND THE SLAB SHOULD BE REINFORCED WITH AT LEAST NO. 4 BARS SPACED AT 18 INCHES ON CENTER EACH WAY. SLAB REINFORCEMENT SHOULD BE SUPPORTED ON CHAIRS SUCH THAT THE REINFORCING BARS ARE POSITIONED AT MID-HEIGHT IN THE FLOOR SLAB. THE SLAB REINFORCEMENT SHOULD EXTEND DOWN INTO THE PERIMETER FOOTINGS AT LEAST 6 INCHES. SEE SOIL REPORT FOR ADDITIONAL RECOMMENDATIONS.
- EXTERIOR CONCRETE FLOORING: EXTERIOR CONCRETE SLABS ON GRADE SHOULD HAVE A MINIMUM THICKNESS OF 4 INCHES AND BE REINFORCED WITH AT LEAST NO. 4 BARS PLACED AT 18 INCHES ON CENTER EACH WAY (OCEN). DRIVEWAY SLABS SHOULD HAVE A MINIMUM THICKNESS OF 5 INCHES AND BE REINFORCED WITH AT LEAST NO. 4 BARS PLACED AT 12 INCHES.
- ALL STRUCTURES IN THE PUBLIC RIGHT-OF-WAY NOT BUILT TO SAN DIEGO REGIONAL STANDARD DRAWINGS SHALL BE PRIVATELY MAINTENANCE.

ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT
RECORDED _____, 2022
AS DOCUMENT NO. 2022 _____ OF O.R.

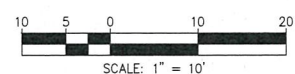
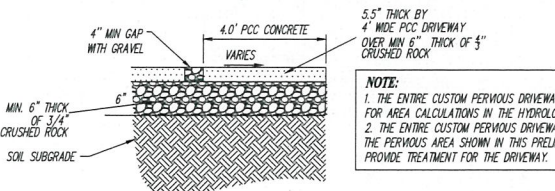
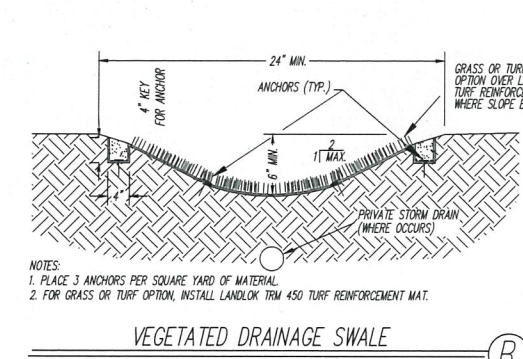
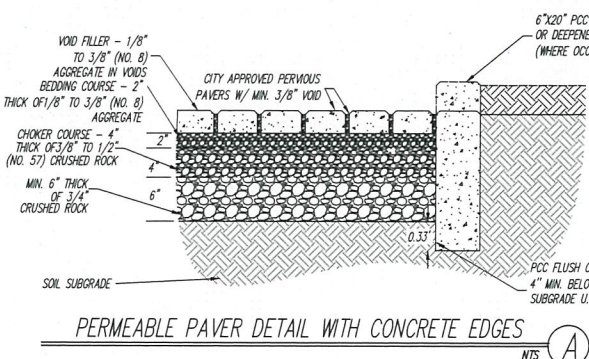
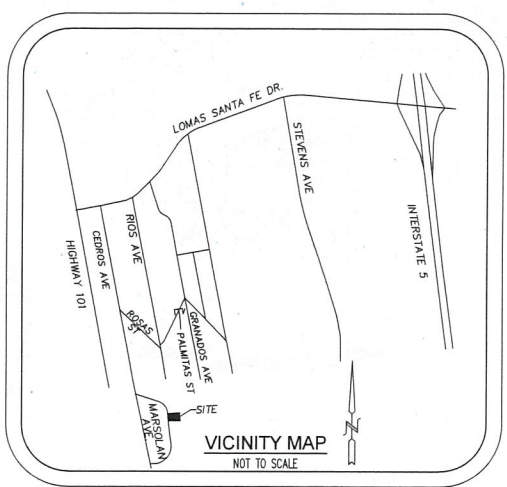
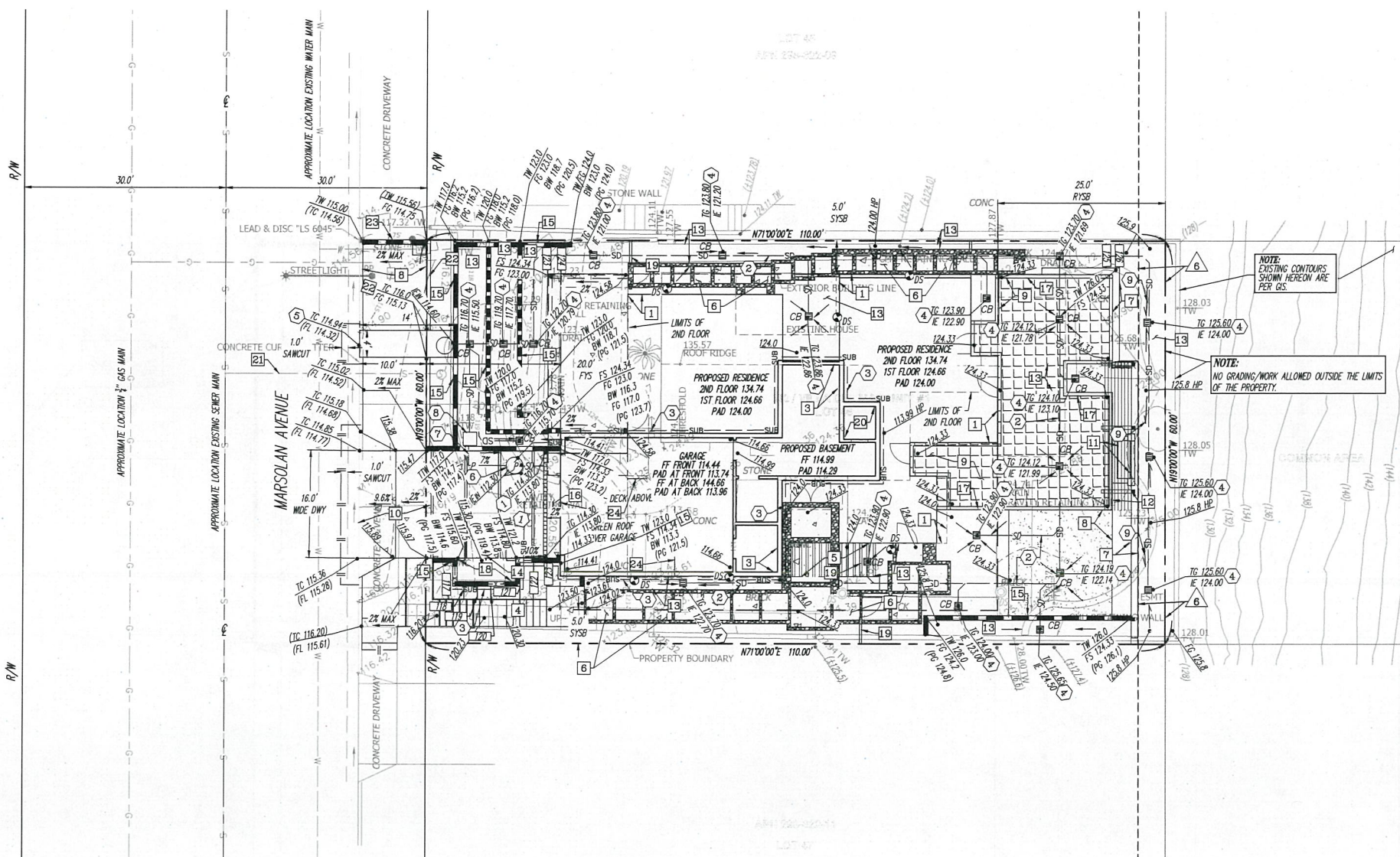
LEGEND	SYMBOL
PROPERTY BOUNDARY	---
PROPERTY LINE	---
EASEMENT LINE	---
EXISTING CONTOUR	146
EXISTING ELEVATION	x 146.0 (146.00)
PROPOSED CONTOUR	146
PROPOSED ELEVATION	146.00
DAYLIGHT LINE/SAWCUT LINE	---
DIRECTION OF FLOW	---
CONCRETE PAVEMENT	---
DECOMPOSED GRANITE PATH	---
PRIVATE GRAVITY STORM DRAIN PIPE	SD
PRIVATE SUB-DRAIN PIPE	SUB
PRIVATE AREA DRAIN CATCH BASIN	CB
PROPOSED DOWNSPOUT	DS
BUILDING WALL	---
PERMEABLE PAVER SURFACE	---
EXISTING DOWNSPOUT	DS

- NEW IMPROVEMENTS
- PROPOSED RESIDENCE PER ARCHITECT'S PLANS. SEE SHEET NO A2-2
 - PROPOSED GARAGE PER ARCHITECT'S PLANS. SEE SHEET NO A1-3
 - PROPOSED BASEMENT PER ARCHITECT'S PLANS. SEE SHEET NO A1-3
 - PROPOSED CONCRETE STEPS ON GRADE. SEE CONSTRUCTION NOTE NO. 13
 - PROPOSED TRELLIS ABOVE GRADE PER ARCHITECT'S PLANS. SEE SHEET NO A1-1
 - PROPOSED 4' WIDE X 4' WIDE STEPPING STONES WITH ROCK IN JOINTS PER LANDSCAPE ARCHITECT PLAN
 - PROPOSED 2.6' HIGH POURED IN PLACE CONCRETE WALL PER LANDSCAPE ARCHITECT'S PLAN
 - PROPOSED DECOMPOSED GRANITE SURFACE
 - PROPOSED PERMEABLE PAVER PATIO PER DETAIL "A"
 - PROPOSED CONCRETE DRIVEWAY PER SORSO G-14A
 - PROPOSED FOUNTAIN PER ARCHITECT'S PLANS
 - PROPOSED STEEL WINE COVERED ARBOR PER LANDSCAPE ARCHITECT PLAN
 - PROPOSED PLANTER PER LANDSCAPE ARCHITECT PLAN
 - PROPOSED 42" HIGH FENCE AND GATE
 - PROPOSED GUM RETAINING WALL
 - PROPOSED 5.5" THICK BY 4' WIDE PERVIOUS CONCRETE DRIVEWAY WITH 4" GAPS FILLED WITH GRAVEL BETWEEN CONCRETE. SEE DETAIL "C"
 - PROPOSED PCC FLUSH CURB PER DETAIL "A"
 - PROPOSED TRASH ENCLOSURE
 - PROPOSED 6' HIGH FENCE AND GATE
 - PROPOSED ELEVATOR PER ARCHITECT'S PLANS. SEE SHEET A2-1
 - PROTECT SEWER LATERAL AND REUSE TO SERVE NEW RESIDENCE. IF FEASIBLE, CONTRACTOR TO VERIFY THE INVERT ELEVATION, SIZE, SLOPE AND CONDITION OF PIPE. SEWER LATERAL 4" DIA. @ 2% MIN. SLOPE
 - PROPOSED PCC CURB
 - PROPOSED TEMPORARY SACKED KEYSTONE WALL OR SIMILAR
 - PROPOSED GREEN ROOF OVER GARAGE PER ARCHITECT'S PLAN

- STORM DRAIN/WATER QUALITY
- PROPOSED TRENCH DRAIN
 - PROPOSED PRIVATE STORM DRAIN PVC PIPE @ 1% MIN. SLOPE
 - PROPOSED PERFORATED STORM DRAIN PIPE @ 1% MIN. SLOPE
 - PROPOSED PRIVATE CATCH BASIN BY NDS OR APPROVED EQUAL
 - PROPOSED CURB OUTLET PER SORSO D-25 TYPE A
 - PROPOSED STORM DRAIN SUMP & PUMP. DESIGN BY OTHERS
 - PROPOSED PRESSURE PIPE DESIGN BY OTHERS
 - PROPOSED PRESSURE TO GRAVITY CLEANOUT WITH SOLID COVER
 - PROPOSED VEGETATED DRAINAGE SWALE PER DETAIL B

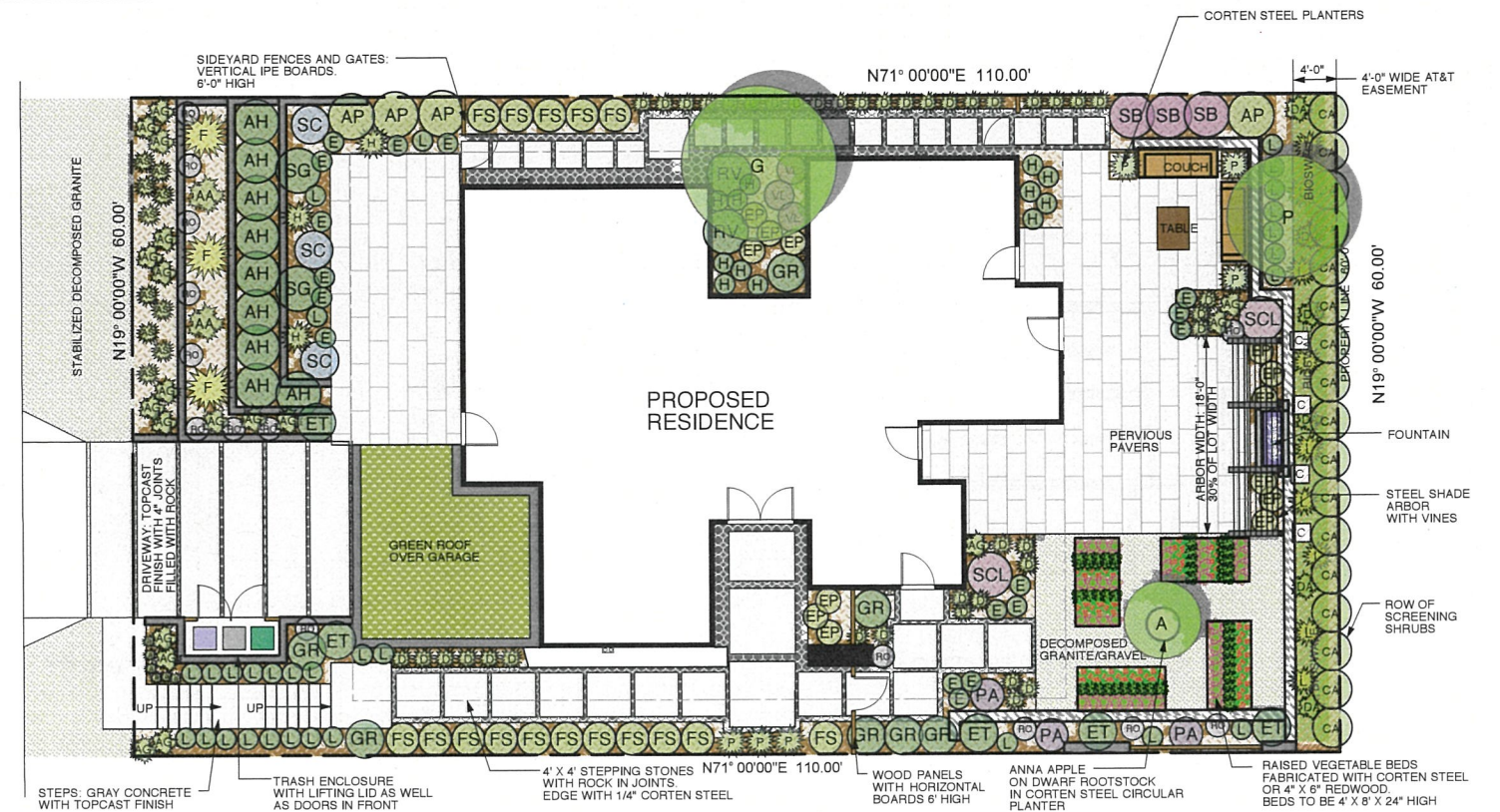
ABBREVIATIONS:

- BW: BOTTOM OF WALL
- HP: HIGH POINT
- FG: FINISH GRADE
- FL: FLOW LINE
- FS: FINISH SURFACE
- IE: INVERT ELEVATION
- PG: PRE-EXISTING GRADE
- TC: TOP OF CURB
- TG: TOP OF GATE
- TW: TOP OF WALL



PLANT LEGEND

SYMBOL	DESCRIPTION	MATURE HEIGHT	WATER USE	MIN. SIZE	QUANTITY
AP	ABUTILON PALMERI - PALMER'S INDIAN MALLOW	5'	LOW	5 GAL.	4
AG	AEONIUM 'KIWI' - KIWI AEONIUM	1'	LOW	1 GAL.	6
AA	AGAVE 'RAY-OF-LIGHT'	3'	LOW	5 GAL.	19
AA	ALOE ARBORESCENS - KRANTZ ALOE	8'	LOW	5 GAL.	2
AA	ALOE STRIATA - GHOST ALOE	2'	LOW	5 GAL.	10
AH	ARCTOSTAPHYLOS 'HOWARD MCMINN' - MANZANITA	5'	LOW	15 GAL.	9
DL	DIANELLA 'CASSA BLUE' - FLAX LILY	18"	LOW	1 GAL.	41
DM	DIPLACUS AURIANTICUS - MONKEY FLOWER	3'	LOW	1 GAL.	6
E	ERIOGONUM GRANDE RUBESCENS	12"	LOW	1 GAL.	17
EP	EUPHORBIA POLYCHROMA - CUSHION SPURGE	18"	LOW	5 GAL.	13
ET	EUPHORBIA TIRUCULLII - STICKS ON FIRE	10'-30"	LOW	15 GAL.	5
FS	FEIJOA SELLOWIANA - PINNEAPPLE GUAVA	12'	LOW	15 GAL.	16
F	FURCRAEA 'MEDIO PICTA' - MAURITIUS FLAX	5'	LOW	15 GAL.	3
GR	GREVILLEA LANIGERA 'COASTAL GEM'	1'	LOW	5 GAL.	7
H	HESPERALOE PARVIFLORA - RED YUCCA	4'	LOW	5 GAL.	3
H	HEUCHERA 'WENDY' - CORAL BELLS	2'	LOW	1 GAL.	14
L	LAVANDULA 'MUNSTEAD' - LAVENDER	2'	LOW	5 GAL.	30
L	LOMANDRA LONGIFLORA 'BREEZE' - MAT RUSH	30"	LOW	5 GAL.	9
P	PENNISSETUM 'FIREWORKS' - FOUNTAIN GRASS	3'	LOW	5 GAL.	6
PA	PEROVSKIA 'DENIM 'N LACE' - RUSSIAN SAGE	3'	LOW	5 GAL.	3
RV	RIBES VIBURNIFOLIUM - CATALINA CURRANT	3'-6"	LOW	5 GAL.	2
RO	ROSMARINUS PROSTRATUS - PROSTRATE ROSEMARY	18"	LOW	1 GAL.	14
SC	SALVIA CHAMAEDRYOIDES - MEXICAN BLUE SAGE	2'	LOW	5 GAL.	3
SCL	SALVIA CLEVELANDII - CLEVELAND SAGE	5'	LOW	5 GAL.	2
SG	SALVIA GREGII - AUTUMN SAGE	4'	LOW	5 GAL.	2
SB	SALVIA 'SANTA BARBARA' - MEX. BUSH SAGE	3'	LOW	5 GAL.	3
VL	VERBENA LILACINA 'DE LA MINA' - LILAC VERBENA	1'	LOW	5 GAL.	3
G	GEUERA PARVIFLORA - AUSTRALIAN WILLOW	30'	LOW	36" BOX STANDARD	1
P	PUNICA GRANATUM 'WONDERFUL' - POMEGRANATE	15'-20'	MOD	36" BOX STANDARD	1
A	APPLE 'ANNA' ON DWARF ROOTSTOCK	8'	MOD	15 GAL.	1
C	CLEMATIS LASIANTHA - PIPE STEM CLEMATIS TRAIN VINE ON OVERHEAD	15' VINE			4
CA	PRIVACY HEDGE: CERCOCARPUS ALNIFOLIUS CATALINA ISLAND MOUNTAIN MAHOGANY	8'-12'	V. LOW	15 GAL.	17
	MULCHED SHRUB AREA BARK OR ROCK MULCH - 3" DEPTH				
	BIOSWALE: CAREX TUMILICOLA - BERKELEY SEDGE WITH REINFORCED RICE STRAW MATTING	1 GAL.			16" O.C.
	GREEN ROOF OVER GARAGE CAREX TUMILICOLA - BERKELEY SEDGE	4" POT			12" O.C.



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

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

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

Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				SLA
	1	2	3	4	
Evapotranspiration Rate (ETo) See "A" below	1	Use 41 (west of I-5) / 7 (east of I-5)			
Conversion Factor - 62	2	0.62			
(Line 1 x Line 2)	3	25.42 (west of I-5) / 29.14 (east of I-5)			
Plant Factor (PF) See "B" below	4	0.3	1.0		
Hydrozone Area (HA) - in square feet	5	2,133	12		156
(Line 4 x Line 5)	6	500.4	12		
Irrigation Efficiency (IE) See "C" below	7	0.81	1.00		
(Line 6 - Line 7)	8	790	12		
TOTAL of all Line 8 boxes + SLA	9	958			
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	10	24,352 gallons per year			

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$\frac{25.42}{25.42 \text{ or } 29.14} \left(\frac{2,301}{\text{Total Landscape Area}} \right) + \left(\frac{156}{\text{Total SLA}} \right) = \text{MAWA}$$

Evapotranspiration adjustment factor (ETAF) use: 35 residential, 45 non-residential

33,955 gallons

HYDROZONES

SYMBOL	ZONE	VEG. TYPE	WATER USE	PLANT FACTOR	AREA SQ. FT.	IRRIGATION TYPE	IRRIGN. EFFIC.
[Symbol]	#1	TREES/SHRUBS	LOW	0.3	2,133	DRIP	0.81
[Symbol]	#2	FOUNTAIN	WATER FEATURE	1.0	12	FILLER PIPE	1.00
[Symbol]	#3	FRUIT/VEG	SLA	SLA	156	DRIP	SLA
TOTAL:					2,301		

LANDSCAPE ARCHITECT'S CERTIFICATION

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

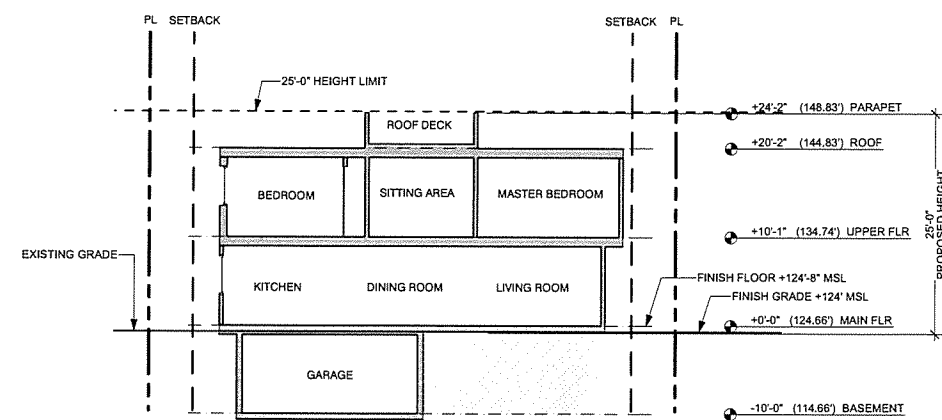
George Mercer
 GEORGE MERCER RLA #4055
 9/27/22
 DATE



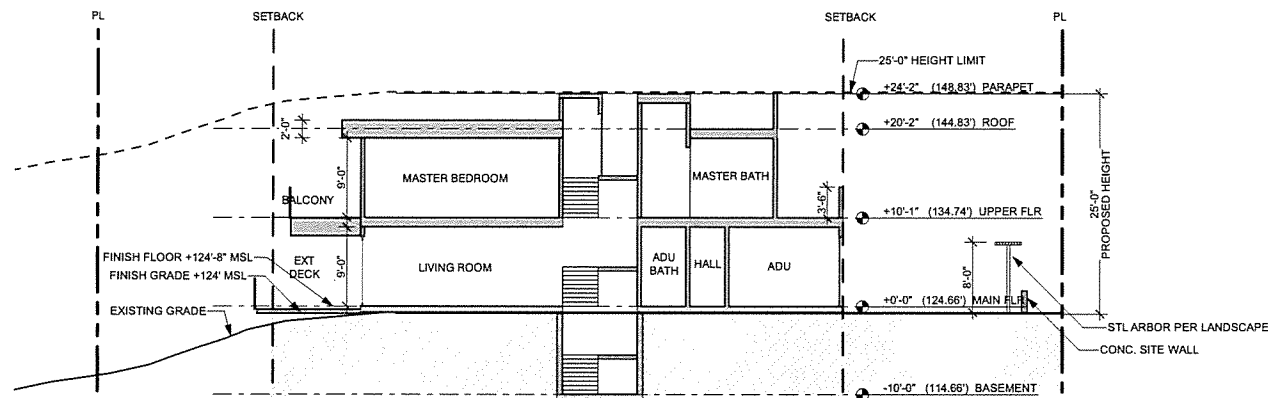
COASTAL COMMISSION PERMIT NO. X-XX-XXXX-X GMA # 21-057

KEYNOTES - SITE PLAN

XXXX X



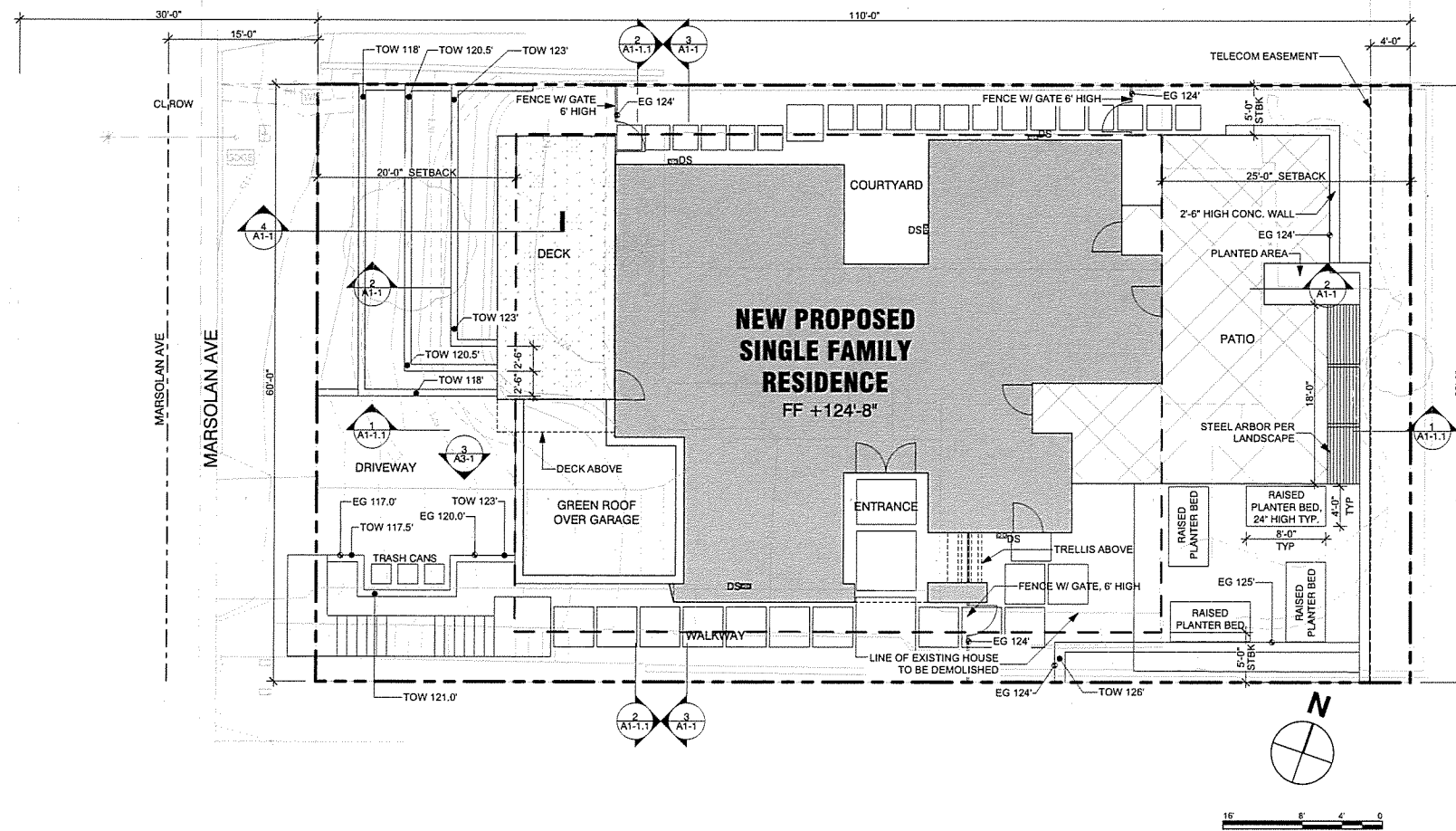
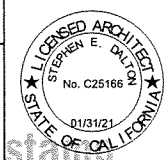
3 NORTH SOUTH SITE SECTIONS
SCALE: 1" = 10'



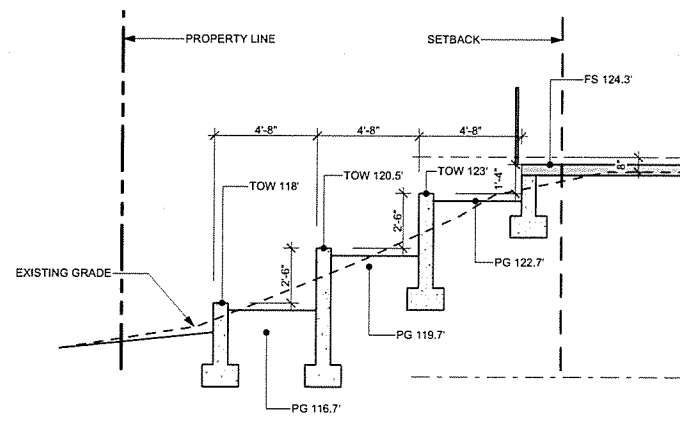
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SCALE: 1" = 10'

GENERAL NOTES

1. X



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

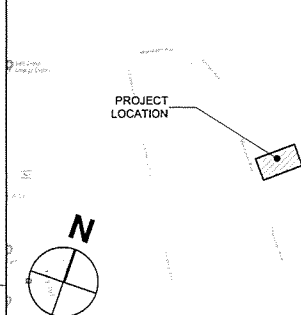


4 LANDSCAPE SECTION
SCALE: 1/4" = 1'-0"

SITE PLAN LEGEND

- PROPOSED BUILDING FOOTPRINT
- SECOND FLOOR
- HARDSCAPE: CONCRETE
- HARDSCAPE: DECOMPOSED GRANITE
- HARDSCAPE: PERMEABLE PAVERS
- LANDSCAPE

VICINITY MAP



project title

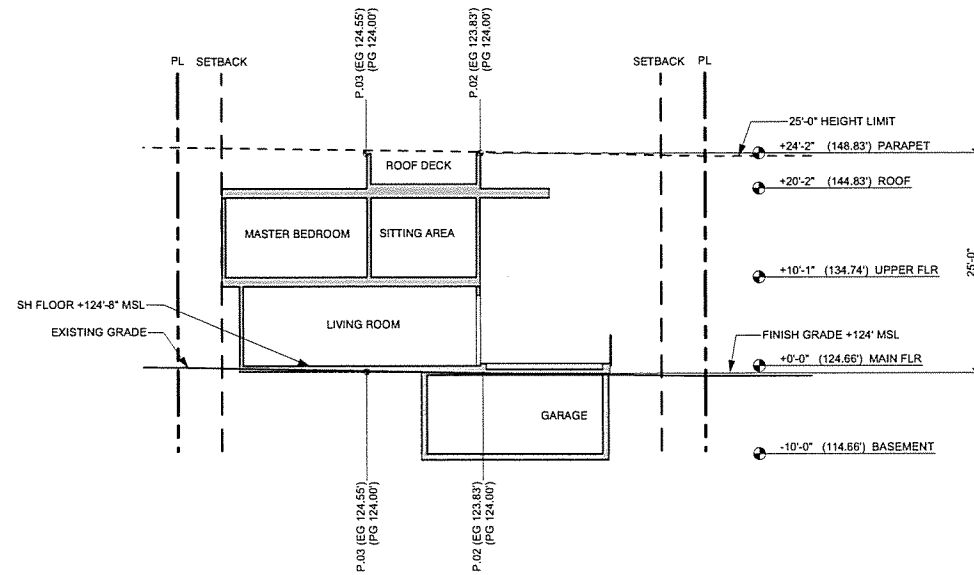
Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

SDA ARCHITECTS

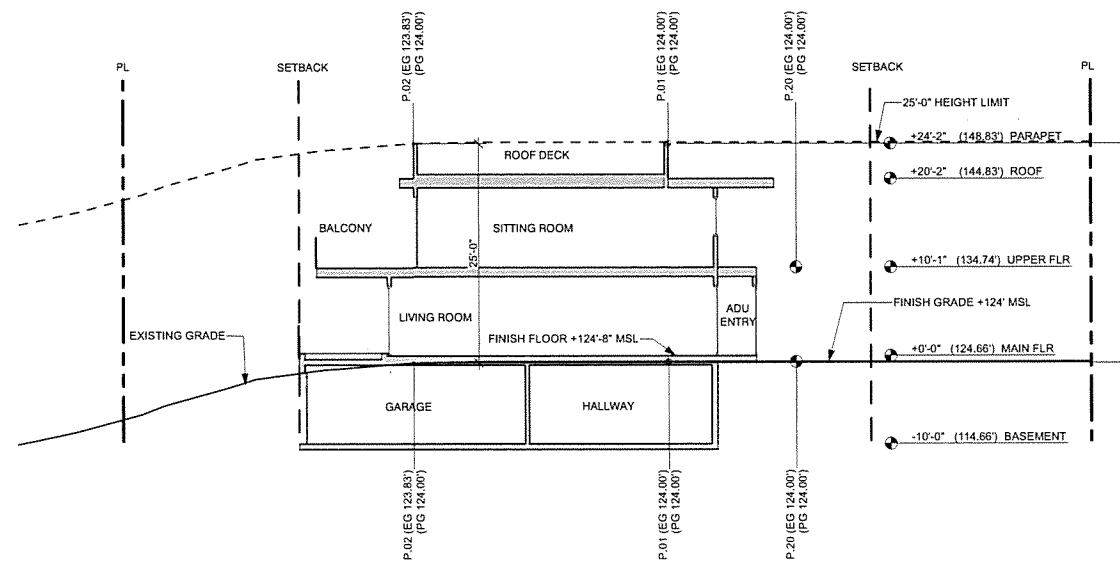
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09/10/2021	DRP/SDP SUBMITAL I
11/24/2021	DRP/SDP SUBMITAL II
3/10/2022	DRP/SDP SUBMITAL III
5/11/2022	DRP/SDP SUBMITAL IV
9/29/2022	DRP/SDP SUBMITAL V

sheet A1-1



2 SITE SECTION - STORY POLE POINTS 2-3
SCALE: 1" = 10'



1 SITE SECTION - STORY POLE POINTS 1-2-20
SCALE: 1" = 10'

MARSOLAN RESIDENCE - STORY POLES				
POLE #	POLE TOP (EG)	EXIST GRADE (EG)	PROP GRADE (PG)	HT FRM LOWEST (EX/FRM)
1	148.83	124.00	124.00	24.83
2	148.83	123.83	124.00	25.00
3	148.83	124.55	124.00	24.83
4	148.83	124.00	124.00	24.83
5	148.83	124.00	124.00	24.83
6	148.83	124.00	124.00	24.83
7	148.83	124.00	124.00	24.83
8	146.00	124.00	124.00	22.00
9	146.00	124.00	124.00	22.00
10	146.00	124.27	124.00	22.00
11	146.00	124.27	124.00	22.00
12	146.00	122.17	123.00	23.83
13	146.00	124.14	124.00	22.00
14	146.00	124.00	124.00	22.00
15	146.00	124.00	124.00	22.00
16	148.83	124.00	124.00	24.83
17	148.83	124.00	124.00	24.83
18	138.24	124.00	124.00	14.24
19	138.24	124.00	124.00	14.24
20	138.24	124.00	124.00	14.24
21	138.24	124.00	124.00	14.24
22	138.24	124.00	124.00	14.24
23	138.24	120.00	121.75	16.48
24	138.24	123.59	124.00	14.24
25	132.33	125.00	124.33	8.00
26	132.33	125.00	124.33	7.33
27	132.33	125.00	124.33	7.33
28	132.33	125.00	124.33	8.00
29	138.24	124.00	124.33	13.81
30	148.83	124.00	124.00	24.83
31	148.83	124.00	124.00	24.83

658 MARSOLAN
658 MARSOLAN, SOLANA BEACH CA 92075



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SITE SECTIONS



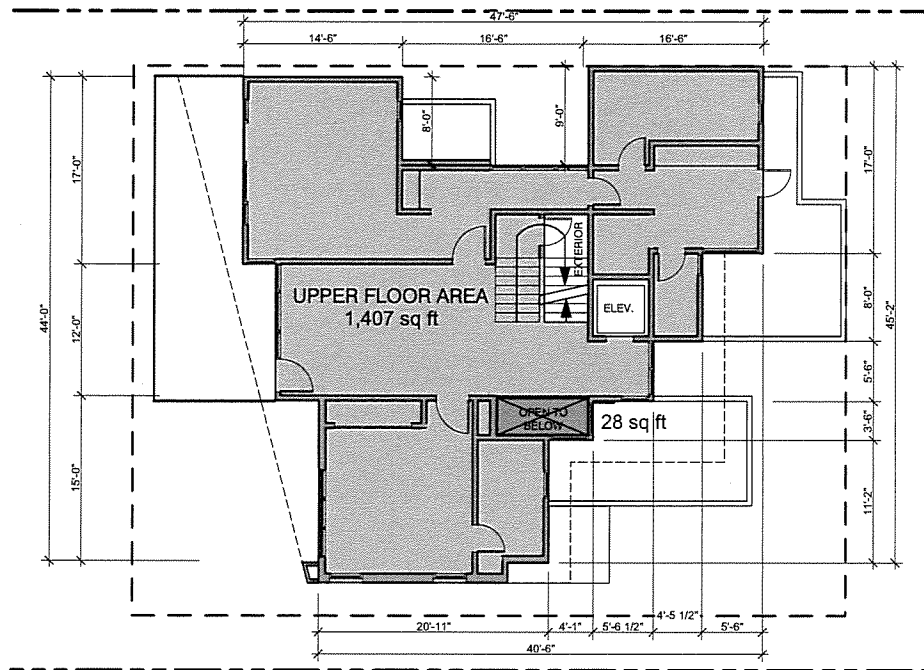
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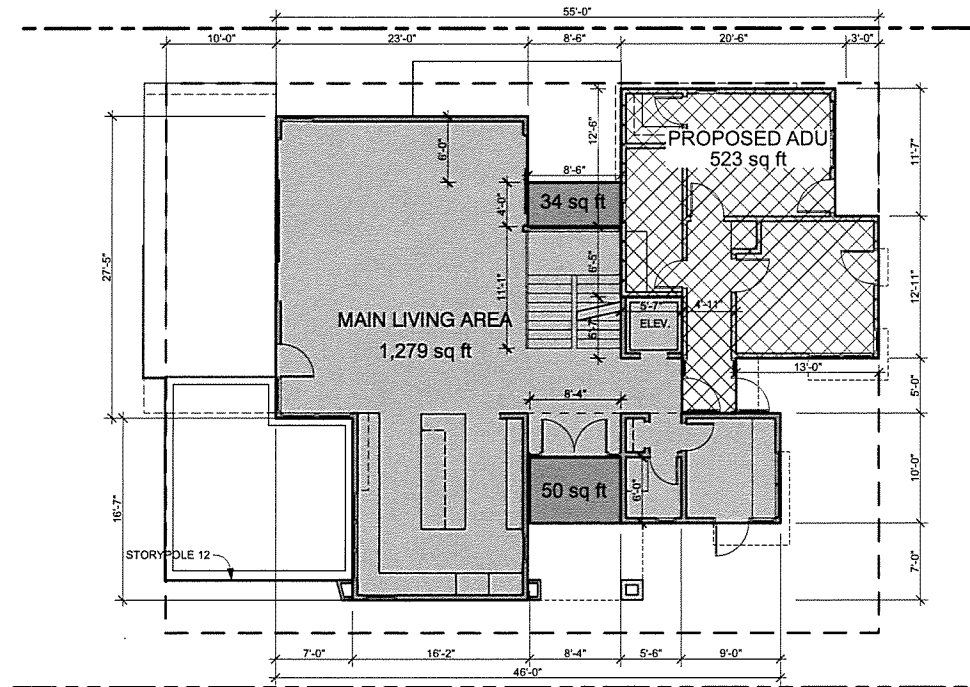
- 09/10/2021 DRP/SDP SUBMITAL I
- 11/24/2021 DRP/SDP SUBMITAL II
- 3/10/2022 DRP/SDP SUBMITAL III
- 5/11/2022 DRP/SDP SUBMITAL IV
- 9/29/2022 DRP/SDP SUBMITAL V

sheet

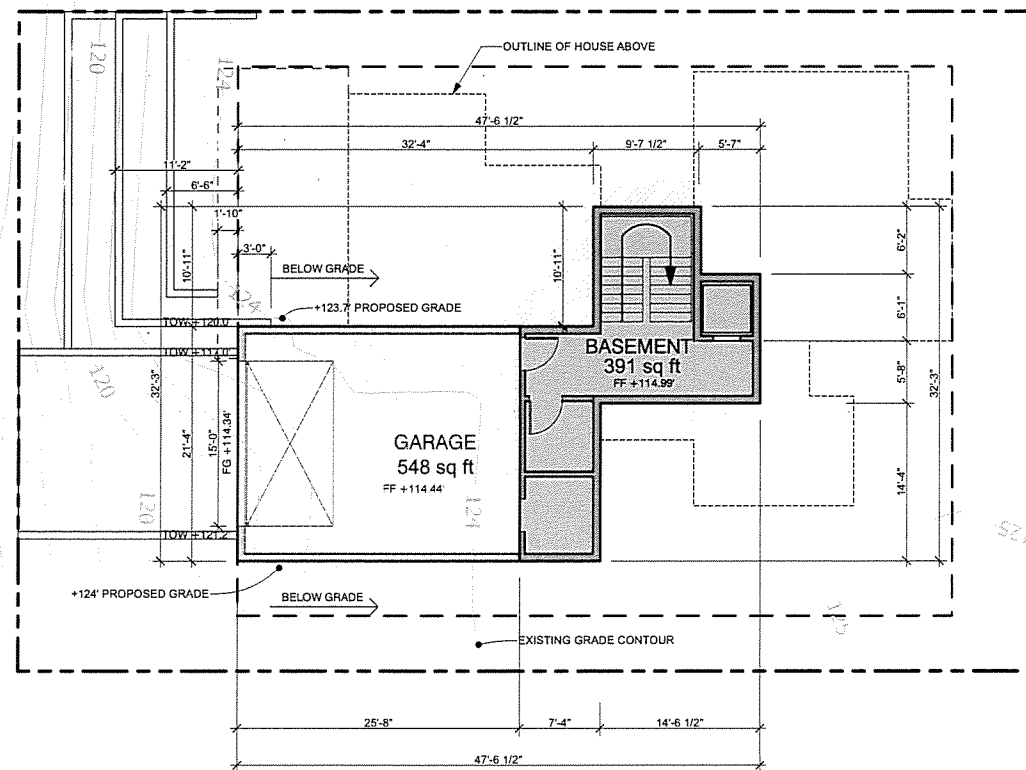
A1-1.1



3 UPPER FLOOR AREA PLAN
SCALE: 1/8" = 1'-0"



2 MAIN FLOOR AREA PLAN
SCALE: 1/8" = 1'-0"



1 BASEMENT AREA PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION:

EXISTING HOUSE	1,313 SF
EXISTING GARAGE	483 SF
SUBTOTAL	1,776 SF

PROPOSED AREAS:

BASEMENT CALCULATION 17.48.040 C 4.a.III

PROPOSED GARAGE 548 SF - 400 SF	148 SF
BASEMENT PERIMETER	180 FT
EXPOSURE	21.3 FT
21.3 FT / 180 FT	13%
148 SF X 21.3 FT X .02	63.1 SF

AREA CALCULATIONS:

MAIN FLOOR LIVING AREA PROPOSED	1,279 SF
UPPER FLOOR LIVING AREA PROPOSED	1,407 SF
FRONT DOOR COVER	50 SF
BRIDGE COVER	34 SF
2ND FLR OPEN TO BELOW	28 SF
2ND FLR WEST DECK COVERED AREA	0 SF
BASEMENT 2%	83 SF
SUBTOTAL OF FLOOR AREA	2,881 SF

TOTAL PROPOSED FLOOR AREA	2,881 SF
MAXIMUM FLOOR AREA ALLOWED	3,105 SF
ACCESSORY DWELLING UNIT (ADU)	533 SF

NOTES:
1. ALL DIMENSIONS ARE FROM EXTERIOR WALL SURFACES.

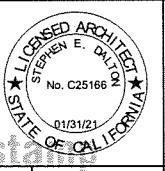
GRADING BREAKDOWN FOR RESIDENCE AND ADU

ADU	CUT = 12 CY
	FILL = 0 CY
RESIDENCE	CUT = 341 CY
	FILL = 0 CY
YARD	CUT = 157 CY
	FILL = 20 CY
TOTAL	CUT = 510 CY
	FILL = 20 CY

FLOOR AREA LEGEND



658 MARSOLAN
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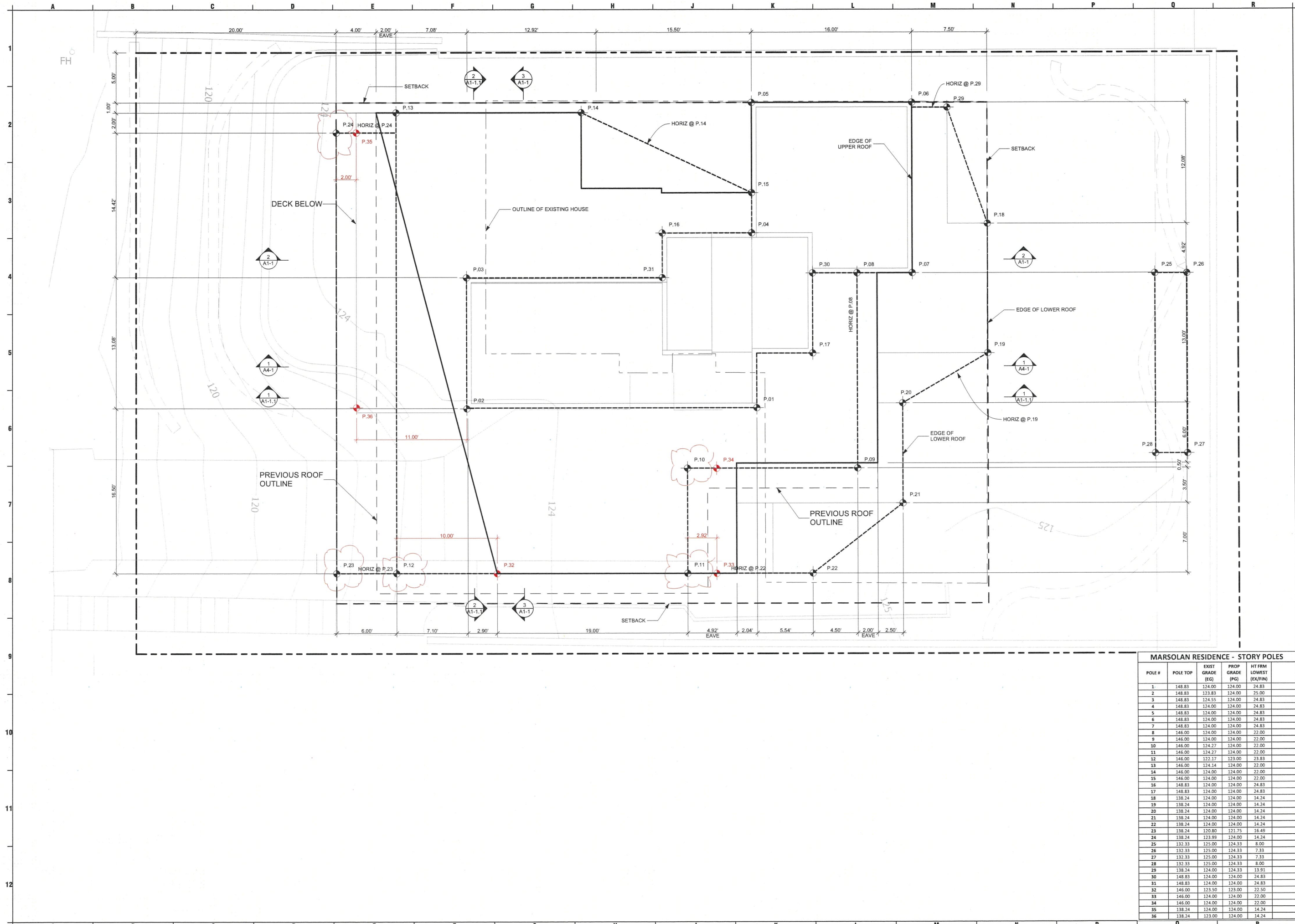
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AREA DIAGRAMS
sda ARCHITECTS

job no. **2106**

09/10/2021	DRP/SDP SUBMITAL I
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5/11/2022	DRP/SDP SUBMITAL IV
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sheet **A1-2**



MARSOLAN RESIDENCE - STORY POLES

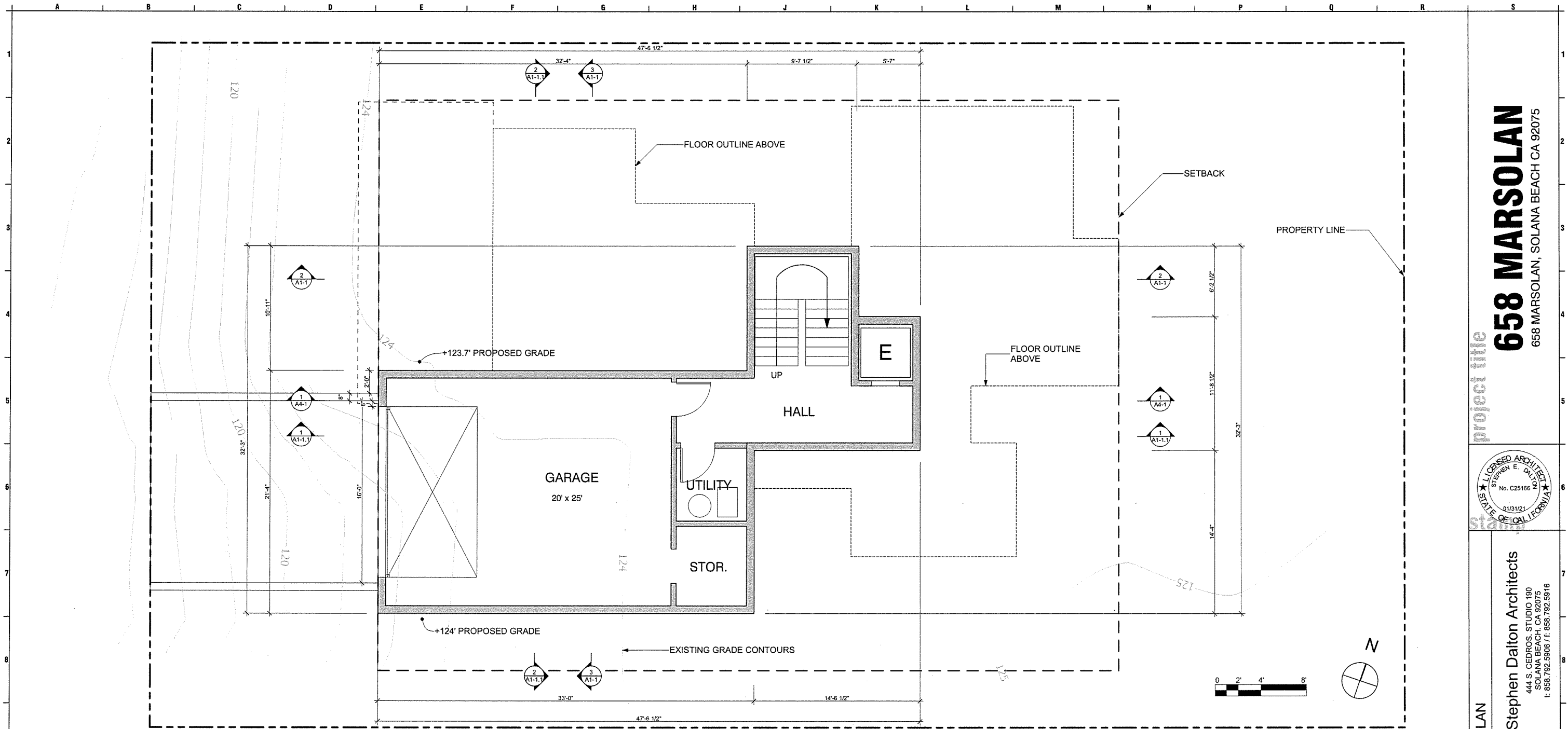
POLE #	POLE TOP (PG)	EXIST GRADE (EG)	PROP GRADE (PG)	HT FROM LOWEST (OX/FR)
1	148.83	124.00	124.00	24.83
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7	148.83	124.00	124.00	24.83
8	146.00	124.00	124.00	22.00
9	146.00	124.00	124.00	22.00
10	146.00	124.27	124.00	22.00
11	146.00	124.27	124.00	22.00
12	146.00	122.17	123.00	23.83
13	146.00	124.14	124.00	22.00
14	146.00	124.00	124.00	22.00
15	146.00	124.00	124.00	22.00
16	148.83	124.00	124.00	24.83
17	148.83	124.00	124.00	24.83
18	138.24	124.00	124.00	14.24
19	138.24	124.00	124.00	14.24
20	138.24	124.00	124.00	14.24
21	138.24	124.00	124.00	14.24
22	138.24	124.00	124.00	14.24
23	138.24	120.80	121.75	16.48
24	138.24	123.99	124.00	14.24
25	132.33	125.00	124.33	8.00
26	132.33	125.00	124.33	7.33
27	132.33	125.00	124.33	7.33
28	132.33	125.00	124.33	8.00
29	138.24	124.00	124.33	13.91
30	148.83	124.00	124.00	24.83
31	148.83	124.00	124.00	24.83
32	146.00	123.50	123.00	22.50
33	146.00	124.00	124.00	22.00
34	146.00	124.00	124.00	22.00
35	138.24	124.00	124.00	14.24
36	138.24	123.00	124.00	14.24

project title
658 MARSOLAN
 658 MARSOLAN, SOLANA BEACH CA 92075



Stephen Dalton Architects
 444 S. CEDROS, STUDIO 190
 SOLANA BEACH, CA 92075
 t: 858.792.5906 / f: 858.792.5916

STORY POLE PLAN
 job no. **2106**
 date
 09/10/2021
 DRP/SDP SUBMITAL I
 11/24/2021
 DRP/SDP SUBMITAL II
 3/10/2022
 DRP/SDP SUBMITAL III
 5/11/2022
 DRP/SDP SUBMITAL IV
 9/29/2022
 DRP/SDP SUBMITAL V
 sheet
A1-3



1 BASEMENT
SCALE: 1/4" = 1'-0"

KEYNOTES - FLOOR PLANS

XX.XX X

GENERAL NOTES

1. X

INT. FINISH SCHEDULE

TYPE	FLOOR	WALL	CEILING
A	.	.	.
B	.	.	.
C	.	.	.
D	.	.	.
E	.	.	.
F	.	.	.
G	.	.	.

WALL LEGEND

	8" CONCRETE WALL
	8" CMU WALL
	2x6 WOOD STUD @ 16" O.C.
	2x4 WOOD STUD @ 16" O.C.
	2x FURRING

658 MARSOLAN
658 MARSOLAN, SOLANA BEACH CA 92075



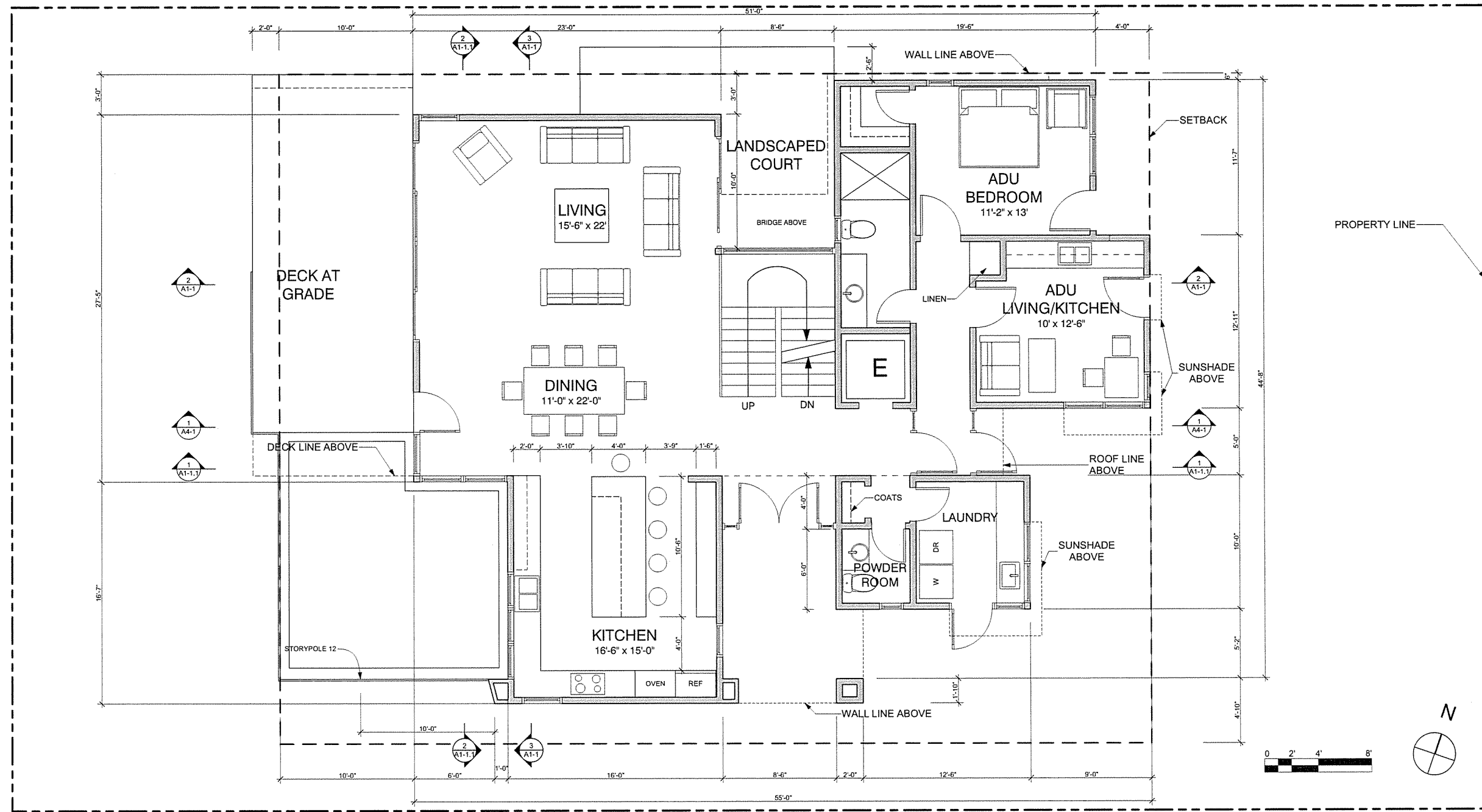
Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

BASEMENT PLAN

job no. **2106**
date

09/10/2021
DRP/SDP SUBMITAL I
11/24/2021
DRP/SDP SUBMITAL II
3/10/2022
DRP/SDP SUBMITAL III
5/11/2022
DRP/SDP SUBMITAL IV
9/29/2022
DRP/SDP SUBMITAL V

sheet **A2-1**



1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

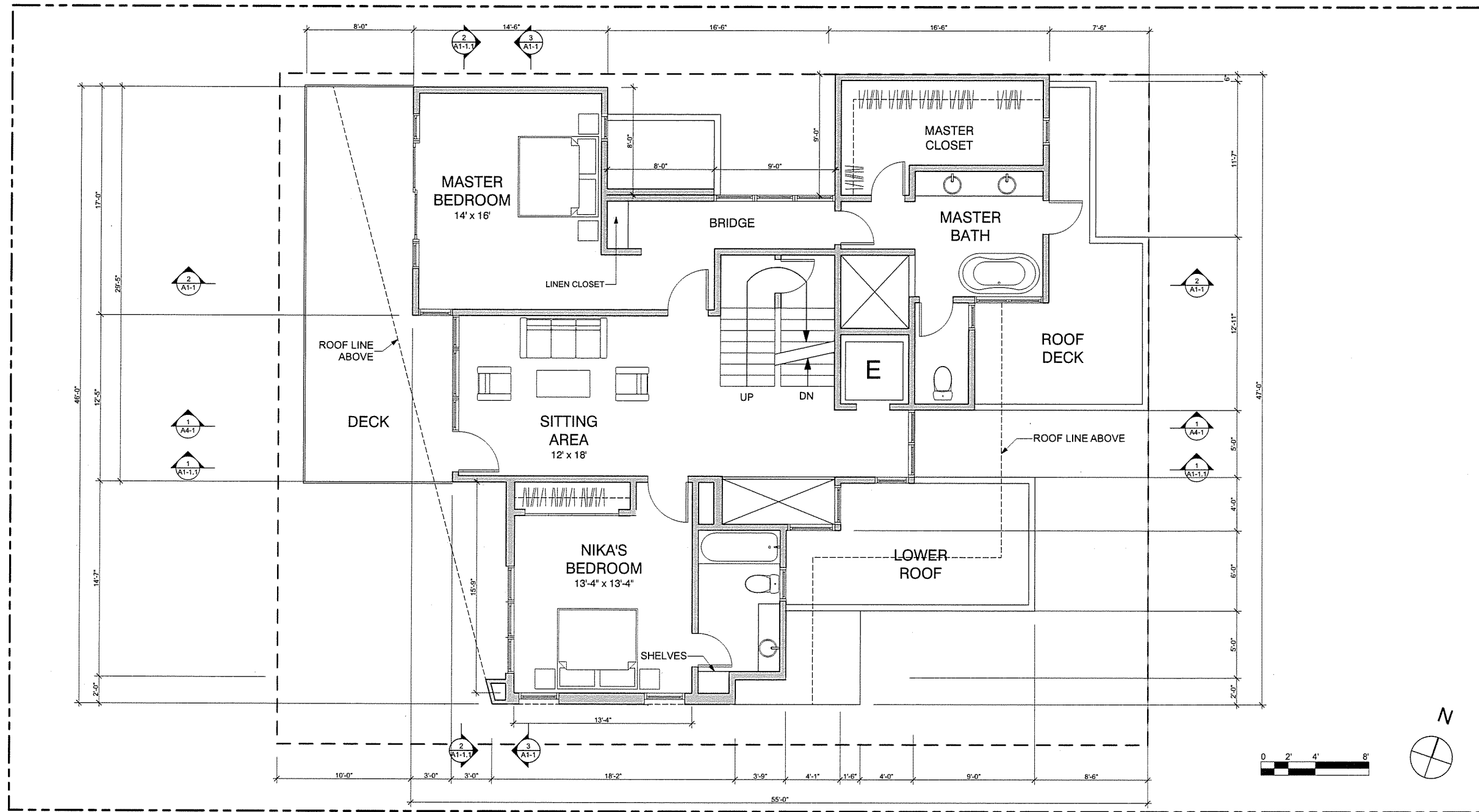
KEYNOTES - FLOOR PLANS		GENERAL NOTES		INT. FINISH SCHEDULE			
XXXX	X	1.	X	TYPE	FLOOR	WALL	CEILING
				A	.	.	.
				B	.	.	.
				C	.	.	.
				D	.	.	.
				E	.	.	.
				F	.	.	.
				G	.	.	.
WALL LEGEND							
	8" CONCRETE WALL						
	8" CMU WALL						
	2x6 WOOD STUD @ 16" O.C.						
	2x4 WOOD STUD @ 16" O.C.						
	2x FURRING						

658 MARSOLAN
658 MARSOLAN, SOLANA BEACH CA 92075



Stephen Dalton Architects
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SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

MAIN FLOOR PLAN
sdpa ARCHITECTS
JOB NO. **2106**
DATE
09/10/2021 DRP/SDP SUBMITAL I
11/24/2021 DRP/SDP SUBMITAL II
3/10/2022 DRP/SDP SUBMITAL III
5/11/2022 DRP/SDP SUBMITAL IV
9/29/2022 DRP/SDP SUBMITAL V
sheet **A2-2**



1 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

KEYNOTES - FLOOR PLANS

XXXX X

GENERAL NOTES

1. X

INT. FINISH SCHEDULE

TYPE	FLOOR	WALL	CEILING
A	.	.	.
B	.	.	.
C	.	.	.
D	.	.	.
E	.	.	.
F	.	.	.
G	.	.	.

WALL LEGEND

- 8" CONCRETE WALL
- 6" CMU WALL
- 2x6 WOOD STUD @ 16" O.C.
- 2x4 WOOD STUD @ 16" O.C.
- 2x FURRING

UPPER FLOOR PLAN

Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916



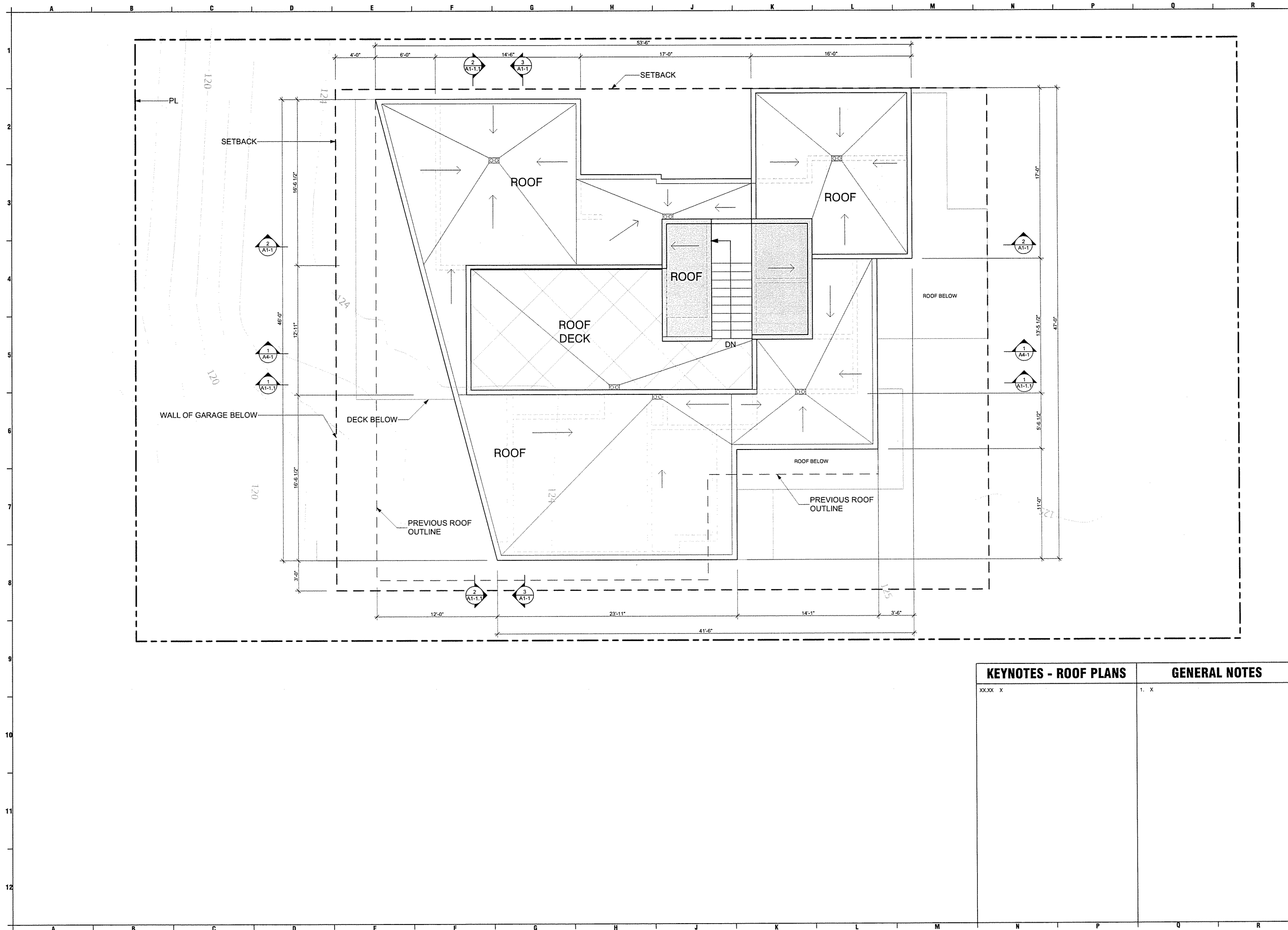
2106

date	description
09/10/2021	DRP/SDP SUBMITAL I
11/24/2021	DRP/SDP SUBMITAL II
3/10/2022	DRP/SDP SUBMITAL III
5/11/2022	DRP/SDP SUBMITAL IV
9/29/2022	DRP/SDP SUBMITAL V

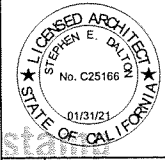
sheet
A2-3

project title
658 MARSOLAN
658 MARSOLAN, SOLANA BEACH CA 92075





project title
658 MARSOLAN
 658 MARSOLAN, SOLANA BEACH CA 92075



Stephen Dalton Architects
 444 S. CEDROS, STUDIO 190
 SOLANA BEACH, CA 92075
 t: 858.792.5906 / f: 858.792.5916

ROOF PLAN

Job no. **2106**
 date

09/10/2021
 DRP/SDP SUBMITAL I
 11/24/2021
 DRP/SDP SUBMITAL II
 3/10/2022
 DRP/SDP SUBMITAL III
 5/11/2022
 DRP/SDP SUBMITAL IV
 9/29/2022
 DRP/SDP SUBMITAL V

sheet
A2-4

KEYNOTES - ROOF PLANS

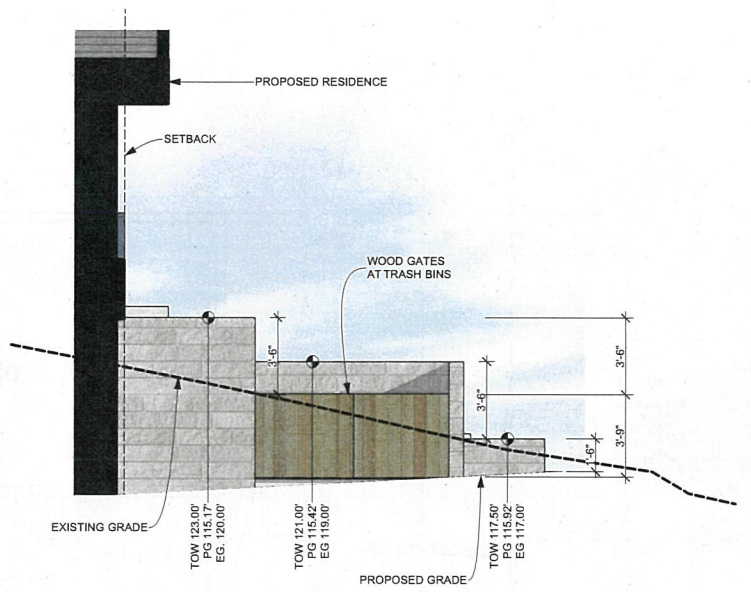
XXX X

GENERAL NOTES

1. X



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION AT DRIVEWAY
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. X

EXT. FINISH SCHEDULE

MARK	ELEMENT	DESCRIPTION	MANUF / COLOR
(A)	STUCCO #1		DUNN EDWARDS RECLAIMED WOOD DET625
(B)	STUCCO #2		DUNN EDWARDS WHITE PICKET FENCE DET648
(C)	FIBER CEMENT BOARDS		BLUE
(D)	BRAKE METAL		
(E)	VERTICAL SIDING		
(F)			
(G)			
(H)			
(I)			
(J)			
(K)			
(L)			
(M)			
(N)			
(O)			

MARSOLAN RESIDENCE - STORY POLES

POLE #	POLE TOP	EXIST GRADE (EG)	PROP GRADE (PG)	HT FRM LOWEST (EX/FIN)
1	148.83	124.00	124.00	24.83
2	148.83	123.83	124.00	25.00
3	148.83	124.55	124.00	24.83
4	148.83	124.00	124.00	24.83
5	148.83	124.00	124.00	24.83
6	148.83	124.00	124.00	24.83
7	148.83	124.00	124.00	24.83
8	146.00	124.00	124.00	22.00
9	146.00	124.00	124.00	22.00
10	146.00	124.27	124.00	22.00
11	146.00	124.27	124.00	22.00
12	146.00	122.17	123.00	23.83
13	146.00	124.14	124.00	22.00
14	146.00	124.00	124.00	22.00
15	146.00	124.00	124.00	22.00
16	148.83	124.00	124.00	24.83
17	148.83	124.00	124.00	24.83
18	138.24	124.00	124.00	14.24
19	138.24	124.00	124.00	14.24
20	138.24	124.00	124.00	14.24
21	138.24	124.00	124.00	14.24
22	138.24	124.00	124.00	14.24
23	138.24	120.80	121.75	16.49
24	138.24	123.99	124.00	14.24
25	132.33	125.00	124.33	8.00
26	132.33	124.00	124.33	7.33
27	132.33	125.00	124.33	7.33
28	132.33	125.00	124.33	8.00
29	138.24	124.00	124.33	13.91
30	148.83	124.00	124.00	24.83
31	148.83	124.00	124.00	24.83

project title

658 MARSOLAN
658 MARSOLAN, SOLANA BEACH CA 92075

WEST & SOUTH EXTERIOR ELEVATIONS

Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
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ARCHITECTS

job no. **2106**

date

09/10/2021
DRP/SDP SUBMITAL I

11/24/2021
DRP/SDP SUBMITAL II

3/10/2022
DRP/SDP SUBMITAL III

5/11/2022
DRP/SDP SUBMITAL IV

9/29/2022
DRP/SDP SUBMITAL V

sheet **A3-1**



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. X

EXT. FINISH SCHEDULE

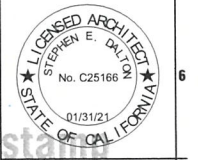
MARK	ELEMENT	DESCRIPTION	MANUF / COLOR
	STUCCO #1	DUNN EDWARDS RECLAIMED WOOD DET625	DUNN EDWARDS
	STUCCO #2	WHITE PICKET FENCE DET648	DUNN EDWARDS
	FIBER CEMENT BOARDS		BLUE
	BRAKE METAL		
	VERTICAL SIDING		

MARSOLAN RESIDENCE - STORY POLES

POLE #	POLE TOP	EXIST GRADE (EG)	PROP GRADE (PG)	HIT FIRM LOWEST (EX/FIN)
1	148.83	124.00	124.00	24.83
2	148.83	123.83	124.00	25.00
3	148.83	124.55	124.00	24.83
4	148.83	124.00	124.00	24.83
5	148.83	124.00	124.00	24.83
6	148.83	124.00	124.00	24.83
7	148.83	124.00	124.00	24.83
8	146.00	124.00	124.00	22.00
9	146.00	124.00	124.00	22.00
10	146.00	124.27	124.00	22.00
11	146.00	124.27	124.00	22.00
12	146.00	122.17	123.00	23.83
13	146.00	124.14	124.00	22.00
14	146.00	124.00	124.00	22.00
15	146.00	124.00	124.00	22.00
16	148.83	124.00	124.00	24.83
17	148.83	124.00	124.00	24.83
18	138.24	124.00	124.00	14.24
19	138.24	124.00	124.00	14.24
20	138.24	124.00	124.00	14.24
21	138.24	124.00	124.00	14.24
22	138.24	124.00	124.00	14.24
23	138.24	120.80	121.75	16.45
24	138.24	123.99	124.00	14.24
25	132.33	125.00	124.33	8.00
26	132.33	125.00	124.33	7.33
27	132.33	125.00	124.33	7.33
28	132.33	125.00	124.33	8.00
29	138.24	124.00	124.33	13.91
30	148.83	124.00	124.00	24.83
31	148.83	124.00	124.00	24.83
32	146.00	123.50	123.00	22.50
33	146.00	124.00	124.00	22.00
34	146.00	124.00	124.00	22.00
35	138.24	124.00	124.00	14.24
36	138.24	123.00	124.00	14.24

658 MARSOLAN
658 MARSOLAN, SOLANA BEACH CA 92075

project title



Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
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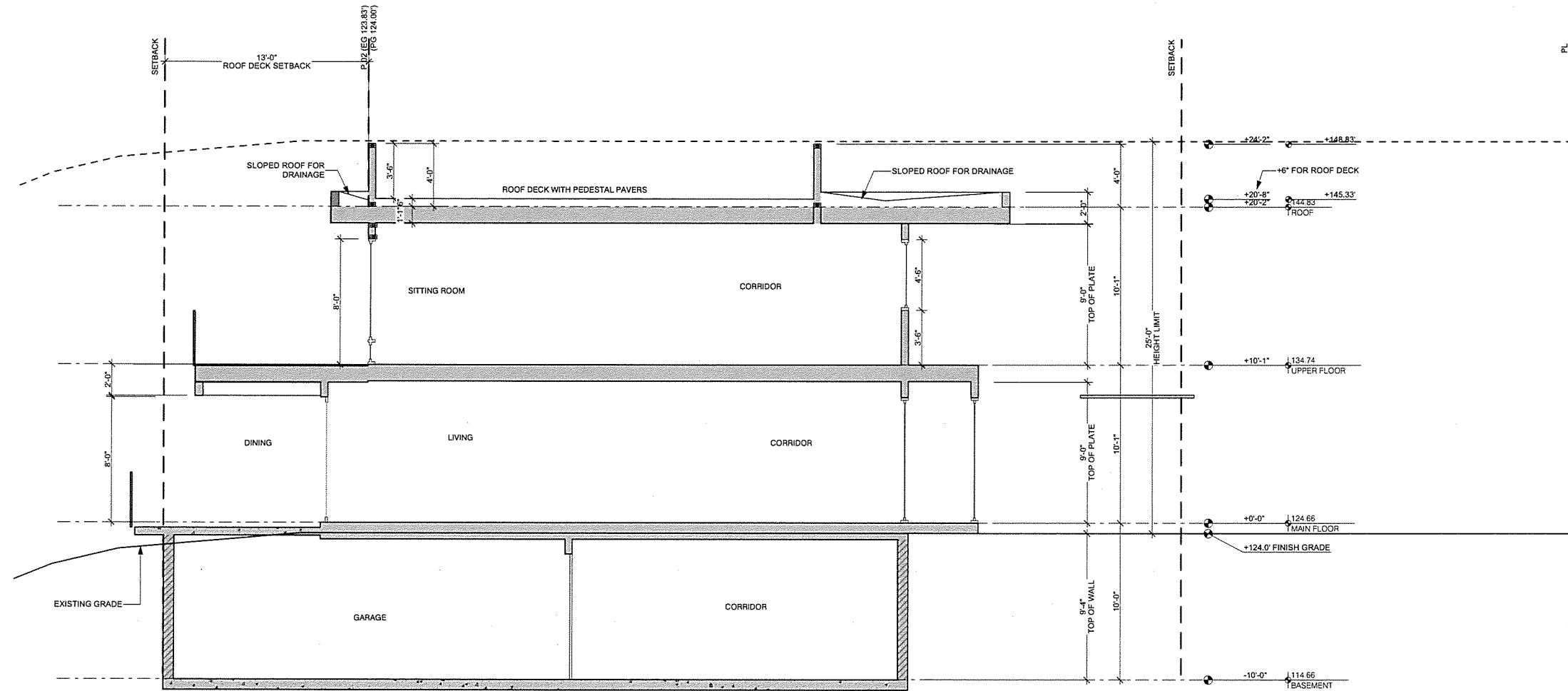
step ARCHITECTS

job no. **2106**

date
09/10/2021
11/24/2021
3/10/2022
5/11/2022
9/29/2022

sheet **A3-2**

XX.XX X



1 SECTION AT ROOF DECK
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. X

658 MARSOLAN
658 MARSOLAN, SOLANA BEACH CA 92075



Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92075
t: 858.792.5906 / f: 858.792.5916

BUILDING SECTIONS

job no.	2106
date	
09/10/2021	DRP/SOP SUBMITAL I
11/24/2021	DRP/SOP SUBMITAL II
3/10/2022	DRP/SOP SUBMITAL III
5/11/2022	DRP/SOP SUBMITAL IV
9/29/2022	DRP/SOP SUBMITAL V

sheet
A4-1

From: [David Jacobson](#)
To: [Corey Andrews](#); [Marina Gumanovskaya](#)
Subject: Re: DRP21-018 / SDP21-016 658 Marsolan Drive
Date: Wednesday, December 14, 2022 12:39:57 PM
Attachments: [658- Jacobson Signature.pdf](#)

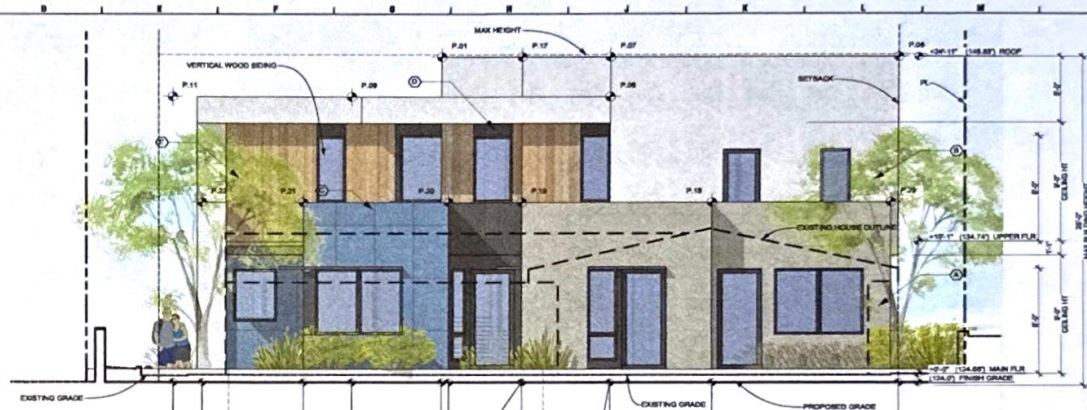
CAUTION: External e-mail. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Corey,

Thank you for your help. We met with the neighbors and are satisfied with the changes they made related to the view. Attached is the signature page to that effect.

Best,

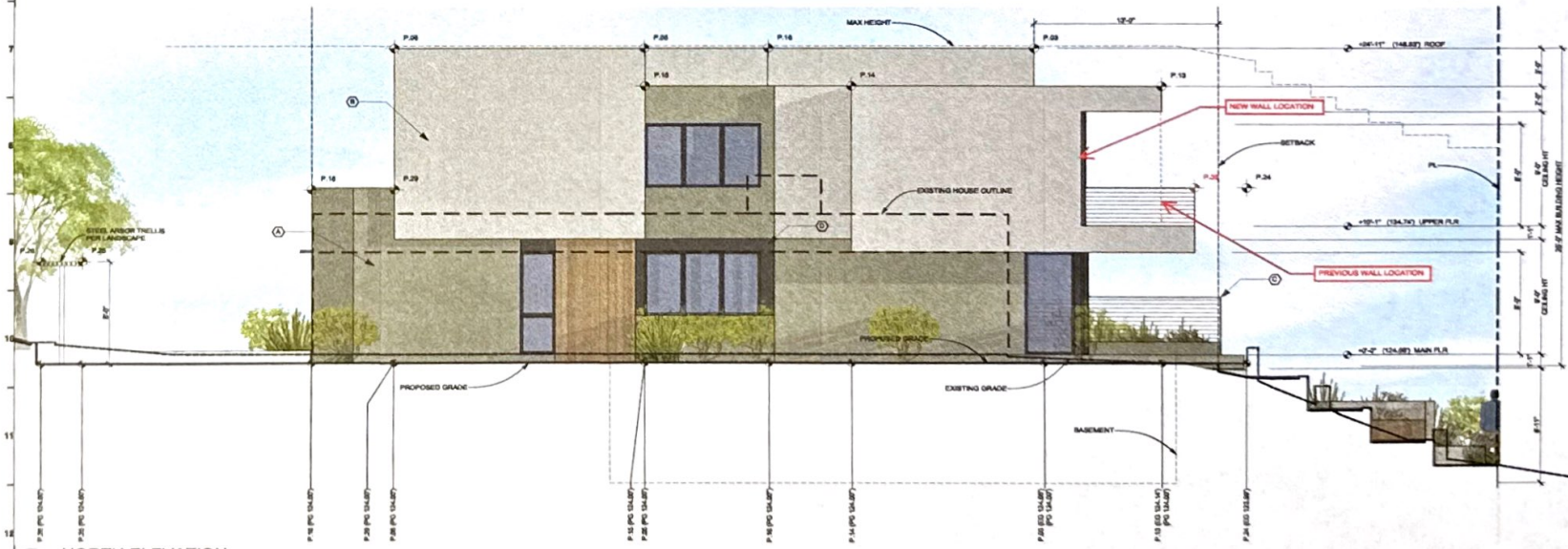
David Jacobson



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

WE HAVE NO OBJECTIONS TO THE DESIGN OF THE NORTH ELEVATION PROVIDED IT IS INSTALLED IN CONFORMANCE WITH THIS DOCUMENT AND CERTIFIED STORY POLE INSTALLATION APPROVED BY THE CITY OF SOLANA BEACH.

DATE: 12-14-22
ADDRESS: 652 MARJON AVE



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

EXT. FINISH SCHEDULE

MARK	ELEMENT	DESCRIPTION	MANUF / COLOR
STUCCO #1		DIAM FORWARD	WOLANED
STUCCO #2		DIAM FORWARD	WHITE PICKET
PIER CONCRETE		SCABERS	BLUR
BRASS METAL			
VERTICAL SIDING			

MARSOLAN RESIDENCE - STORY POLES

POLE #	POLE TOP (FIN)	POLE BASE (FIN)	OFF FROM FIN (FIN)
1	148.89	134.00	14.89
2	148.89	133.89	15.00
3	148.89	134.00	14.89
4	148.89	134.00	14.89
5	148.89	134.00	14.89
6	148.89	134.00	14.89
7	148.89	134.00	14.89
8	148.89	134.00	14.89
9	148.89	134.00	14.89
10	148.89	134.00	14.89
11	148.89	134.00	14.89
12	148.89	134.00	14.89
13	148.89	134.00	14.89
14	148.89	134.00	14.89
15	148.89	134.00	14.89
16	148.89	134.00	14.89
17	148.89	134.00	14.89
18	148.89	134.00	14.89
19	148.89	134.00	14.89
20	148.89	134.00	14.89
21	148.89	134.00	14.89
22	148.89	134.00	14.89
23	148.89	134.00	14.89
24	148.89	134.00	14.89
25	148.89	134.00	14.89
26	148.89	134.00	14.89
27	148.89	134.00	14.89
28	148.89	134.00	14.89

658 MARSOLAN
658 MARSOLAN, SOLANA BEACH CA 92075



Stephen Dalton Architects
401 S. GARDEN ST. SUITE 200
SOLANA BEACH, CA 92075
P: 949.792.8999 / F: 949.792.8918

job no. 2106

DATE
DRAWING
CONCEPT SUBMITTAL I
CONCEPT SUBMITTAL II
CONCEPT SUBMITTAL III
CONCEPT SUBMITTAL IV
CONCEPT SUBMITTAL V

sheet A3-2

From: [Katy Kingery](#)
To: [Corey Andrews](#)
Cc: [Marina Gumanovskaya](#)
Subject: Story Poles-658 Marsolan Ave
Date: Tuesday, November 29, 2022 11:43:26 AM

CAUTION: External e-mail. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Cory,
I would like to inform you that we, Christopher and Katy Kingery at [REDACTED] Marsolan Ave have no further objections to the 658 Marsolan Ave property story poles.
Kind Regards,
Katy

Katy Kingery

Mobile: [REDACTED]

From: [Katy Kingery](#)
To: [Corey Andrews](#)
Subject: Re: View Assessment Appeal at 658 Marsolan Ave.
Date: Thursday, October 20, 2022 1:36:33 PM
Attachments: [image001.jpg](#)
[image001.jpg](#)
[image001.jpg](#)
[image001.jpg](#)

CAUTION: External e-mail. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Corey,
I reviewed the plans and see the changes.
I withdraw my application and request my refund.
Thank you for making the plans available today at short notice.
Kind Regards,
Katy

Katy Kingery

Mobile: [REDACTED]

On Oct 20, 2022, at 9:39 AM, Corey Andrews <candrews@cosb.org> wrote:

I will have the plans up front for you.
Thanks,



Corey Andrews
(she/her)
Principal Planner
City of Solana Beach
Phone: (858) 720-2447
www.cityofsolanabeach.org

From: Katy Kingery [REDACTED] >
Sent: Thursday, October 20, 2022 9:38 AM
To: Corey Andrews <candrews@cosb.org>
Subject: Re: View Assessment Appeal at 658 Marsolan Ave.

CAUTION: External e-mail. Do not click links or open attachments unless you recognize the sender and know the content is safe.



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 25, 2023
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for Development Review Permit and Structure Development Permit for a Lower-Level and Main-Floor Addition and Remodel to an Existing Single-Story, Single-Family Residence at 738 Castro Street (Case #: DRP21-021, SDP21-020; Applicant: Brian and Elizabeth Tresp; APN: 298-162-25-00; Resolution No. 2022-111)**

BACKGROUND:

The Applicants, Brian and Elizabeth Tresp, are requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a 748 square-foot addition and remodel to an existing single-story, single-family residence, with an attached garage and perform associated site improvements. The 9,022 square-foot lot is located at 738 Castro Street and within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ).

The Applicants propose a 512 square-foot addition to the main floor and a 236 square-foot lower-level addition, resulting in an increase of 748 square feet. The proposed development includes one (1) second floor deck addition and two (2) new roof decks totaling 913 square feet and grading in the amount of 40 cubic yards. The tallest point of the proposed residence would be 22.28 feet above the proposed grade (70.78 feet above Mean Sea Level (MSL)) and the highest point of the structure would not exceed 22.14 feet or 76.77 feet above MSL.

The project requires a DRP for a structure that exceeds 60 percent of the maximum allowable floor area. The project requires an 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 Applicants' request, as contained in Resolution 2022-111 (Attachment 1). The project plans, dated January 4, 2023, are included in Attachment 2.

The View Assessment Commission (VAC) made a recommendation to the City Council to deny the project based on view impairment from the adjacent property at 734 Castro

CITY COUNCIL ACTION:

Street. The Applicants presented the project at the September 14, 2022, City Council meeting and the Staff Report is included in Attachment 3. The City Council was unable to make the required findings to approve the project. The Council was unable to find that the structure is designed and situated in such a manner as to minimize impairment of the view (SDP Finding #3) from 734 Castro Street. Concerns were raised regarding the main floor playroom addition, the second story recreation room addition, and the roof decks. Council requested specific modifications to the project including:

- Setting back the western wall of the playroom addition eastward 15 feet to be in line with the exterior wall of the existing bedroom to the north;
- Relocating the 2nd floor recreation room addition.

The Council voted to continue the application to allow the Applicants the opportunity to address these concerns.

DISCUSSION:

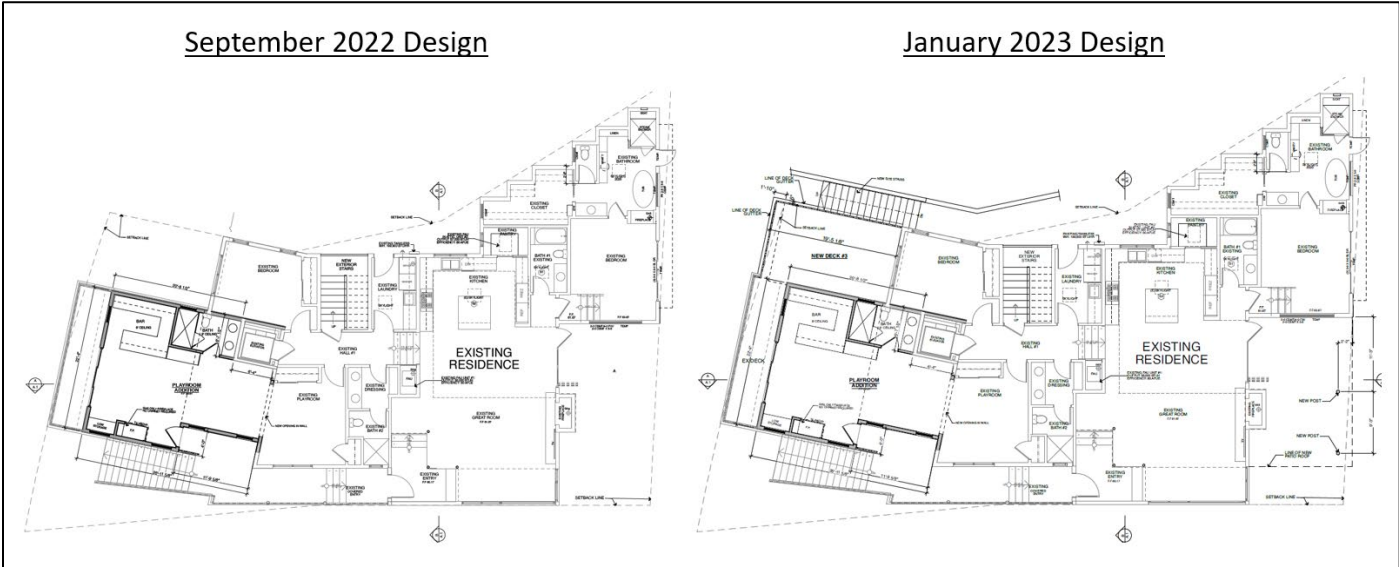
The Applicants submitted a revised design that would remove the second-story addition above the main-floor and increase the floor area of the lower level. The proposed changes would result in a net decrease of 125 square feet of gross floor area for the project. The existing single-story residence steps up with the topography of the site. The design presented on September 14, 2022, included a recreation room addition above the main-floor living area and a playroom addition to the main floor to be located above the existing lower-level garage. In the current design, the second-story recreation room addition would be relocated to the ground floor, north of the existing garage, creating a 25-foot front yard setback. No changes were made to the proposed main-floor playroom addition located above the existing garage. The existing 117 square foot deck off the playroom is proposed to be enlarged by 230 square feet, above the proposed lower-level addition (recreation room). No changes were made to the proposed roof deck #1. The previously proposed roof deck #2 has been enlarged by 186 square feet and relocated eastward towards the center the property.

Table 1, below, compares the floor area, deck area, setbacks, and height of the project proposed on September 14, 2022, and the currently proposed modified project.

Table 1			
	September 14, 2022	January 25, 2023	Difference
Floor Area Comparison			
Existing Main Floor	2,330 SF	2,330 SF	0 SF
Main Floor Addition (Playroom)	512 SF	512 SF	0 SF
Second-Story Addition (Rec. Room)	361 SF	0 SF	- 361 SF
Lower-Level Addition	0 SF	236 SF	+ 236 SF
Existing Lower-Level Garage to Remain	637 SF	637 SF	0 SF
Subtotal	3,840 SF	3,715 SF	- 125 SF
Garage Exemption	- 400 SF	- 400 SF	0 SF
Total Floor Area Proposed	3,440 SF	3,315 SF	- 125 SF

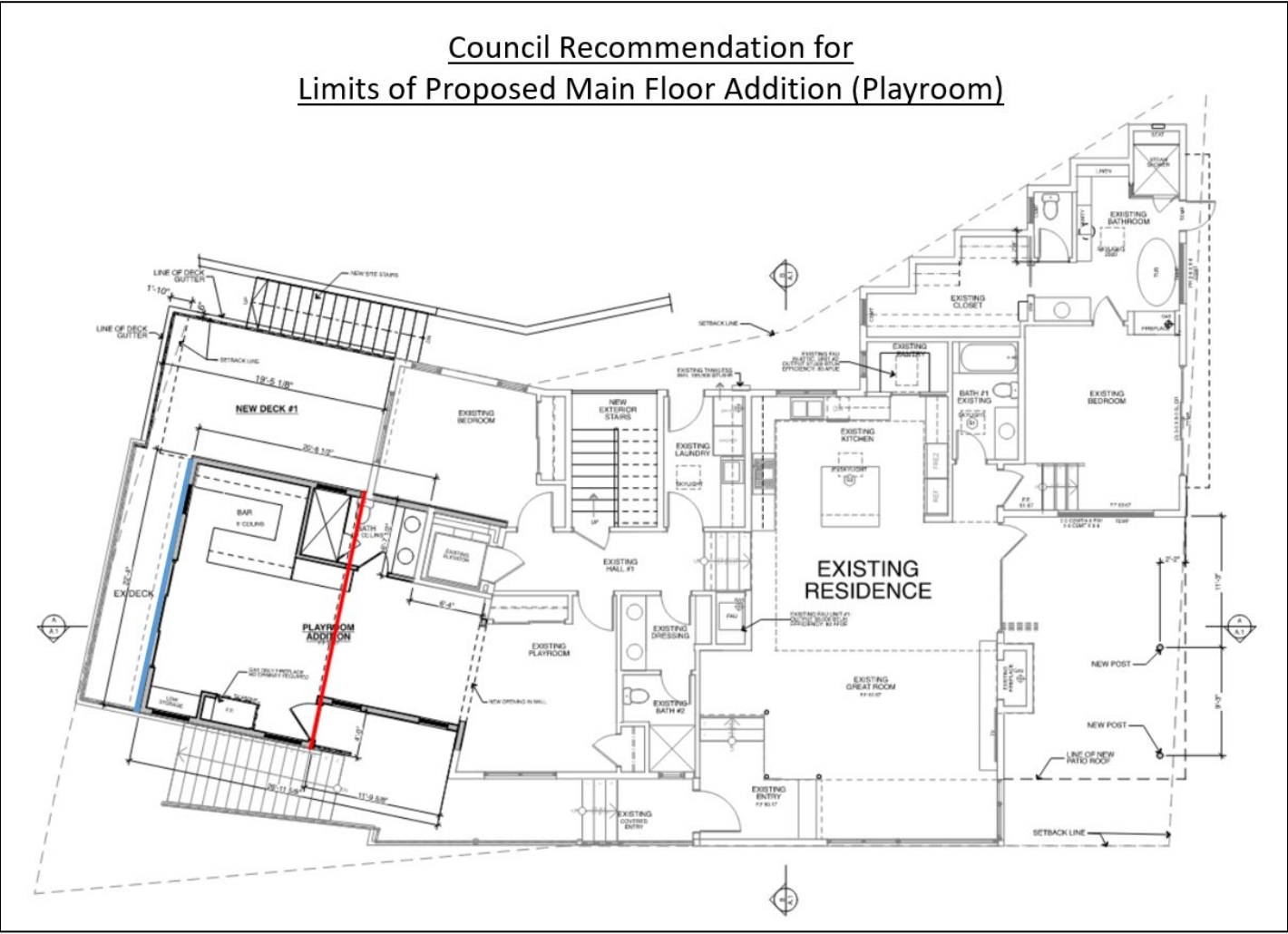
Table 1 - continued			
	September 14, 2022	January 25, 2023	Difference
Deck Square Footage Comparison			
Deck #1 (Easternmost Roof Deck)	315 SF	315 SF	0 SF
Deck #2	182 SF	368 SF	+ 186 SF
Deck #3 (Second Floor Deck)	117 SF (existing)	117 SF (existing) + 230 SF	+ 230 SF
Total Deck Area Proposed	614 SF	1,030 SF	+ 416 SF
Setbacks Comparison			
Front (W)	28'-4" (existing ground level garage)	25'-0" (proposed ground level addition)	- 3'-4"
Interior Side (N)	5'-0" (existing)	5'-0" (existing)	0'-0"
Interior Side (S)	5'-0" (existing)	5'-0" (existing)	0'-0"
Rear (E)	25'-0" (existing)	25'-0" (existing)	0'-0"
Height Comparison			
Highest Point	24.78' (79.78 MSL)	22.14' (76.77 MSL)	- 2.64'
Tallest Point	24.78' (79.78 MSL)	22.28' (70.78 MSL)	- 2.50'

The following exhibit compares the main floor plans with the September 14, 2022, design on the left and the revised design on the right.



The exhibit below shows the limits of the proposed main-floor addition (playroom) as recommended by Council on September 14, 2022. The suggested western exterior wall is shown in red; the proposed western exterior wall is shown in blue.

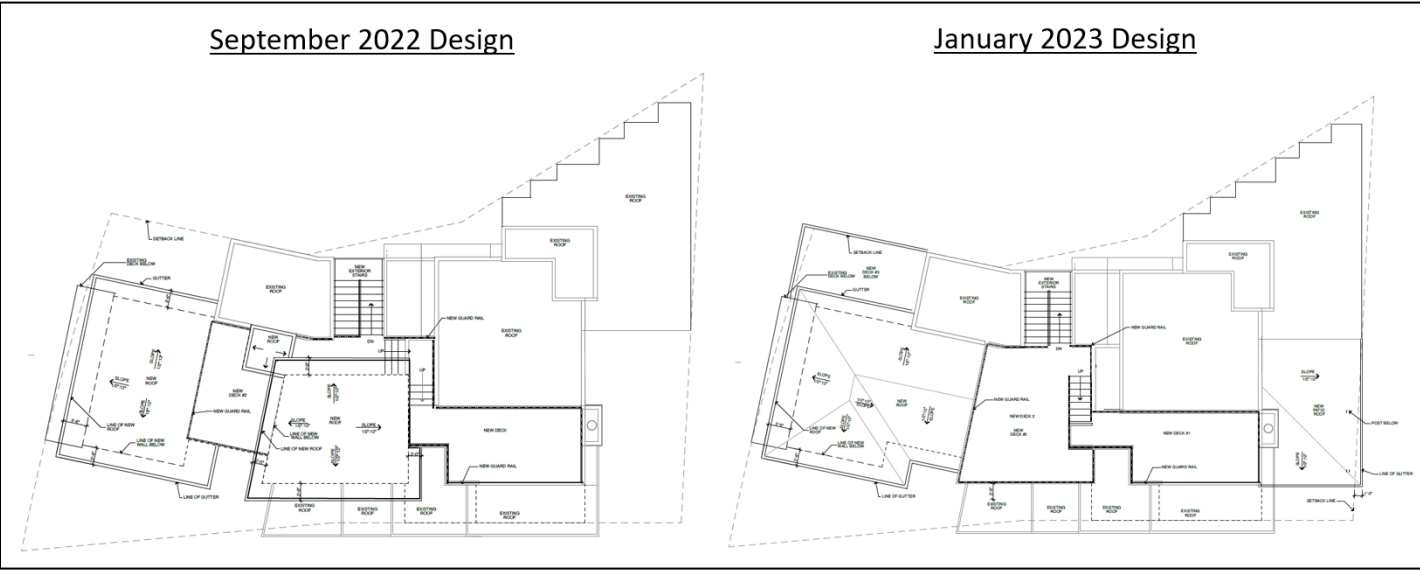
**Council Recommendation for
Limits of Proposed Main Floor Addition (Playroom)**



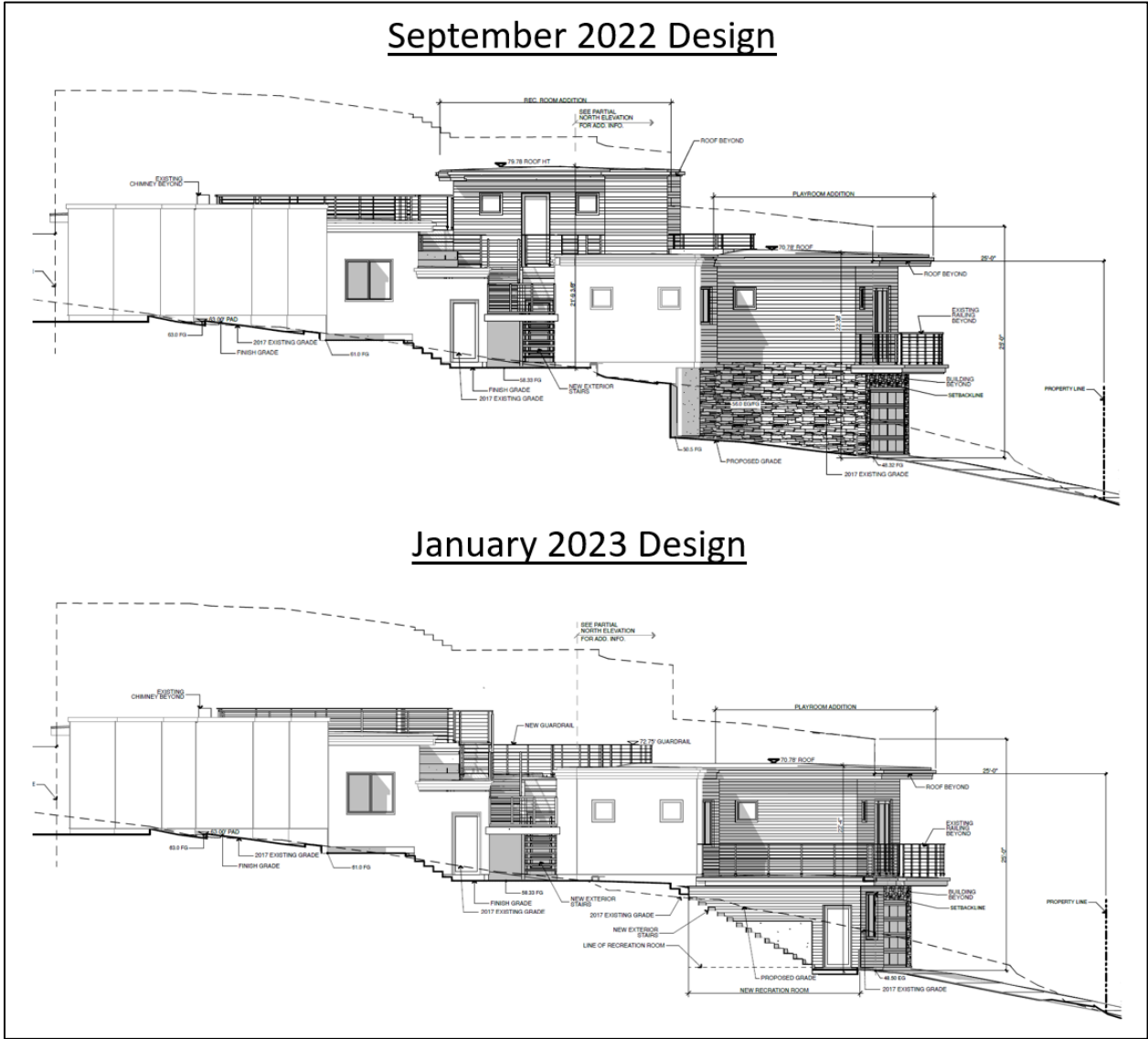
The exhibit below compares the roof plans with the September 14, 2022, design on the left and the revised design on the right.

September 2022 Design

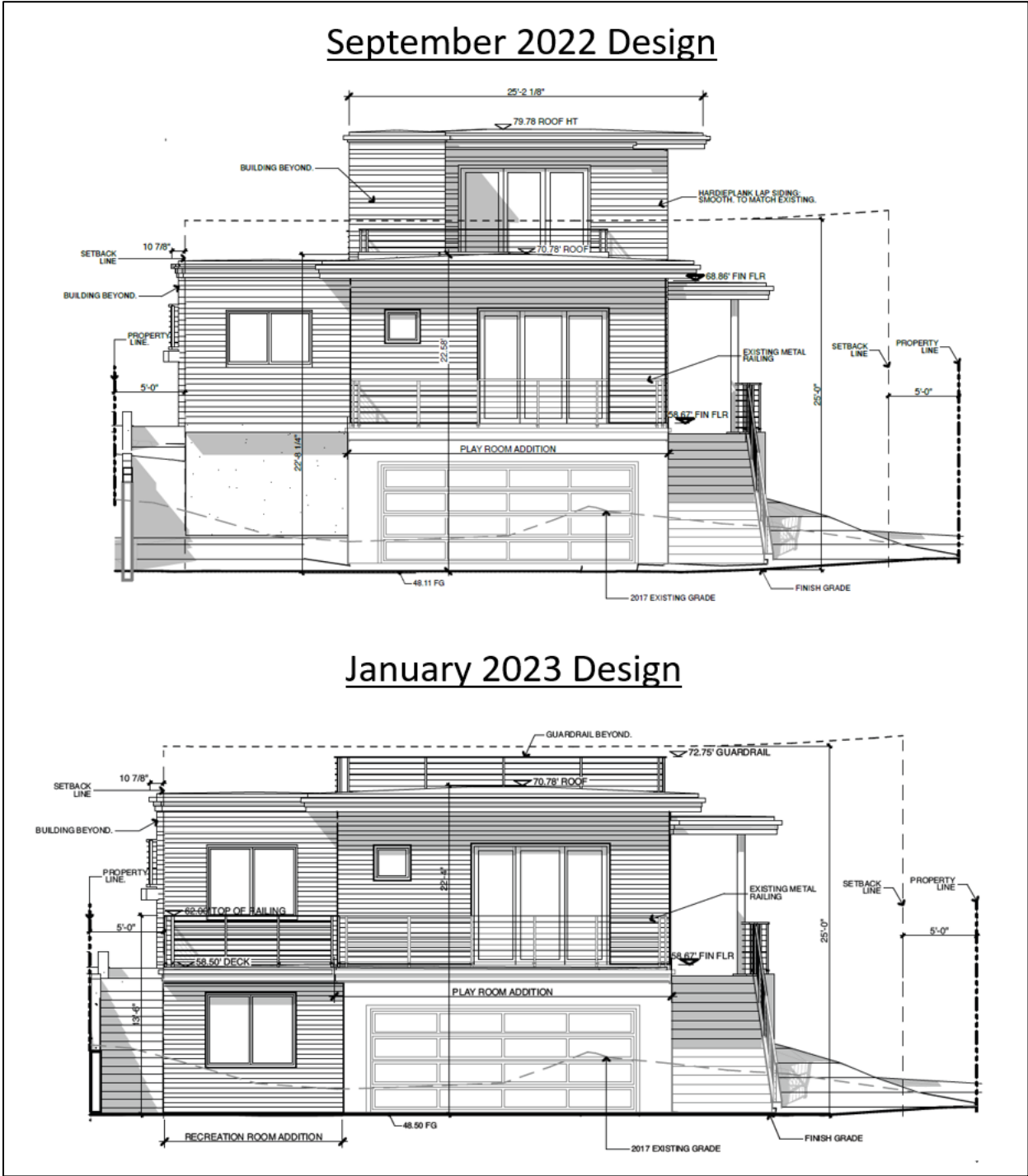
January 2023 Design



The exhibit below compares the September 14, 2022, and the current north elevations, which is the view of the property from the adjacent property at 734 Castro Street.



The following exhibit compares the September 14, 2022, and the current west elevations, which is the view of the property from Castro Street.



The revised (current) design would project outside of the originally proposed building envelope that was depicted by story poles and underwent the 30-day SDP notice in April 2022. The Applicants have revised the story poles to depict the revised (current) design. The Story Pole Height Certification was issued by a licensed land surveyor on November 15, 2022, which showed the highest story pole certified at 76.77 MSL and 22.14 feet above the proposed grade and the tallest story pole certified at 70.78 MSL and 22.28 feet above the proposed grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to

file for View Assessment on December 21, 2022. The City received one (1) application for View Assessment (Attachment 4) from the property owners (Manuel and Richard Aguilar; “Claimant”) of 736 Castro Street, which is located immediately north of the subject property. The Claimant previously submitted an application for View Assessment against the September 14, 2022, design (Attachment 5).

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicants submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 22.28 feet above the proposed grade and the highest point of the structure will not exceed 76.77 feet above the Mean Sea Level (MSL) which is the maximum proposed structure height reflected on the project plans, should the City Council make the necessary finding to approve the project.

The Applicants provided an updated request for Council approval, which is included in Attachment 6.

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 January 10, 2023. As of the date of preparation of this Staff Report, Staff has not received any official correspondence.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2022-111 for Council’s consideration based upon the information in this report. The applicable SBMC sections are provided in the italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. Additionally, 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.

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.

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 2022-111.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- 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 2022-111 conditionally approving a DRP and SDP to remodel and construct an addition to an existing single-family residence with a two-car garage and perform associated site improvements at 738 Castro Street, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-111
2. Project Plans Dated January 03, 2023
3. September 14, 2022 Staff Report
4. Aguilar Revised Application for View Assessment
5. Aguilar Original Application for View Assessment
6. Applicant's Request for Approval

RESOLUTION 2022-111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT FOR A LOWER-LEVEL AND MAIN FLOOR ADDITION AND REMODEL TO AN EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE AT 738 CASTRO STREET, SOLANA BEACH

**APPLICANTS: Brian and Elizabeth Tresp
APPLICATION: DRP21-021/SDP21-020**

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

WHEREAS, the View Assessment Committee recommended denial of the project on June 21, 2022, based on an Application for View Assessment from 738 Castro Street; 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 September 14, 2022, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council determined the primary viewing area to be _____; and

WHEREAS, the City Council of the City of Solana Beach found the project requested in the application 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 Public Hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the hearing.

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to construct an 748 square-foot addition and remodel to an existing single-story, single-family residence with an attached garage at 738 Castro Street, 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 a maximum of five to seven (5-7) dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

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

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

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

The property is located within the Medium Residential (MR) Zone. Properties to the north, south, east and west are also located within the MR Zone. The surrounding properties are developed with one and two-story, single-family residences.

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-family residences developed at a maximum density of five to seven (5-7) dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

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

The site is currently developed with a 2,330 square-foot single-story, single-family residence and an attached 637 square-foot garage located on a building pad approximately 15 feet higher than the street. The Applicants propose to add a lower level-addition to the north of the existing garage, remodel and expand the existing playroom over the existing garage and add exterior stairs that lead to two roof decks above the main floor. A The proposed additions to the existing residence, as designed, would be located within the buildable area.

The MR Zone required 25-foot front-yard setback, 25-foot rear-yard setback and 5-foot interior side-yard setbacks. The additions are proposed the be located within the buildable area. The proposed residence is set back 25 feet from the front property line, 25 feet from the rear property line, and 5 feet from both side property lines.

The 3,078 square-foot residence will consist of a great room, kitchen, pantry, playroom, primary suite, bedroom, three bathrooms, and laundry on the first floor, and a recreation room on the lower level. The proposed development includes two (2) new roof decks totaling 683 square feet, and a second-floor deck

addition of 230 square feet. The total proposed deck area is 1,030 square feet. The existing garage is located towards the west side of the property and would maintain vehicular and pedestrian access from Castro Street.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC sections 17.48.040 and 17.20.030 indicate that when required parking spaces are provided within a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide two (2) parking spaces in the existing 637 square-foot garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would be 3,315 square feet, which is 214 square feet below the maximum allowable floor area for the 9,022 square-foot lot, pursuant to the SROZ regulations.

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

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	529 ft ²
Total Allowable Floor area:	3,529 ft²

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

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

The project would be subject to the current water efficient landscaping regulations of SBMC Chapter 17.56 if new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review; however, the Applicants are not proposing any landscape changes as part of this project.

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants propose to maintain the same location of the existing driveway on the west side of the lot. 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 existing 637 square-foot 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 includes grading in the amount 40 cubic yards of site grading.

- 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 will 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 additions to an existing single-story, single-family residence with a lowered 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. The Applicants are required to pay the applicable Park Development Fee.

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

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

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

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

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

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

To be completed based on Council findings.

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

To be completed based on Council findings.

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

To be completed based on Council findings.

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

be caused by the construction on other parcels of structures similar to the proposed structure.

To be completed based on Council findings.

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

To be completed based on Council findings.

IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicants shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on January 25, 2023, and located in the project file with a submittal date of January 4, 2023.
- III. Prior to requesting a framing inspection, the Applicants shall submit a height certificate prepared by a licensed land surveyor prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 22.28 feet above the proposed grade and the highest point of the structure will not exceed 76.77 feet above the Mean Sea Level (MSL) in conformance with the plans as approved by the City Council on January 25, 2023.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. 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.

- VII. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.

B. Fire Department Conditions:

- I. ACCESS ROAD MINIMUM DIMENSIONS: Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
- II. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- III. FIRE HYDRANTS AND FIRE FLOWS: The Applicants shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Fire hydrants shall be of a bronze type. Multi-family residential or industrial fire hydrants shall have two (2) 4" inch and two (2) 2 ½" inch NST outlets. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets.
- IV. ADDRESS NUMBERS/STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access

doors, building corners, and entrances to commercial centers.

- V. AUTOMATIC FIRE SPRINKLER SYSTEM - ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation. Sprinklers will be required due to the addition being more than 50% of the existing structure and the significant modifications being added to the roof. Solana Beach Municipal Code Chapter 15.32 Fire Code Section 15.32.230 Section 903.2.01
- VI. CLASS “A” ROOF: All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

- I. Prior to occupancy/final inspection of the Building Permit, an easement shall be recorded for maintenance of the existing detention basins located on the frontside of the property by the property owner(s) in perpetuity. If an easement has already been recorded for this existing detention basin, the Applicants shall provide the Plat and Legal Description that was prepared by the Registered Civil Engineer when the easement was recorded.
- II. 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.
- III. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- IV. Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:

V. ENFORCEMENT

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

VI. EXPIRATION

The Development Review Permit and Structure Development Permit for the project will expire 24 months from the date of this Resolution, unless the Applicants 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 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 25th day of January, 2023, by the following vote:

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

LESA HEEBNER, MAYOR

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



TRESP ADDITION
738 CASTRO STREET
SOLANA BEACH, CALIFORNIA 92075



FRIEHAUF ARCHITECTS
341 South Cedros Avenue, Suite F
Solana Beach, California, 92075
858.792.6116 Tel
858.792.2422 Fax

DATE:

SEPT 30, 2022
OCT 10, 2022
JAN 3, 2023

SHEET NO.

1

APN: 298-162-25-00
SITE ADDRESS: 738 CASTRO STREET
LEGAL DESCRIPTION:
PAR 1 OF PARCEL MAP NO. 17033, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 11, 1993 AS FILE NO. 1993-0014898 OF OFFICE RECORDS.
ZONE: MRd
SCALED RESIDENTIAL OVERLAY ZONE (SROZ)

REQUIRED	PROPOSED & EXISTING
FRONT SETBACK:	25'-0" / 25'-0"
SIDE SETBACK:	5'-0" / 5'-0"
REAR SETBACK:	25'-0" / 25'-0"

SCOPE OF WORK:
PLAY ROOM, BATHROOM AND STORAGE ADDITION ABOVE THE EXISTING GARAGE. NEW ATTACHED RECREATION ROOM W/ ELEVATOR, NEW ROOF DECK AND EXTERIOR STAIRS. NEW PERVIOUS PAVED SITE AREA

LOT AREA:	GROSS:	NET:
9,022 SF	9,022 SF	9,022 SF
MAX BUILDING HEIGHT:	25'-0"	
EXISTING BUILDING HGT:	15'-0"	
PROPOSED BUILDING HGT:	22'-4"	

FLOOR TO AREA RATIO ALLOWABLE:	3,000 SF
LOT 9,022 SF	538 SF
0.5 X 6,000:	3,529 SF
0.175 X 3,022 =	
TOTAL:	3,529 SF

EXISTING LIVING AREA:	2,330 SF
LIVING AREA ADDITION:	512 SF
NEW REC ROOM:	238 SF
EXISTING GARAGE:	637 SF
SUBTOTAL FLOOR AREA:	3,717 SF
OFF STREET PARKING EXEMPT:	-400 SF
GARAGE AREA FOR FAR:	3,315 SF

DECKS:	315 SF
NEW DECK #1:	368 SF
NEW DECK #2:	230 SF
NEW DECK #3:	913 SF
TOTAL NEW DECK:	1,171 SF
EXISTING DECK:	1,030 SF
TOTAL DECKS:	339 SF

NEW COVERED PATIO:	339 SF
GRADING:	
40.0 CY - SITE GRADING	
0.0 CY - EXCAVATION FOOTINGS OF NEW CONSTRUCTION	
0.0 CY - REMOVAL AND RE-COMPACT FOR CONSTRUCTION	
40.0 CY - TOTAL GRADING	

PARKING:
2 EXISTING GARAGE SPACES

OWNER:
BRIAN AND ELIZABETH TRESP
P.O. BOX 812
SOLANA BEACH, CA. 92075
858-228-7674

OWNER'S REPRESENTATIVE:
CRAIG FRIEHAUF
FRIEHAUF ARCHITECTS INC.
341 SOUTH CEDROS AVE., SUITE D
SOLANA BEACH, CA. 92075
858-792-6116

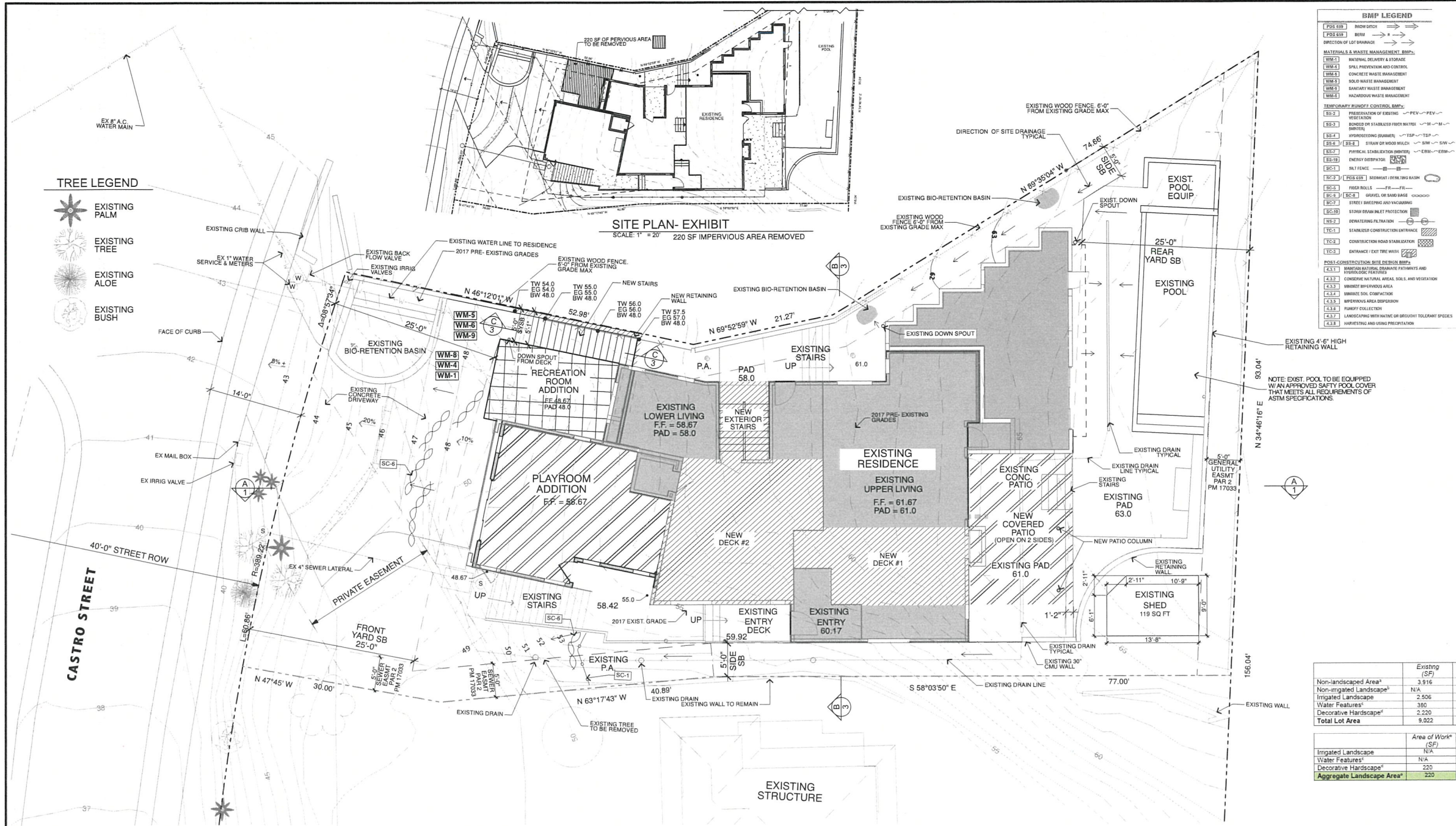
Non-landscaped Area*	Existing (SF)	Proposed Total (SF)
Non-irrigated Landscape*	3,916	3,916
Irrigated Landscape*	N/A	N/A
Water Features*	380	380
Decorative Hardscape*	2,220	2,440
Total Lot Area	9,022	9,022

Irrigated Landscape	Area of Work* (SF)
Irrigated Landscape	N/A
Decorative Hardscape*	220
Aggregate Landscape Area*	220

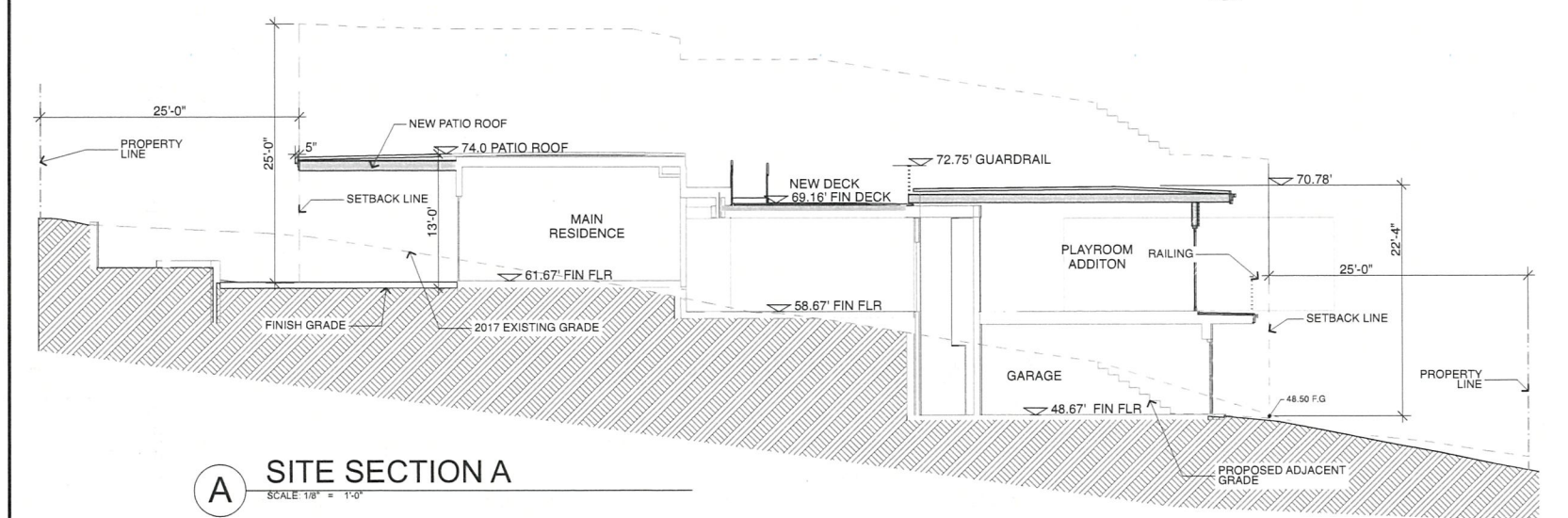
VICINITY MAP
NOT TO SCALE
1:8. PAGE 1187-01

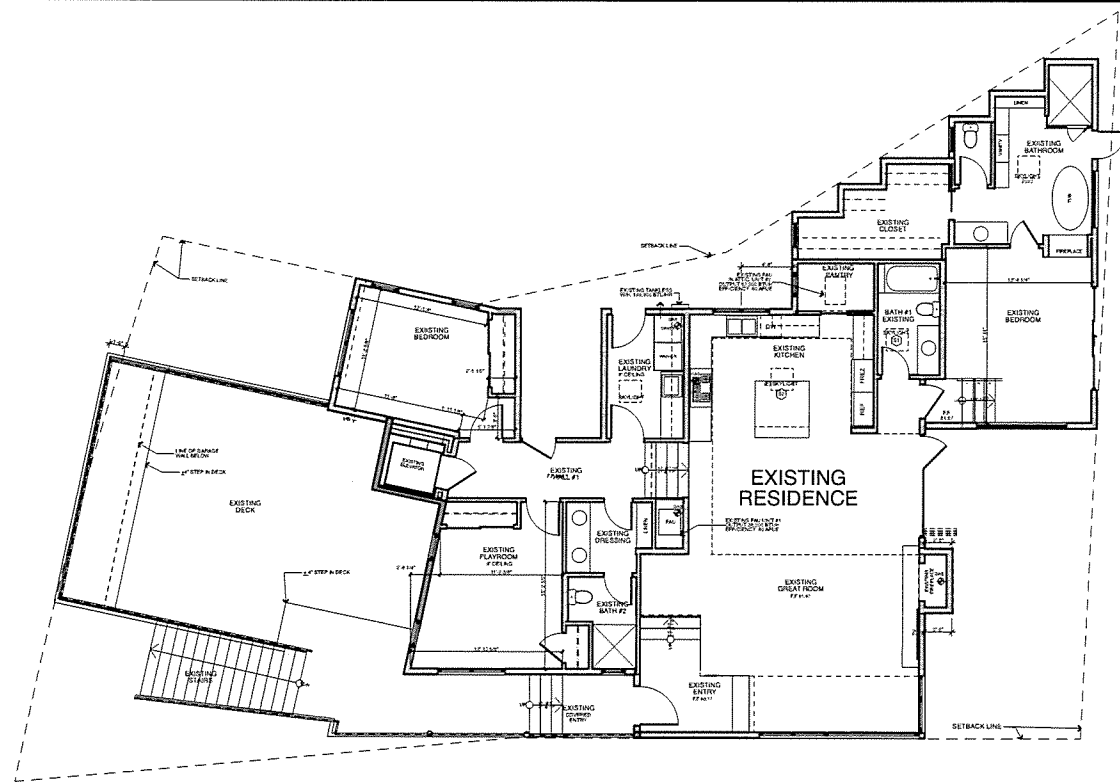
FIRE DEPARTMENT NOTES:

- 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.
- 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.
- 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 1/2" inch stroke width for residential buildings, 8" high with a 1/2" 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.
- 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. Per the Solana Beach Municipal Code Title 16 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2.01, Sprinklers may be required due to significant modifications to the roof of the dwelling, need more information to verify.
- CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.



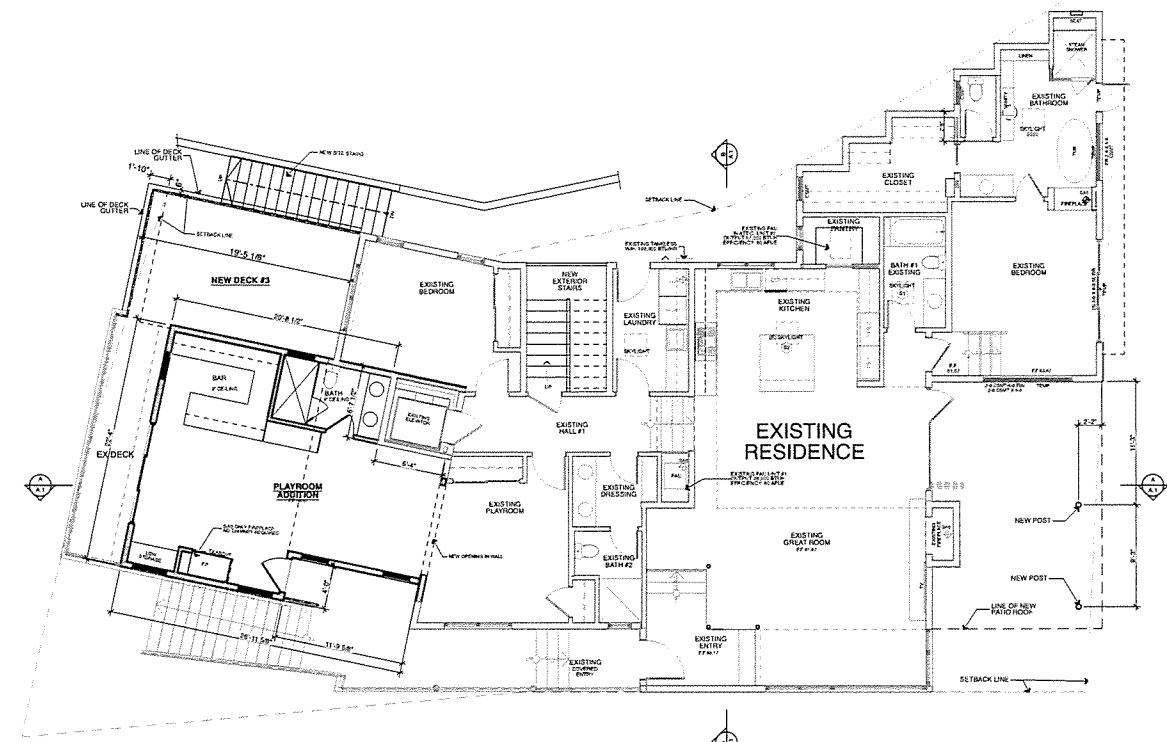
SITE PLAN (BMP PLAN)**
SCALE: 1/8" = 1'-0"





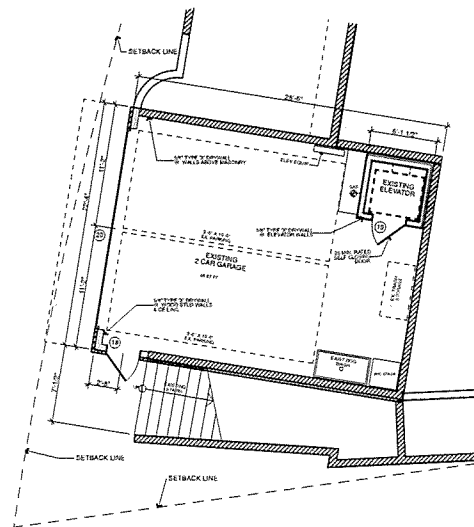
EXISTING 1ST FLOOR PLAN

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



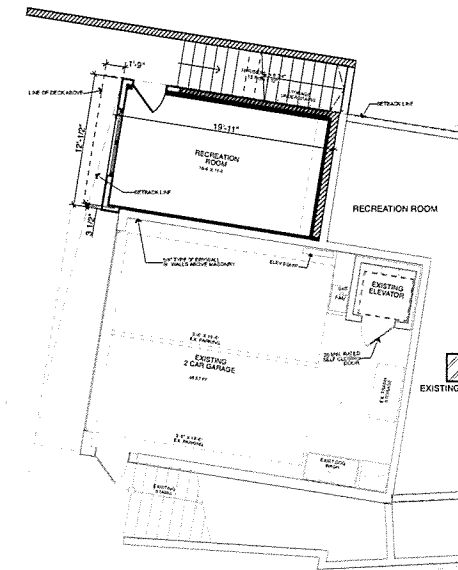
PROPOSED 1ST FLOOR

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



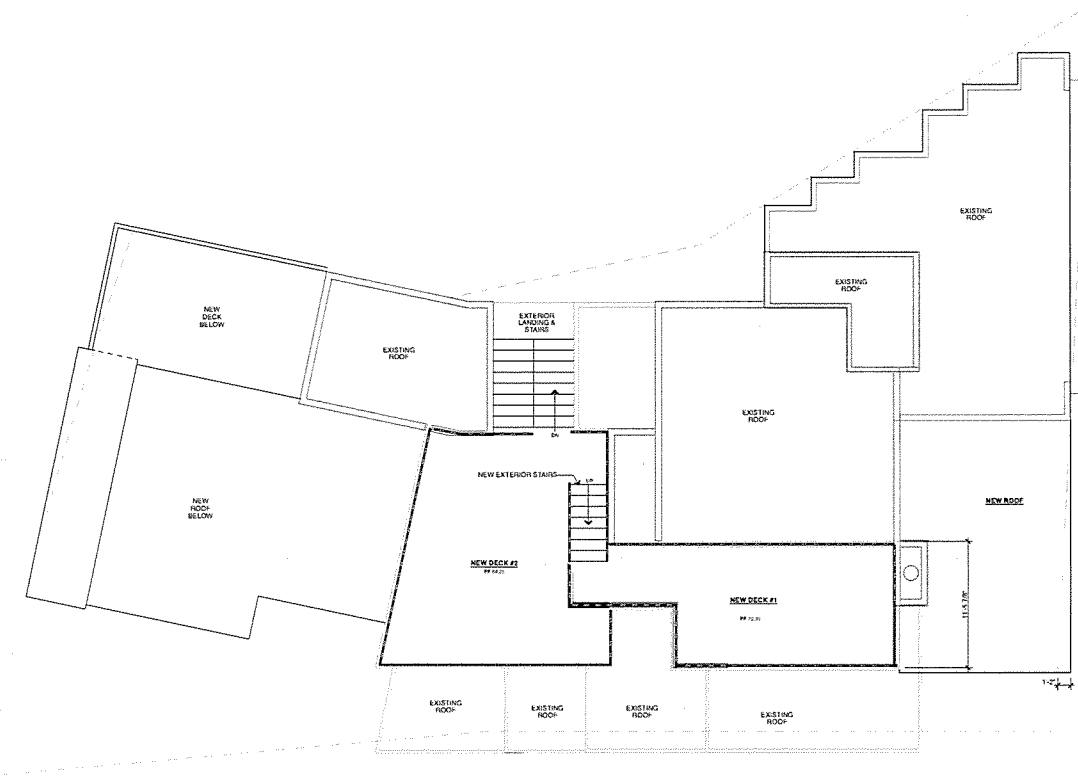
EXISTING GARAGE PLAN

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GARAGE- RECREATION ROOM

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



PROPOSED SECOND FLOOR

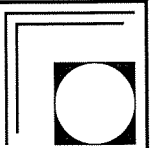
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DATE:

SEPT 30, 2022
OCT 10, 2022
JAN 3, 2023

SHEET NO.



TRESP ADDITION
738 CASTRO STREET
SOLANA BEACH, CALIFORNIA 92075



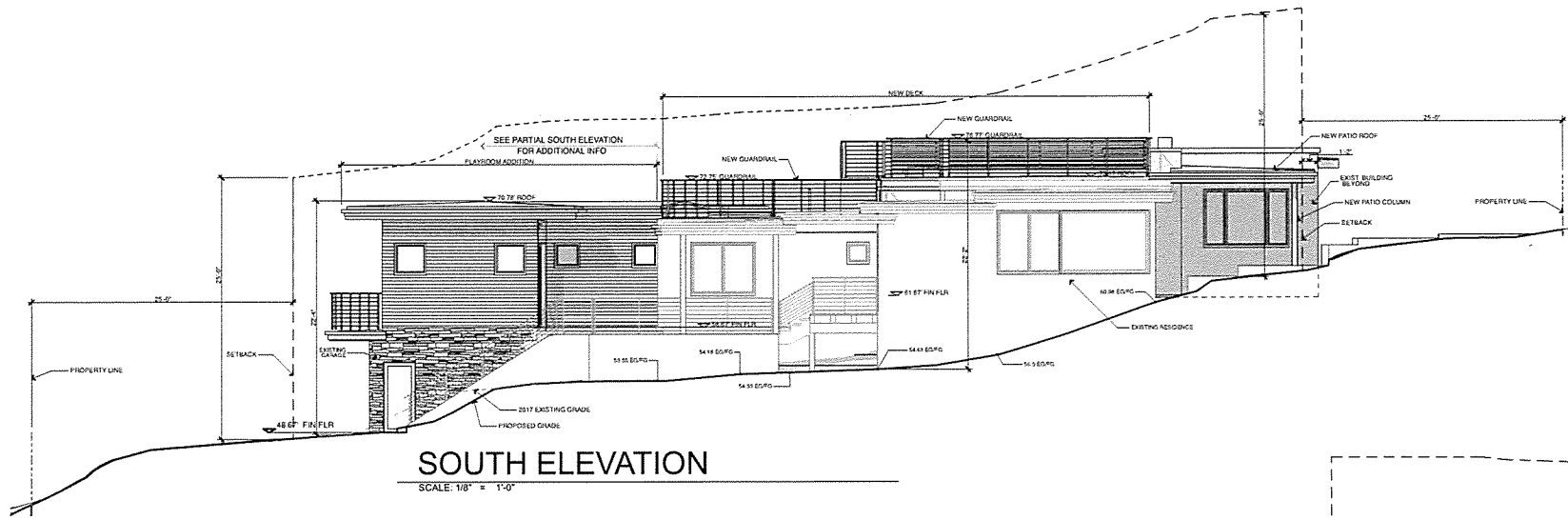
FRIEHAUF ARCHITECTS
341 South Cedros Avenue, Suite F
Solana Beach, California, 92075
858.792.6116 Tel
858.792.2422 Fax

DATE:

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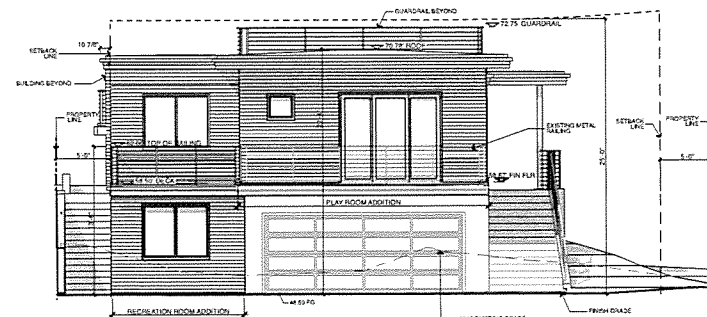
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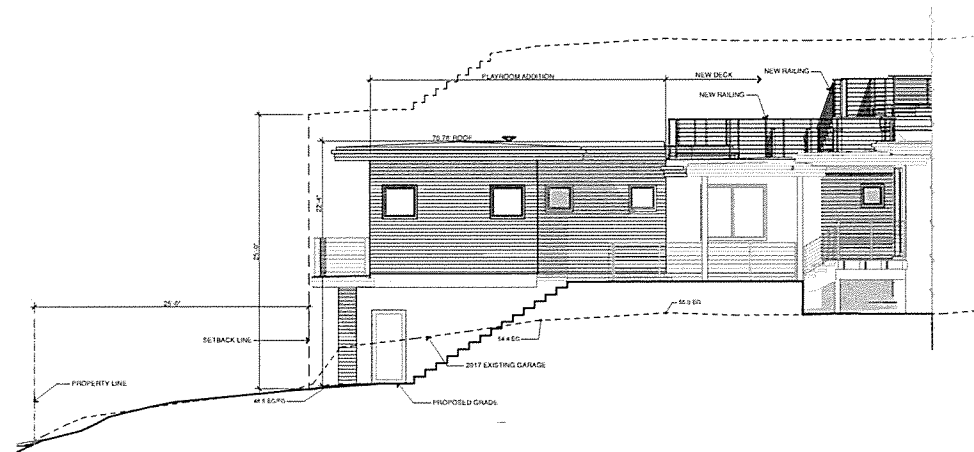
SOUTH ELEVATION

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



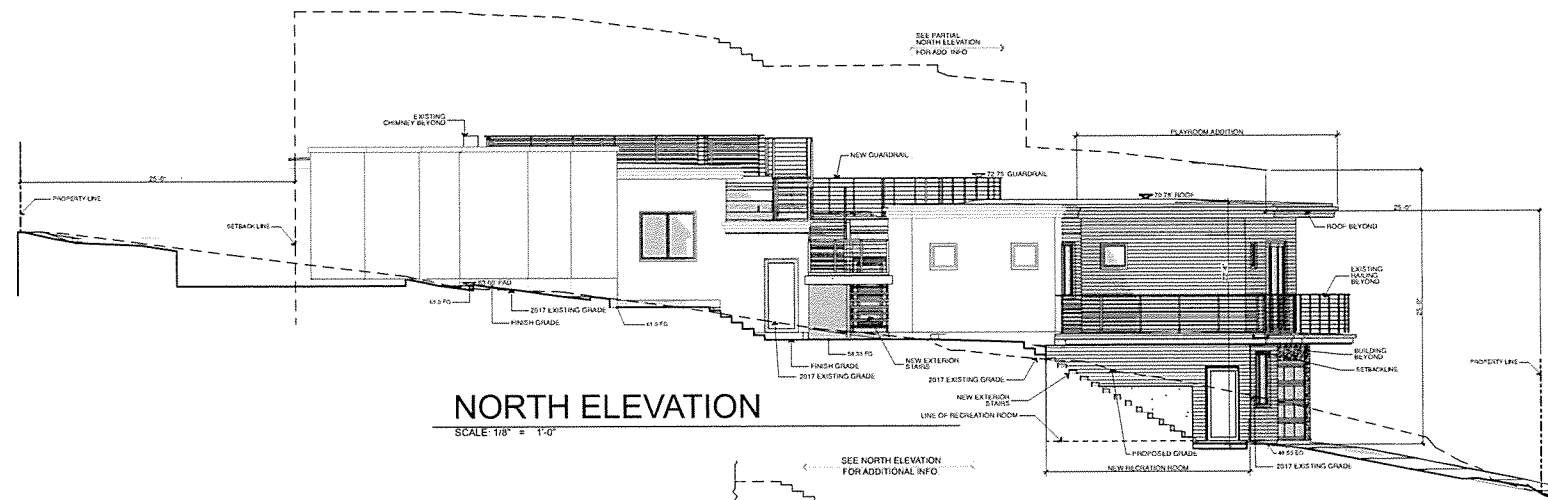
WEST ELEVATION

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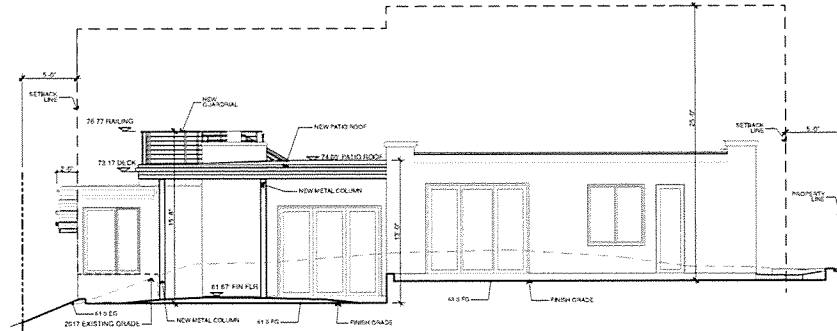
PARTIAL SOUTH ELEVATION

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



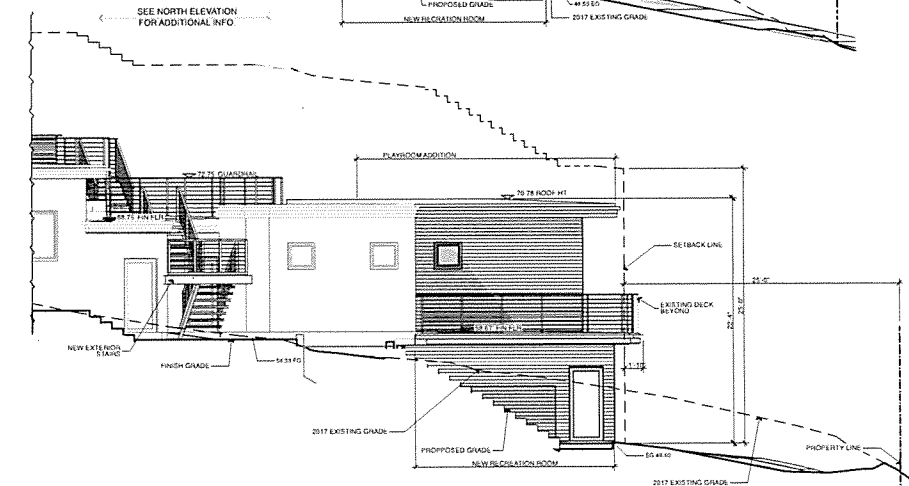
NORTH ELEVATION

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



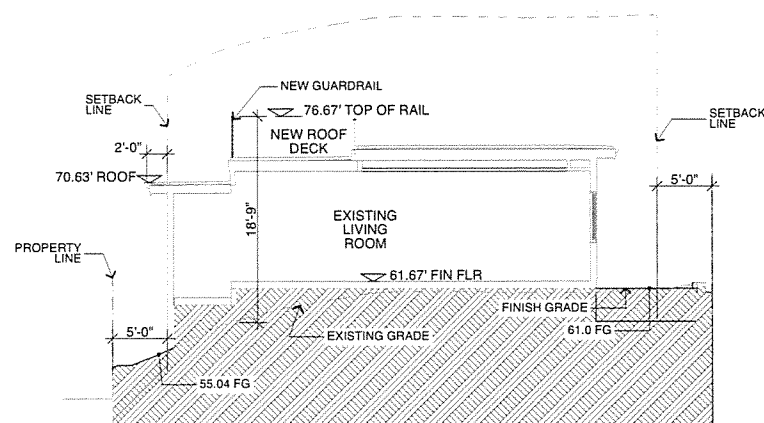
EAST ELEVATION**

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



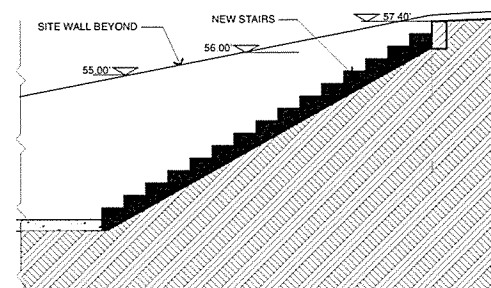
PARTIAL NORTH ELEV.

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



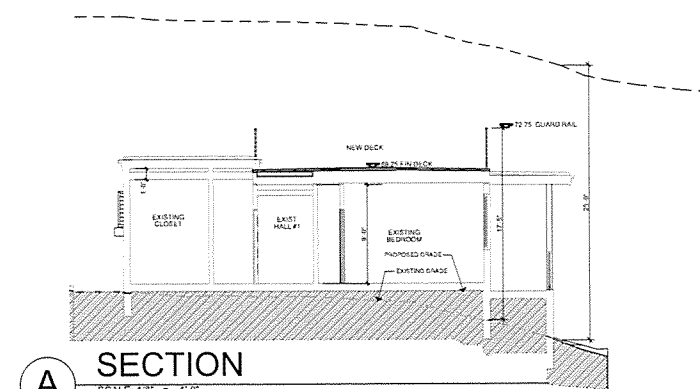
B SITE SECTION B

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



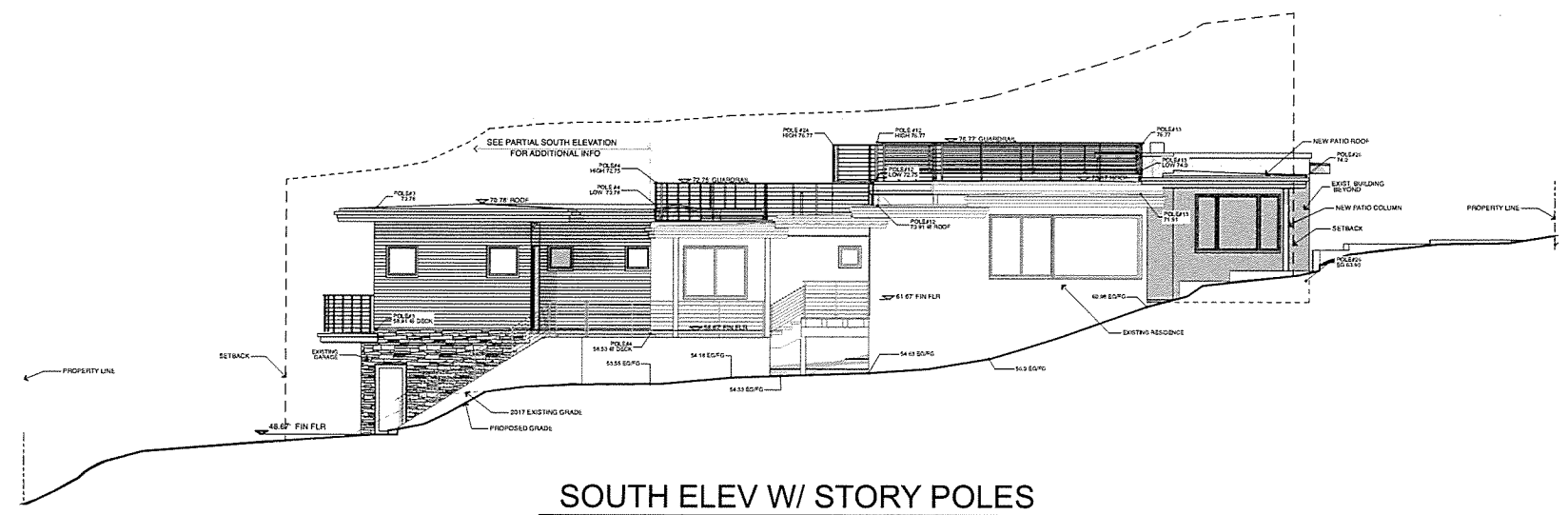
C SITE SECTION C

SCALE: 1/4" = 1'-0"

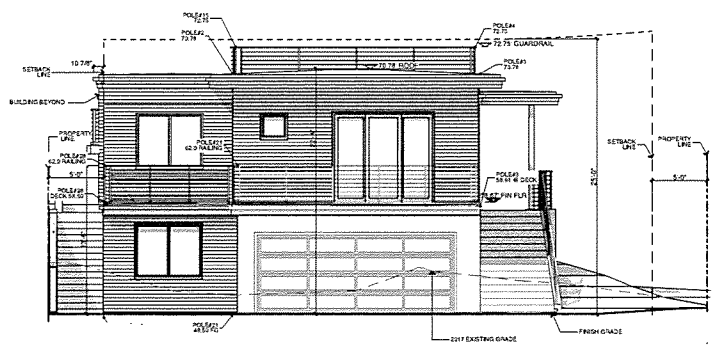


A SECTION

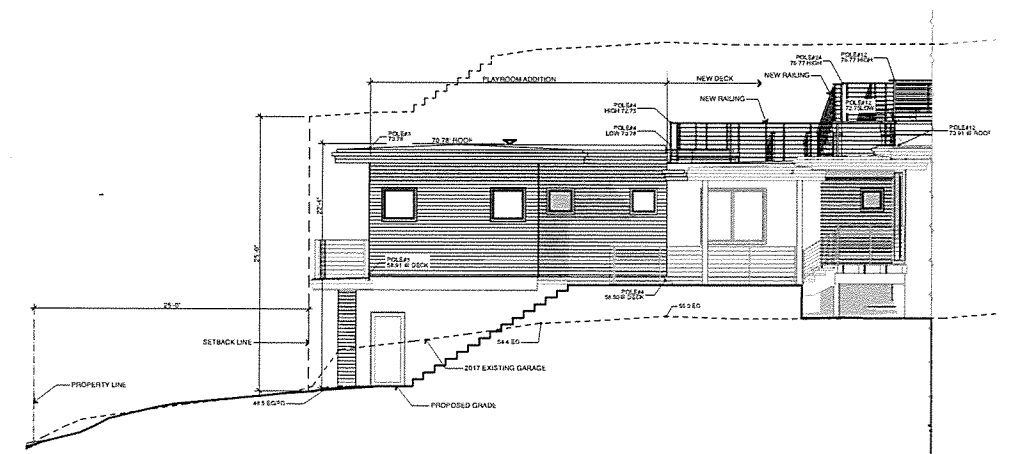
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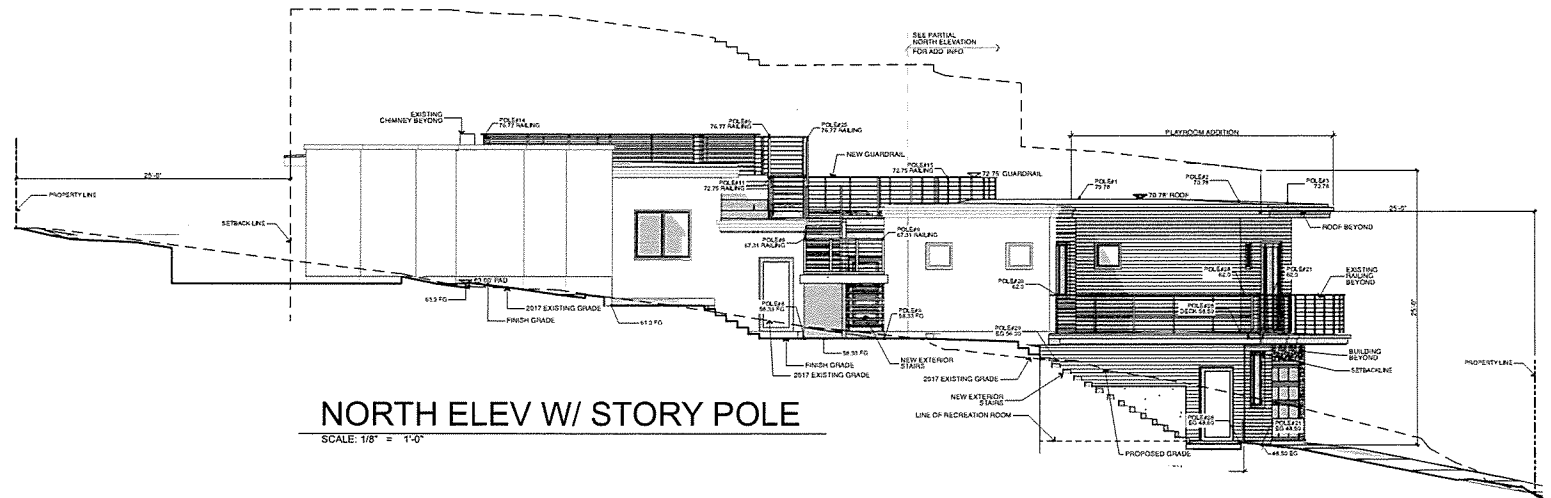
SOUTH ELEV W/ STORY POLES
SCALE: 1/8" = 1'-0"



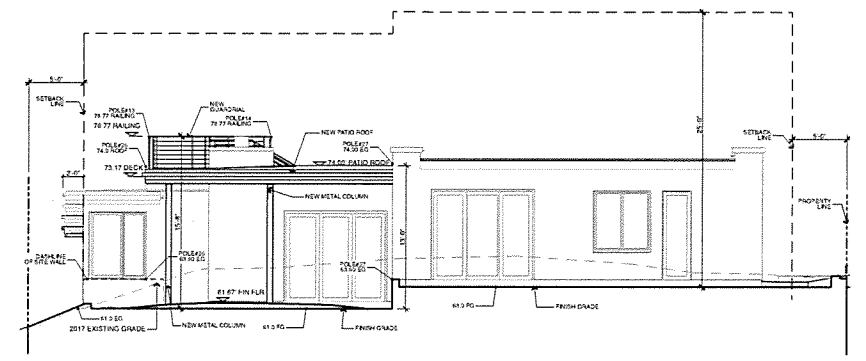
WEST ELEV W/ STORY POLE
SCALE: 1/8" = 1'-0"



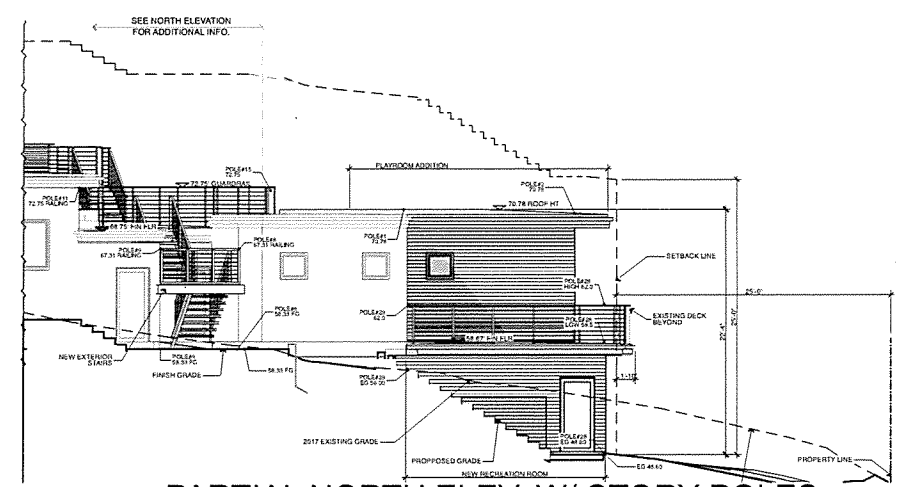
PARTIAL SOUTH ELEV W/STORY POLES
SCALE: 1/8" = 1'-0"



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

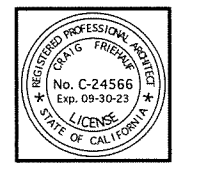


EAST ELEV W/STORY POLE
SCALE: 1/8" = 1'-0"



PARTIAL NORTH ELEV. W/ STORY POLES
SCALE: 1/8" = 1'-0"

TRESP ADDITION
738 CASTRO STREET
SOLANA BEACH, CALIFORNIA 92075



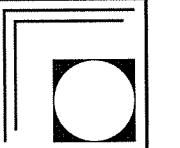
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858.792.6116 Tel
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SOLANA BEACH, CALIFORNIA 92075



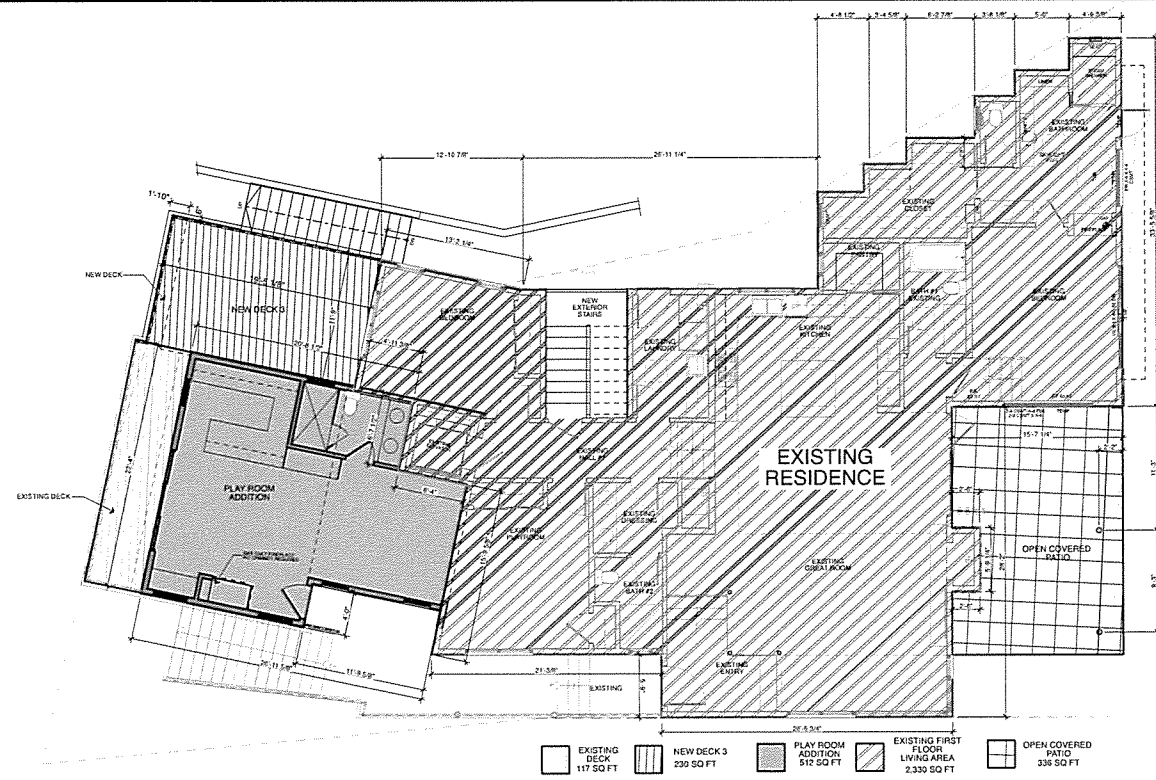
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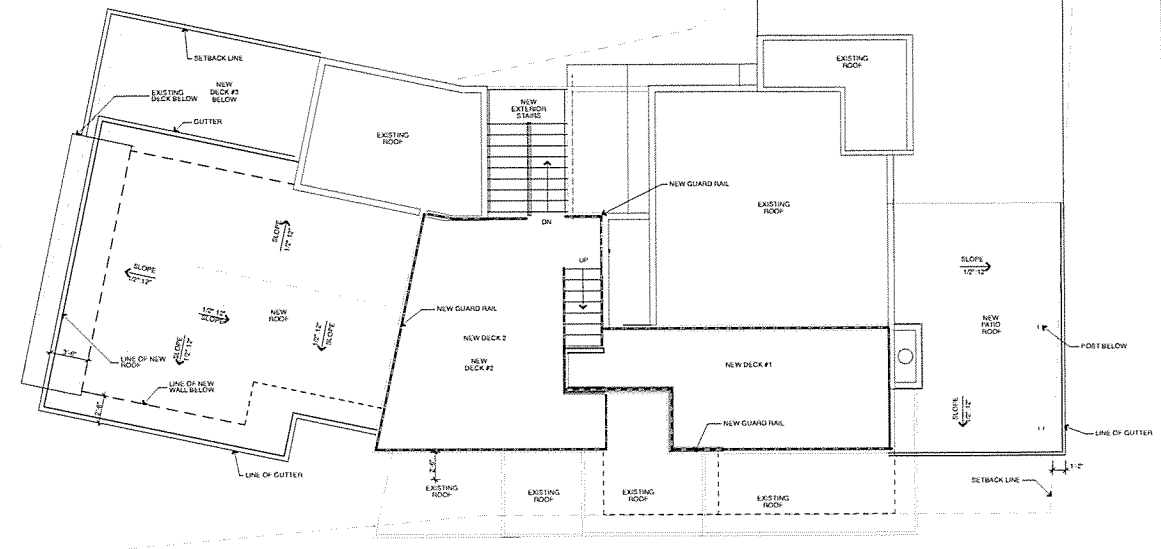
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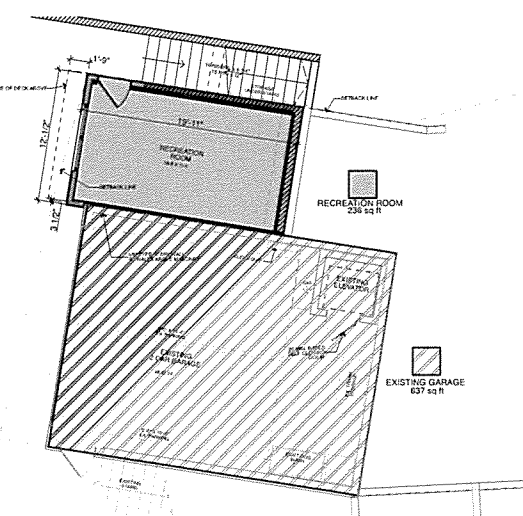
FIRST FLOOR AREA

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



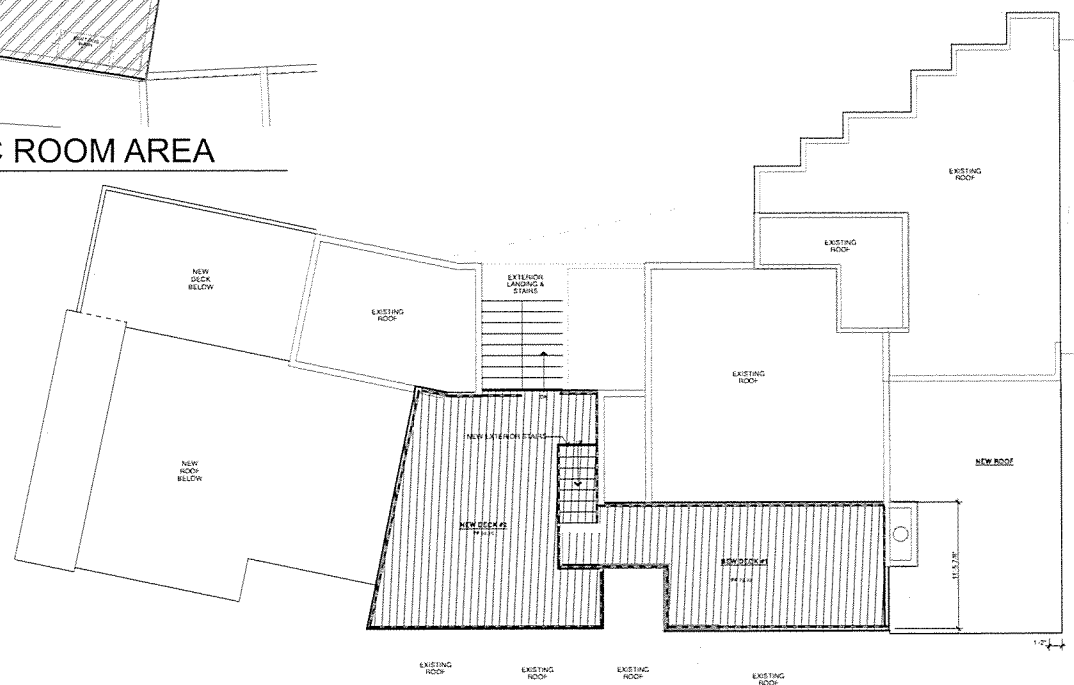
ROOF PLAN

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



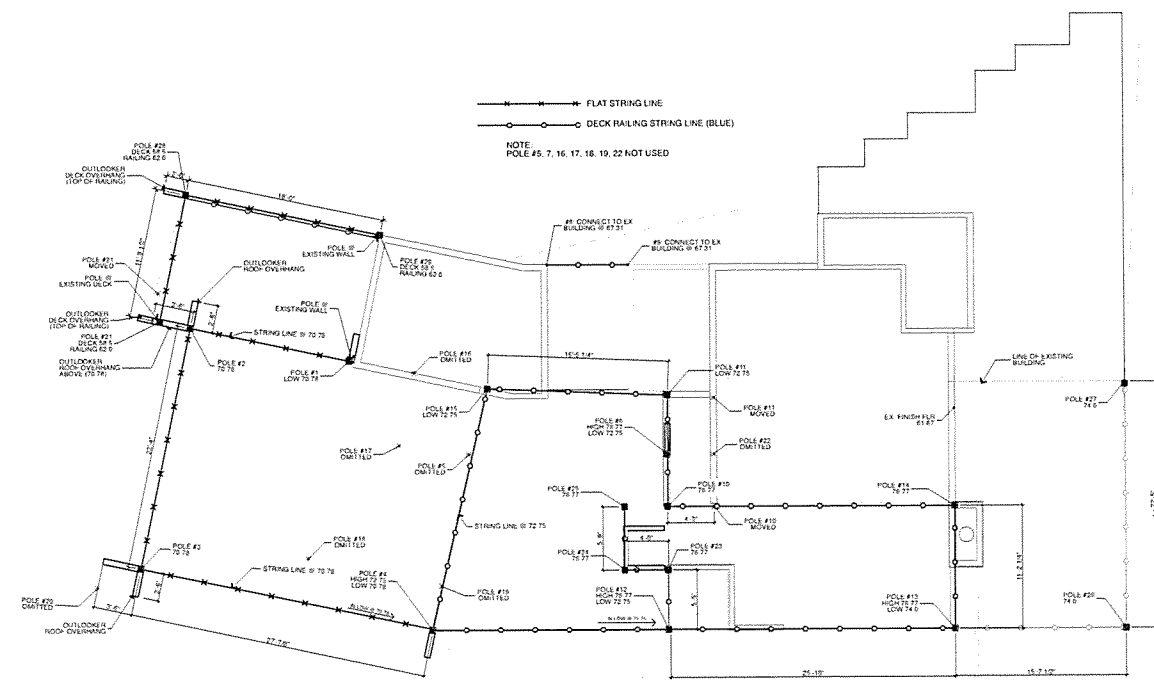
GARAGE-REC ROOM AREA

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



SECOND FLOOR AREA

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



STORY POLE PLAN

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



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 14, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for Development Review Permit and Structure Development Permit for a First-Story Addition and Remodel and New Second-Story Addition to an Existing Single-Story, Single-Family Residence at 738 Castro Street (Case #: DRP21-021, SDP21-020; Applicant: Brian and Elizabeth Tresp; APN: 298-162-25-00; Resolution No. 2022-111)**

BACKGROUND:

The Applicants, Brian and Elizabeth Tresp, are requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct an 873 square-foot addition and remodel to an existing single-story, single-family residence, with an attached garage and perform associated site improvements. The 9,022 square-foot lot is located at 738 Castro Street and within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ).

The Applicants propose a 512 square-foot addition to the main floor and a new second story addition of 361 square feet, resulting in an increase of 873 square feet. The proposed development includes two (2) new second floor decks totaling 452 square feet and grading in the amount of 40 cubic yards. The tallest point of the proposed residence would be 24.78 feet above the proposed grade and the highest point of the structure would not exceed 79.78 feet above Mean Sea Level (MSL). The project requires a DRP for a structure that exceeds 60 percent of the maximum allowable floor area. The project requires an 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 Applicants' request as contained in Resolution 2022-111 (Attachment 1).

CITY COUNCIL ACTION:

AGENDA ITEM #

ATTACHMENT 3

DISCUSSION:

The subject property is located on the east side of Castro Street, one property south of the intersection of Gonzales Street and Castro Street. The lot is irregularly shaped with 61 feet in frontage along Castro Street, a southern property line of approximately 148 feet, a northern property line of approximately 149 feet and an eastern property line of 93 feet. The existing topography slopes upward from the street. The elevation at the front property line is at approximately 43 feet above Mean Seal Level (MSL) and the rear property line is approximately 68 MSL, resulting in a change in elevation of approximately 25 feet. With the proposed project, the driveway location would remain at the center of the western portion of the lot. 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.

Table 1			
LOT INFORMATION			
Property Address:	738 Castro Street	Zoning Designation:	MR (5-7 du/ac)
Lot Size (Net):	9,022 ft ²	# of Units Allowed:	1 Dwelling Unit, 1 ADU, 1 JADU
Max. Allowable Floor area:	3,529 ft ²	# of Units Requested:	1 Dwelling Unit
Proposed Floor area:	3,440 ft ²	Setbacks:	Required Proposed
Below Max. Floor area by:	89 ft ²	Front (W)	25 ft. 28.33 ft.
Max. Allowable Height:	25 ft.	Interior Side (N)	5 ft. 5.00 ft.
Max. Proposed Height:	24.78 ft.	Interior Side (S)	5 ft. 5.00 ft.
Highest Point/Ridge:	79.78 MSL	Rear (E)	25 ft. 25.00 ft.
PROPOSED PROJECT INFORMATION			
Floor area Breakdown:		Requested Permits:	
Existing Main Floor	2,330 ft ²	DRP: A DRP is required for a structure that exceeds 60% of the maximum allowable floor area.	
Main Floor Addition (Playroom)	512 ft ²	SDP: An SDP is required for a new structure that exceeds 16 feet in height from the existing grade.	
Second-Story Addition (Rec. Room)	361 ft ²		
Existing Lower-Level Garage to Remain	637 ft ²		
Subtotal	3,840 ft ²		
Off-Street Parking Exemption	- 400 ft ²		
Total Floor Area	3,440 ft²		
Proposed Grading:		40 CY of Site Grading	
Proposed Parking: 2-Car Garage		Existing Development:	
Proposed Fences and Walls: Yes		Single-Family Residence and attached Two-Car Garage	
Proposed Accessory Dwelling Unit: No			
Proposed Accessory Structure: No			

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 2022-111.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required for a structure that exceeds 60% of the maximum allowable floor area. The total floor area proposed is 3,440 square feet and 3,529 is the maximum. Therefore, the proposal is 98% of the allowable floor area.

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 2022-111 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.

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

Relationship with Adjacent Land Uses:

The property is located within the Medium Residential (MR) Zone. Properties to the north, south, east and west are also located within the MR Zone. The surrounding properties are developed with one and two-story, single-family residences.

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-family residences developed at a maximum density of five to seven (5-7) dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

Building and Structure Placement:

The site is currently developed with a 2,330 square-foot single-story, single-family residence and an attached 637 square-foot garage located on a building pad approximately 15 feet higher than the street. The Applicants propose to remodel and expand the existing playroom over the existing garage and add exterior stairs that lead to a new second floor recreation room and two decks. The proposed additions to the existing residence, as designed, would be located within the buildable area.

The MR Zone requires a 25-foot front-yard setback, 25-foot rear-yard setback and 5-foot interior side-yard setbacks. The additions are proposed to be located within the buildable area. The proposed residence is set back 28.33 feet from the front property line, 25 feet from the rear property line, and 5 feet from both side property lines.

The 3,206 square-foot residence will consist of a great room, kitchen, pantry, playroom, primary suite, bedroom, three bathrooms, and laundry on the first floor, and recreation room and two decks on the second floor. The proposed development includes two (2) new second floor decks totaling 452 square feet, one located on the west side of the second-floor addition, and one located on the east side of the second-floor addition. The existing garage is located towards the west side of the property and would maintain vehicular and pedestrian access from Castro Street.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC sections 17.48.040 and 17.20.030 indicate that when required parking spaces are provided within a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide two (2) parking spaces in the existing 637 square-foot garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would

be 3,440 square feet, which is 89 square feet below the maximum allowable floor area for the 9,022 square-foot lot, pursuant to the SROZ regulations.

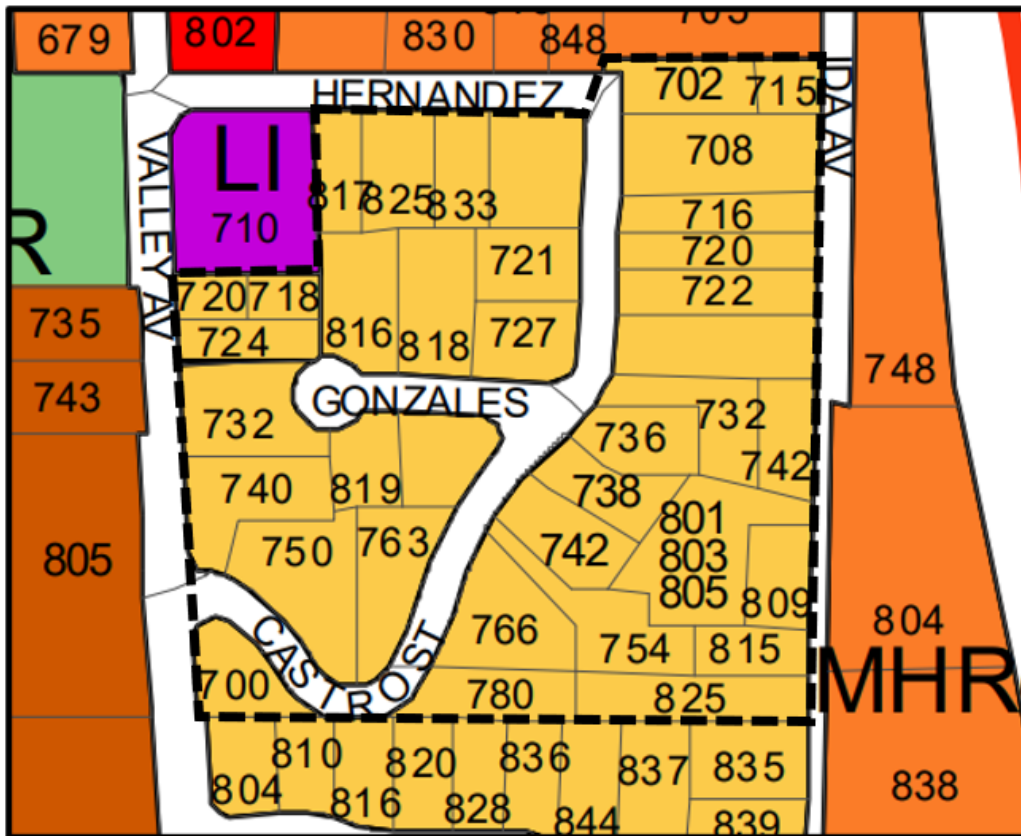
The maximum floor area calculation for this project is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	529 ft ²
Total Allowable Floor area:	3,529 ft ²

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

Neighborhood Comparison:

Staff compared the proposed project to 37 other properties within the surrounding area. This area includes properties along both sides of Castro Street and Gonzales Street, the west side of Ida Avenue and the south side of Hernandez Street as shown on the following map:



The properties evaluated in this comparison are located in the MR Zone and the SROZ. The existing homes range in size from 570 square feet to 3,676 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:	3,840 ft ²
Delete Garage:	- 637 ft ²
Project Area for Comparison to Assessor's Data:	3,203 ft ²

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

Table 2						
#	Property Address	Lot Size in ft ² (SanGis)	Existing ft ² (Assessor)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	702 CASTRO ST	9,912	2,946		3685	MR
2	708 CASTRO ST	8,846	3,156		3498	MR
3	716 CASTRO ST	9,918	1,192		3686	MR
4	721 CASTRO ST	9,357	2,032		3587	MR
5	722 CASTRO ST	9,450	3,676		3604	MR
6	727 CASTRO ST	9,586	1,750		3628	MR
7	728 CASTRO ST	6,542	2,900		3095	MR
8	732 CASTRO ST	11,384	1,956		3942	MR
9	736 CASTRO ST	9,065	3,375		3536	MR
10	738 CASTRO ST	9,025	2,330	3,203	3529	MR
11	742 CASTRO ST	10,422	2,210		3774	MR
12	750 CASTRO ST	17,372	672		4812	MR
13	754 CASTRO ST	12,198	-		4085	MR
14	763 CASTRO ST	13,419	1,500		4298	MR
15	766 CASTRO ST	13,844	906		4373	MR
16	780 CASTRO ST	10,149	2,493		5075	MR
17	715 IDA AVE	4,283	570		2700	MR
18	717 IDA AVE	9,437	3,124		3601	MR
19	735 IDA AVE	9,586	3,010		3628	MR
20	741 IDA AVE	7,829	3,440		3320	MR
21	742 IDA AVE	9,061	761		3536	MR
22	809 IDA AVE	8,672	2,736		3468	MR
23	815 IDA AVE	5,882	1,625		2941	MR
24	821 IDA AVE	13,862	-		4376	MR
25	700 VALLEY AVE	8,692	2,054		3471	MR
26	718 VALLEY AVE	3,943	800		1972	MR
27	720 VALLEY AVE	3,930	800		1965	MR
28	724 VALLEY AVE	7,441	920		3252	MR
29	732 VALLEY AVE	14,548	1,122		4496	MR
30	740 VALLEY AVE	13,492	1,009		4311	MR

31	816 GONZALES	13,028	2,632		4230	MR
32	818 GONZALES	13,297	1,364		4277	MR
33	819 GONZALES	7,597	2,104		3279	MR
34	825 GONZALES	9,479	3,017		3609	MR
35	815 HERNANDEZ	6,837	2,160		3146	MR
36	825 HERNANDEZ	10,534	1,026		3793	MR
37	833 HERNANDEZ	7,970	1,622		3345	MR
38	843 HERNANDEZ	13,478	1,254		4309	MR

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. The proposed project includes a new six-foot tall retaining wall on the north side of the property adjacent to the north property line.

Landscape:

The project would be subject to the current water efficient landscaping regulations of SBMC Chapter 17.56 if new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review; however, the Applicants are not proposing any landscape changes as part of this project.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants propose to maintain the same location of the existing driveway on the west side of the lot. 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 existing 637 square-foot 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 includes grading in the amount 40 cubic yards of site grading.

Lighting:

A condition of project approval requires 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 additions to an existing split-level, 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. As a condition of project approval, the Applicants will be required to pay the applicable Park Development Fee.

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 Applicants were required to complete the SDP process. The Applicants had story poles erected onsite and the Story Pole Height Certification was issued by a licensed land surveyor on March 23, 2022, which showed the highest story pole certified at 79.78 MSL and 24.78 feet above the proposed grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on April 28, 2022. The City received one (1) application for View Assessment (Attachment 3) from the property owners (Manuel and Richard Aguilar; "Claimant") of 736 Castro Street, which is located immediately north of the subject property.

The project was presented to the View Assessment Commission (VAC) on June 21, 2022. Two out of the six participating VAC members found the west facing portion of the upper floor to be the primary viewing area, two VAC members found the living room to be the primary viewing area, one VAC member found the living room and kitchen to be the primary viewing area, one VAC member found the living room, family room and kitchen to be the primary viewing area, and one VAC member was absent. None of the participating VAC members were able to make finding 3. Approved minutes from the June 21, 2022 meeting are included in Attachment 4. Table 3 includes the disclosures and findings from the June 21, 2022 meeting.

Table 3								
Manuel & Richard Aguilar 734 Castro St.		Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant		6/21	6/20	5/30	6/20	5/30	6/20
	Applicant			6/20	5/27	6/21	5/27	6/18
Primary Viewing Area			West Facing Portion of Upper Floor	West Facing Portion of Upper Floor	Living Room & Kitchen	Living Room	Living Room	Living Room, Family Room, & Kitchen
#1. Communication Taken Place			Y	Y	Y	Y	Y	Y
#2. No Public View Impairment			Y	Y	Y	Y	Y	Y
#3. Designed to Minimize View Impairment			N	N	N	N	N	N
#4. No Cumulative View Impairment			Y	Y	Y	Y	N	Y
#5. Neighborhood Compatibility			Y	Y	N	Y	Y	N

The majority of the participating VAC members found the primary viewing area to be the living room. The majority of the VAC were unable to make finding 3; that the project was designed to minimize view impairment. When offered a continuance, the Applicants did not consent and instead requested that the VAC make a recommendation. Commissioner Bishop made a motion to recommend denial of the project which was seconded by Commissioner Najjar. The motion passed 6/0/1 Ayes: Bishop, Cohen, Moldenhauer, Stribling, Zajac, Najjar. Noes: none. Absent: Coad. The Notice of Recommendation is included in Attachment 5.

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

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

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

1. *The applicant for the structure development permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve the view impairment issues.*
2. *The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the city's general plan, local coastal program, or city designated viewing areas.*
3. *The structure is designed and situated in such a manner as to minimize impairment of views.*
4. *There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) Considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of structures similar to the proposed structure.*
5. *The proposed structure is compatible with the immediate neighborhood character.*

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicants submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.78 feet above the proposed grade or 79.78 feet above MSL, which is the maximum proposed structure height reflected on the project plans, should the City Council make the necessary finding to approve the project.

Property Frontage and Public Right-of-Way Improvements

The existing property frontage is improved with a concrete rolled curb and 4-foot sidewalk. The area between the back of sidewalk and the property line is unimproved with varying slopes partially covered with private landscaping. No public improvements are required. Therefore, if approved, the Applicants are not required to do any frontage improvements.

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 August 31, 2022. As of the date of preparation of this Staff Report, Staff has not received any official correspondence.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2022-111 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in the italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. Additionally, 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.

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.

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 2022-111.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- 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 2022-111 conditionally approving a DRP and SDP to remodel and add to an existing single-family residence with a two-car garage and perform associated site improvements at 738 Castro Street, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-111
2. Project Plans
3. Aguilar Application for View Assessment
4. Minutes from the June 21, 2022 VAC Meeting
5. NOR from June 21, 2022 VAC Meeting
6. Applicant Request for Approval

DEC 19 2022

APPLICATION FOR VIEW ASSESSMENT
(Structure Development Permit)

Community Development Dept.
City of Solana Beach

Project No.: DRP2-021, SDP 21-020

1. Address of property for which the structure development permit has been requested:
738 Castro Street, Solana Beach, CA 92075

2. Provide the following information for the individual filing this Application for Assessment:

Name: Mmanuel Aguilar, MaryAnn Aguilar, Richard Aguilar & Kimberly Aguilar
Address: 734-736 Castro Street, Solana Beach, CA 92075
Phone Number: [REDACTED]
Email: [REDACTED]

3. Description of the viewing area as defined in Solana Beach Zoning Ordinance, Section 17.63.020(I) and extent of impairment: Our viewing area is the entire second floor of our home as it has windows and French Doors that flow from our living room, dining room, kitchen and patio deck.

4. Identify the portion of the proposed structure which is the most objectionable and suggestions to minimize the view impairment: The entire ^{proposed} rooftop deck and the portion of the proposed addition that exceeds the current roofline. The deck will impair our view and inhibit our privacy with the deck furniture and people that will be looking down on us and invade (over) our privacy. The proposed structure will also block sunlight.

5. Description of the Claimants attempt(s) to resolve this issue with the owner/representative of the property for which a Structure Development Permit has been requested: We asked Tresp and his architect to not consult with us after the VAC Hearing. They did not. We met with Craig Frieberg at our home to review the project, but he was not open to our concerns.

[Signature]
Signature of Applicant for Assessment

12/15/2022
Date Submitted

STAFF USE ONLY:

Application for Assessment fee paid? _____

N/A, payment received with initial view claim

6-2019

4. (continued) The roof top deck is out of character
for our neighborhood.

RECEIVED

APPLICATION FOR VIEW ASSESSMENT
(Structure Development Permit)

APR 28 2022

Community Development Dept.
City of Solana Beach

Project No.: DRP21-021/SDP21-020

1. Address of property for which the structure development permit has been requested:
738 Castro St., Solana Beach, CA 92075

2. Provide the following information for the individual filing this Application for Assessment:

Name: Manuel & Richard Aguilar
Address: 734 Castro St., Solana Beach, CA 92075
Phone Number: [REDACTED]
Email: [REDACTED]

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

4. Identify the portion of the proposed structure which is the most objectionable and suggestions to minimize the view impairment: Entire new proposed structures. Not build the project. This project height was denied by View Assessment and the city in 2016. They continues to harass and be very difficult to work with.

5. Description of the Claimants attempt(s) to resolve this issue with the owner/representative of the property for which a Structure Development Permit has been requested: This neighbors and continues to be the most entitled, rude and invasive neighbor that we have ever had. He has never been reasonable to deal with since he purchased the property.

Manuel Aguilar
Signature of Applicant for Assessment

04/25/2022
Date Submitted

STAFF USE ONLY:

Application for Assessment fee paid?

[Signature]

6-2019

January 17, 2023

City of Solana Beach
City Council Members
Re: 738 Castro Street

Dear Council Members,

We appreciate the feedback and guidance from you all and others in attendance the last time we met on this addition.

As a little background, we have been homeowners here in Solana Beach (on Castro Street) for 17 years, we own three businesses on South Cedros, Elizabeth is Vice President of the North Coast Rep, and we volunteer our time throughout the community. Last year I donated the resources of my marketing agency to provide all social media management and funding of the social media efforts for Fiesta del Sol, which was a smashing success. I'm sure we will put on an even better event this year.

Since you saw these plans last, we took all the feedback to heart and we've made some changes:

1. Completely eliminated the room on the top of the structure, thereby removing any possible view obstruction.
2. Added a lower level room to replace the displaced upper room, but reduced the size of the room and in doing so we created a more faceted front facia.

We believe Craig Frieauf has done a wonderful job designing this project, and we look forward to meeting with you again soon to discuss.

Thank you,

A handwritten signature in black ink, appearing to read "Brian Tresp" and "Elizabeth Tresp" joined together.

Brian Tresp and Elizabeth Tresp



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 25, 2023
ORIGINATING DEPT: City Manager
SUBJECT: **City Council Consideration of Resolution 2023-015 Authorizing the San Diego County Sheriff's Department to Purchase and Install License Plate Recognition Cameras on City Traffic Signals**

BACKGROUND:

License Plate Recognition (LPR) data is collected by utilizing specially designed cameras to randomly capture an image of a vehicle license plate and convert the plate characters into a text file using optical character recognition technology. If a match is found, the LPR user is notified. The LPR system is an objective non-discriminatory public safety tool as it is programmed to check all vehicles in the same manner. Data obtained by LPR cameras is useful in investigations including, but not limited to, stolen vehicles, stolen license plates, missing persons, and crime/theft series.

This item is before Council to consider approving Resolution 2023-015 (Attachment 1) authorizing the San Diego County Sheriff's Department to purchase and install license plate recognition cameras on City traffic signals.

DISCUSSION:

Based upon crime statistics and trends, the San Diego County Sheriff's Department has identified several highly trafficked intersections that would provide the best initial return on investment related to the reduction of crime and successful prosecution of individuals committing crime within the City. The proposed locations for these LPRs in the City of Solana Beach include:

CITY COUNCIL ACTION:

No. of Cameras	Direction	Location
1	Northbound	Via de la Valle / Valley Ave
1	Westbound	Via de la Valle / Hwy 101 (onto Border Ave)
1	Northbound	Via de la Valle / Hwy 101
1	Southbound	Hwy 101 / W. Cliff
1	Westbound	Hwy 101 / W. Cliff
1	Westbound	I-5 Offramp / Lomas Santa Fe (West of I-5)
1	Eastbound	I-5 Offramp / Lomas Santa Fe (near Santa Helena)
1	Northbound	I-5 Offramp / Lomas Santa Fe (onto Santa Helena)

Transitory Criminal Element

An analysis conducted in 2022 found that approximately 57% of the suspects arrested for serious offenses in Solana Beach by the Sheriff's Department did not report living in the City. This indicates offenders are driving into and out of the City during the commission of their crimes.

Of the vehicles stolen in Solana Beach in 2022, only 22% were recovered in the City. The Reckor LPR system is always active and provides live alerts. Therefore, this system would substantially improve the rate at which vehicles are recovered nearby thus reducing the financial and time impacts to victims and to law enforcement.

Privacy, Audits and Compliance

Access to and use of LPR data is for official law enforcement purposes only. The San Diego County Sheriff's Department has policies and procedures in place regarding the privacy, data quality, auditing and accountability, storage, and retention of and access to LPR data. The Sheriff's Department is Senate Bill 34 (SB 34) compliant which ensures the collection, use, maintenance, sharing and dissemination of LPR information is consistent with respect for individual's privacy and civil liberties. The Sheriff's policy and procedure concerning LPR use (6.130) is included as Attachment 2.

Regional Installations

LPR's are used in multiple jurisdictions throughout the County, including:

- Carlsbad
- Chula Vista
- Coronado
- El Cajon
- Escondido
- La Mesa

- Oceanside
- San Diego
- Sheriff's Department (has utilized LPR technology since 2009)

Recently, the City Councils in the cities of Encinitas and Del Mar both approved the purchase and installation of LPR's for use in their jurisdictions.

CEQA COMPLIANCE STATEMENT:

This is not a "project" as defined by the California Environmental Quality Act (CEQA) and is exempt pursuant to Section 15061(b)(3) of the State CEQA Guidelines (14 CCR 15061(b)(3)) because there is no possibility that the activity in question may have a significant effect on the environment.

FISCAL IMPACT:

The fiscal impact associated with the recommended action is \$34,544 for the eight (8) cameras, including a 3-year licensing and service fee, plus \$11,520 for the associated cellular service fees. The total fiscal impact over the next three years is \$46,064. This contract will require a transfer from the general fund unreserved fund balance in the amount of \$46,064 to the Law Enforcement Department Professional Services account.

WORK PLAN:

N/A

OPTIONS:

- Approve Staff recommendation.
- Do not approve Staff recommendation.
- Provide alternative direction.

DEPARTMENT RECOMMENDATION:

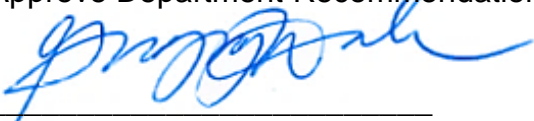
Staff recommends that the City Council approve Resolution 2023-015:

1. Authorize the City Manager to issue encroachment permits to the San Diego County Sheriff's Department to install eight (8) Automated License Plate Recognition (LPR) cameras on traffic signals in the City using Reckor Systems Inc. equipment; and

2. Authorize the City Manager to reimburse the County of San Diego Sheriff's Department in the amount of \$34,544 for the cameras, licensing, and service fees for three (3) years and \$11,520 for the associated cellular service fees.
3. Authorize the City's Interim Finance Director/Treasurer to transfer \$46,064 from the general fund unreserved fund balance to the Law Enforcement Department Professional Services account for this purpose.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2023-015
2. San Diego County Sheriff's Department Policy and Procedure 6.130
3. Reckor Edge Pro Quote

RESOLUTION 2023-015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE SAN DIEGO COUNTY SHERIFF'S DEPARTMENT TO PURCHASE AND INSTALL LICENSE PLATE RECOGNITION CAMERAS ON CITY TRAFFIC SIGNALS

WHEREAS, License Plate Recognition (LPR) data is collected by utilizing specially designed cameras to randomly capture an image of a vehicle license plate and convert the plate characters into a text file using optical character recognition technology; and

WHEREAS, the LPR system is an objective non-discriminatory public safety tool as it is programmed to check all vehicles in the same manner; and

WHEREAS, data obtained by LPR cameras is useful in investigations including, but not limited to, stolen vehicles, stolen license plates, missing persons, and crime series; and

WHEREAS, the LPR system is an objective non-discriminatory public safety tool as it is programmed to check all vehicles in the same manner; and

WHEREAS, based upon crime statistics and trends, the San Diego County Sheriff's Department has identified eight (8) highly trafficked intersections that would provide the best initial return on investment related to the reduction of crime and successful prosecution of individuals committing crime within the City; and

WHEREAS, the San Diego County Sheriff's Department has policies and procedures in place regarding the privacy, data quality, auditing and accountability, storage, and retention and access of LPR data.

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

1. That the foregoing recitations are true and correct.
2. That the City Council authorizes the City Manager to issue encroachment permits to the San Diego County Sheriff's Department to install eight (8) Automated License Plate Recognition (LPR) cameras on traffic signals in the City using Reckor Systems Inc. equipment.
3. That the City Council authorizes the City Manager to reimburse the County of San Diego Sheriff's Department in the amount of \$34,544 for the cameras, licensing, and service fees for three (3) years and \$11,520 for the associated cellular service fees.
4. That the City Council authorizes the City Treasurer to transfer \$46,064 from the general fund unreserved fund balance to the Law Enforcement Department Professional Services account for this purpose and to amend the FY 2022/23 Adopted Budget accordingly.

PASSED AND ADOPTED this 25th day of January 2023, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

San Diego County Sheriff's Department – Procedure

surveillance, TKO, Buy-Bust, etc., a Sheriff's Operation Plan (SO-125) should be completed with the "service on tribal land" box checked.

It is at the discretion of the tribal liaison to determine notification of the Tribe based on existing protocols. It will be the responsibility of the tribal liaison to advise the tribal government of Sheriff's law enforcement or investigative activity, pursuant to the informal understanding developed with the tribe. This notification shall be made as soon as practicable, unless notification will compromise the collection of evidence, the execution of the warrant, the safety of the public or the safety of law enforcement personnel. Public safety and investigative integrity will always take priority over immediate notification. (12-15-15)

6.130 License Plate Recognition (LPR)

This Department Procedure establishes guidelines for Department members using License Plate Recognition Technology.

License Plate Recognition (LPR) data is collected by utilizing specially-designed cameras to randomly capture an image of a vehicle license plate and convert the plate characters into a text file using optical character recognition technology. If a match is found, the LPR user is notified. The LPR system is an objective non-discriminatory public safety tool as it is programmed to check all vehicles in the same manner. Data obtained by LPR cameras is useful in criminal investigations.

The use of LPR systems and information is restricted to official and legitimate law enforcement purposes only. Department employees shall not use, or allow others to use the LPR equipment, database or information for any unauthorized purpose.

PRIVACY AND DATA QUALITY

Access to and use of LPR data is for official law enforcement purposes only. Accessing and/or releasing data from the LPR system for non-law enforcement purposes is prohibited. LPR data access and use should comply with the P&P 7.6.

AUDITING AND ACCOUNTABILITY

Access to, and use of, LPR data is logged for audit purposes. Audit reports are structured in a format that is understandable and useful and will contain, at a minimum:

- The name and agency of the user
- The date and time of access
- The specific data queried
- The justification for the query including a relevant reference number (i.e. case #, incident #, or assigned task force #) if available at the time.

At least once during each calendar year, the Department will audit a sampling of the ALPR system utilization from the prior 12-month period to verify proper use in accordance with the above-authorized uses. The audit will be the responsibility of the Agency Terminal Coordinator (ATC). Any discovered intentional misconduct will lead to further investigation, termination of system access, and notification of the user's immediate supervisor for appropriate recourse. In addition, the auditing data will be used to identify systemic issues, inadvertent misuse, and requirements policy changes, training enhancements, or additional oversight mechanisms.

PROCEDURES

- A. Authorized Purposes, Collection, and Use of LPR Data

SECTION 6 Operations

San Diego County Sheriff's Department – Procedure

LPR systems have proven to be very effective tools in combating crime. LPR operation and access to LPR data shall be for official law enforcement purposes only. The LPR system is restricted to legitimate law enforcement uses for the purpose of furthering law enforcement investigations and enhancing public safety. The legitimate law enforcement purposes of LPR systems include the following:

1. Locating stolen, wanted, or subject of investigation vehicles.
2. Locating witnesses and victims of violent crime.
3. Locating missing or abducted children and at risk individuals.

B. LPR Strategies

1. LPR equipped vehicles should be deployed as frequently as possible to maximize the utilization of the system.
2. Regular operation of LPR should be considered as a force multiplying extension of a Deputy's regular patrol efforts to observe and detect vehicles of interest and specific wanted vehicles.
3. LPR may be legitimately used to collect data that is within public view, but should not be used to gather intelligence of First Amendment activities.
4. Reasonable suspicion or probable cause is not required for the operation of LPR equipment.
5. Use of LPR equipped cars to conduct license plate canvasses and grid searches is encouraged, particularly for major crimes or incidents as well as areas that are experiencing any type of crime series.

C. LPR Procedures

LPR informational data files are periodically updated with different data sources being refreshed at different intervals. Therefore, it is important that LPR users take into account the potential for lag time between last update and an alert provided by the LPR system on a vehicle of interest or wanted vehicle. Any alert provided by an LPR system is to be considered informational and advisory in nature and requires further verification before action.

When alerted that a vehicle is wanted, stolen, or of interest to law enforcement, the mobile operator should, to the fullest extent possible, take the following steps:

1. Ensure the plate was read properly and that the state of origin is consistent with the alert.
2. Confirm the alert status by either manually entering the plate via the MDCT or requesting the check through dispatch.
3. Review the alert information to determine the nature of the advisory.
4. In the event that compelling circumstances are present or situational deputy safety issues make it unsafe to confirm the status of the alert information

San Diego County Sheriff's Department – Procedure

prior to taking action, the operator must confirm the status of the alert information as soon as possible.

5. When action is taken on an alert vehicle, it is the responsibility of the person taking action to provide the appropriate disposition information so the system may be updated as necessary.
6. Only sworn law enforcement officers should engage in contacting occupants of stolen or wanted vehicles.
7. Any incorrect read will be corrected within the system.

LPR Data Storage, Retention and Access

LPR systems have the capacity to collect and store data relevant and necessary for authorized law enforcement purpose.

- A. As established by the ARJIS Chiefs/Sheriff's Management Committee, LPR data will be retained for a period of one year from the time the LPR record was captured by the LPR device. If the Department determines the LPR data is relevant to an ongoing criminal investigation, the department has the responsibility to document and retain the records on the department's server or in the case file. The LPR data documented in the criminal or administrative investigation will follow the same retention period as the report.
- B. All electronic images or data gathered by LPR technology are for the exclusive use of law enforcement personnel in the discharge of official duties and are not open to the public.
- C. Law enforcement officers shall not share LPR data with commercial or private entities or individuals. Law Enforcement officers may disseminate LPR data to government entities with an authorized law enforcement or public safety purpose for access to such data.
- D. These guidelines do not limit the use of the electronic images or data for legitimate purposes by prosecutors or others legally permitted to receive evidence under the law.
- E. Only authorized Sheriff's personnel who have successfully completed CLETS training may access and use LPR data. The requirements concerning the security and confidentiality are set forth in the FBI Security Policy and the CLETS PPP.
<https://www.fbi.gov/services/cjis/cjis-security-policy-resource-center>

Official Custodian/Owner of the LPR System and Information

Data Services IT Engineer assigned to administer LPR system is responsible for implementing the provisions of this usage and privacy policy as the official custodian/owner of the LPR system and the LPR information. (8-15-2019)



Company Address 6721 Columbia Gateway Dr. Suite 400
Columbia, MD 21046
USA

Created Date 1/12/2023
Expiration Date 2/9/2023
Quote Number 00003845

Prepared By Erez Sharoni
Email esharoni@rekor.ai

Bill To Name San Diego County Sheriff's Office CA
Bill To 13100 Bowron Rd
Poway, CA 92064
US

Ship To Name San Diego County Sheriff's Office CA

Product Code	Product	Quantity	Sales Price	Total Price
RKR-EDG-PRO	Rekor Edge Pro	8.00	\$839.00	\$6,712.00
RKR-BOX-PRO	Rekor Edge Pro Add on: Comms Box	8.00	\$1,550.00	\$12,400.00
RKR-MB-PRO	Rekor Edge Pro Add on: Mounting Bracket	8.00	\$79.00	\$632.00
RKR-SCT-3Y	Rekor Scout (3 year) upfront	8.00	\$1,800.00	\$14,400.00
RKR-SHP-EDG	Shipping & Handling: Edge	8.00	\$50.00	\$400.00

Totals	
Subtotal	\$34,544.00
Discount	0.00%
Total Price	\$34,544.00
Grand Total	\$34,544.00

Signature

- This quote is valid for 10 days from date of issuance
- Payments are due net 45 and payable upon receipt of invoice unless otherwise stipulated.
- Software license key(s) will be issued once payment is received

Signature: _____

Date: _____

Title: _____





STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 25, 2023
ORIGINATING DEPT: City Clerk’s Office
SUBJECT: **2023 Annual Citizen Commission Appointments**

BACKGROUND:

Approximately half of the Solana Beach Citizen Commission members’ two-year term appointments expire every January. By the end of January 2023, the five Citizen Commissions will have 17 scheduled vacancies of public appointments for a new two-year term.

All appointments to Citizen Commissions are conducted in accordance with Council Policy No. 5 - *Appointment of Citizens to Boards, Commissions, Committees, and Task Forces* (Attachment 2) - and all persons interested in serving on the City’s Citizen Commissions are required to complete and file a Citizen Interest Form (application), with the required references, and submit it to the City Clerk for formal application processing. For those Commission members who may be reapplying for their position’s scheduled vacancy, a re-submittal application is made available for minor changes to their original full application, thus streamlining the application process. However, if the applicant applies for a new Commission or wants to modify any of the questionnaire sections, a new full application is required. The Application/Citizen Interest Form is available year-round at the City Clerk’s Office and on the City’s website. Any person interested in serving on a Citizen Commission may apply any time prior to or during the annual or other recruitment periods.

Pursuant to California Government Code Section 54972 (the “Maddy Act”), the posting of certain information of all current members appointed by City Council is required, listing the names of all serving appointees, original date of appointment, term and qualifications for all appointed positions. This posting requirement was met on November 23, 2022 (Attachment 1) on the City’s bulletin board and on the City’s website.

DISCUSSION:

Council will make appointments to all five (5) Citizen Commissions for 17 expiring vacancies. The positions to be filled are for two-year terms, until January 2025.

CITY COUNCIL ACTION: _____ _____

Vacancies	Term	Subject to Majority Vote Appointment by:
Budget and Finance Commission: 3 vacancies total		
Three (3) vacancies	2 Years Until End of Jan 2025	Mayor Heebner
		Councilmember Edson (Dist 3)
		Deputy Mayor Zito
Climate Action Commission: 5 vacancies total		
Two (2) vacancies <i>Residents</i>	2 Years Until End of Jan 2025	Council-at-large
One (1) vacancy <i>Professional (resident or non-resident)</i>	2 Years Until End of Jan 2025	Council-at-large
Two (2) vacancies <i>Councilmember(s)</i>	2 Years Until End of Jan 2025	City Council
<i>Appointments made at the 12-14-22 Mtg of Zito and Becker for 2-Year Terms</i>		
Parks and Recreation Commission: 4 vacancies total		
Four (4) vacancies	2 Years Until End of Jan 2025	Council-at-large
Public Arts Commission: 4 vacancies total		
Four (4) vacancies	2 Years Until End of Jan 2025	Council-at-large
View Assessment Commission: 3 vacancies total		
One (1) vacancy	2 Years Until End of Jan 2025	Mayor Heebner
One (1) vacancy	2 Years Until End of Jan 2025	Councilmember Edson (Dist 3)
One (1) vacancy	2 Years Until End of Jan 2025	Councilmember Becker (Dist 2)

Notification/Recruitment Efforts

The “Maddy Act” posting provides a notice of the status of member appointments for general reference. In addition, a vacancy notice (Attachment 3) was prepared and posted and various efforts were made to seek public interest (Attachment 4).

Application Process

The Application deadline was posted for January 17, 2023, at 5:30 p.m. to process and distribute all applications with the agenda packet. If additional applications are received after this deadline, they will held for future vacancy considerations or will be submitted to Council for

consideration if there are still remaining vacancies to be considered in a recruitment extension following this meeting.

Resubmittal applications were accepted from members re-applying for the same position while new applications were submitted from new applicants or current members applying for a different Commission. Applications were reviewed for contact information, choices, and verification of requirement criteria, such as property ownership, which is required for two Commissions (Budget and Finance and View Assessment).

Distribution to Council

This Staff Report contains an *Application Worksheet* (Attachment 6) outlining each applicant's Commission selection(s) and their respective application submittals (Attachment 7). The applications are on file with the City Clerk's Office and were distributed to the City Council with the Agenda Packet.

Appointment Protocol

As outlined in Solana Beach Municipal Code (SBMC) Section 2.60, appointment designations are noted for each individual Commission, whether a position is appointed by Council-at-Large or whether it is designated by an individual Councilmember. These appointment designations are noted on the Public Notice. All nominations are subject to a majority vote of the City Council.

Member Requirements

SBMC Sections 2.64, 2.72, 2.74, 2.84, Resolution 2007-160, and Resolution 2015-127 outline some of the duties of the Commissions; however, there are other duties and assignments provided in relation to various opportunities and issues that occur throughout the year. To carry out the Commission's work, SBMC Section 2.60.010 outlines the requirements of meeting attendance. As a legislative body, like the City Council, Citizen Commissions are required to fulfill a responsibility of participating in each meeting for all matters brought before the Commission. In addition, the Commission Handbook, provided to each appointed/re-appointed member, and posted online, provides various other requirements, regulations, guidelines, and procedures for Commission members.

Member Appointment Term

The appointment date of Commission members triggers deadlines for required tasks and filing paperwork. The appointed member may begin participating in Commission work once they have been sworn in by taking their Official Oath, administered by the City Clerk's Office. The swear-in may take place before or at the first meeting of the Commission as coordinated with the City Clerk's Office. Member terms end on January 31 or once an appointment is made to their position, whichever occurs first.

FISCAL IMPACT:

There is no significant fiscal impact associated with this annual appointment process. Pursuant to City Council Policy 19 (*Background Check Requirements for Citizen Commissions*), new appointees are required to complete a background check for which they may be reimbursed for up to a maximum of \$20.00. The Human Resources department incurs the cost for background checks for Commission members.

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation and proceed with appointments for vacancies.
- Do not approve Staff recommendation and extend deadline to receive new applications, allowing expiring positions to remain vacant until refilled.

DEPARTMENT RECOMMENDATION:

Staff recommends that City Council:

1. Appoint three (3) members to the **Budget and Finance** Commission nominated/appointed by individual members (Mayor Heebner, Councilmember Edson, and Councilmember Zito) for two-year terms.
2. Appoint three (3) members to the **Climate Action** Commission nominated/appointed by *Council-at-large for the following positions:*
 - a. Two (2) *Resident* appointments for two-year terms.
 - b. One (1) *Professional* appointment for member of the environmental and/or scientific community (*resident or non-resident*) for a two-year term.
3. Appoint four (4) members to the **Parks and Recreation** Commission nominated/appointed by *Council-at-large* for two-year terms.
4. Appoint four (4) members to the **Public Arts** Commission nominated/appointed by *Council-at-large* for two-year terms.
5. Appoint three (3) members to the **View Assessment** Commission: three (3) positions for two-year terms by individual members (Mayor Heebner, Councilmember Edson, and Councilmember Becker)

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gregory Wade, City Manager

Attachments:

1. Maddy Act Posting
2. Policy No. 5
3. Vacancy Notification Flyer
4. Recruitment Efforts
5. Worksheet outlining openings and applicants' choice(s)
6. List of Applicants
7. Applications (in separate binder)



PUBLIC NOTICE LOCAL APPOINTMENTS LIST

NOTICE TO THE PUBLIC: In compliance with the requirements of the Maddy Act, Government Code 54972, the following appointment list is provided for public notice. The Solana Beach Local Citizen Commission Appointments List shows all current members, the term expiration date, and the current membership requirements.

Post	Member	Appointed Date	Post's Term Expiration Date	Post Appointed By
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BUDGET & FINANCE: 5 members

Must be at least 18 years old, a city resident & property owner within the City of Solana Beach.

All members serve at the pleasure of each individual Councilmember's nomination.

Post 1	Christopher Maulik	05-24-22	January 2023	Heebner
Post 2	Jeff Lyle	01-27-21	January 2023	Edson (District 3)
Post 3	Kevin (Ed) Murphy	01-27-21	January 2023	Zito (District 1)
Post 4	Scott Hermes	01-26-22	January 2024	Becker
Post 5	David Clemons	01-26-22	January 2024	Harless

CLIMATE ACTION: 9 members

Five Members must be at least 18 years old and a resident within the City of Solana Beach

Two members must be professionals from the scientific or environmental community. *Resident or Non-Resident*

Two Current Councilmembers, or 1 Councilmember and one from another position, as determined by Council.

All members are appointed by the Council At-Large.

Residents

Post 1	Mika Nagamine	04-13-22	January 2023	Council At-Large
Post 2	John Kellogg	04-13-22	January 2023	Council At-Large
Post 3	Heidi Dewar	01-26-22	January 2024	Council At-Large
Post 4	Heather Rock	01-26-22	January 2024	Council At-Large
Post 5	Lane Sharman	01-26-22	January 2024	Council At-Large
Post Float	Judy Hegenauer (add'l member for Becker's position)	01-27-21	January 2023	Council At-Large

Professionals

Post 1	Michael McClune	01-27-21	January 2023	Council At-Large
Post 2	Paul Basore	01-26-22	January 2024	Council At-Large

Councilmember(s)

Post 1	David A. Zito - primary	01-27-21	January 2023	City Council
Post 2	Kristi Becker - alternate since add'l member apptd	01-27-21	January 2023	City Council

PARKS & RECREATION: 7 members

Must be at least 18 years old and a city resident within the City of Solana Beach. All members are appointed by the Council At-Large.

Post 1	Liz Maruchau	01-27-21	January 2023	Council At-Large
Post 2	Sandra Hutton	01-27-21	January 2023	Council At-Large
Post 3	Julie Van de Auwera	01-26-22	January 2024	Council At-Large
Post 4	Sarah Hill	04-27-22	January 2024	Council At-Large
Post 5	Michelle Jaffee	01-26-22	January 2024	Council At-Large
Post 6	Valeri Paul	01-27-21	January 2023	Council At-Large
Post 7	James Lally	05-12-21	January 2023	Council At-Large

PUBLIC ARTS: 7 members

Must be at least 18 years old and a city resident within the City of Solana Beach. All members are appointed by the Council At-Large.

Post 1	Sharon Klein	01-26-22	January 2024	Council At-Large
Post 2	Shawn Hethcock	01-26-22	January 2024	Council At-Large
Post 3	Deborah Ann Sweet	01-27-21	January 2023	Council At-Large
Post 4	Halle Shilling	01-27-21	January 2023	Council At-Large
Post 5	Jeanie Grischy	05-12-21	January 2023	Council At-Large
Post 6	Mark Mennie	01-26-22	January 2024	Council At-Large
Post 7	Vicki Cypherd	08-24-22	January 2023	Council At-Large

VIEW ASSESSMENT: 7 members

Must be at least 18 years old, city resident, & property owner within the City of Solana Beach. Five members serve at the pleasure of each individual Councilmember's nomination & two members are appointed by the Council At-Large.

Post 1	Robert (Bob) Moldenhauer	01-27-21	January 2023	Heebner
Post 2	Paul Bishop	01-27-21	January 2023	Edson (District 3)
Post 3	Frank Stribling	01-26-22	January 2024	Council At-Large
Post 4	Pat Coad	01-26-22	January 2024	Council At-Large
Post 5	Robert (Bob) Zajac	01-26-22	January 2024	Harless
Post 6	Matthew Cohen	01-27-21	January 2023	Becker
Post 7	Linda Najjar	01-26-22	January 2024	Zito (District 1)

Citizen Interest Forms (Applications) are available on-line at www.cityofsolanabeach.org or at the City Clerk's Office, City of Solana Beach, 635 S. Highway 101, Solana Beach, CA 92075, 858-720-2400 for the expiring positions among these Citizen Commissions.

Applications will be accepted through Tuesday, January 17, 2023, 5:30 p.m.

City Council is scheduled to make appointments at the Wednesday, January 25, 2023, 6:00 p.m. City Council Meeting.

*I hereby certify that this notification was posted on November 23, 2022 at City Hall and on the City's website.
Angela Ivey, City Clerk*

CITY OF SOLANA BEACH	Policy No. 5
COUNCIL POLICY	Adopted: May 15, 1989 Revised: January 23, 2008 by Resolution 2008-23
GENERAL SUBJECT: Citizen Boards, Commissions & Committees	
SPECIFIC SUBJECT: Appointments of Citizens to Boards, Commissions, Committees and Task Forces.	

PURPOSE:

The purpose of this policy is to establish a consistent process and procedure for appointments to City sponsored Citizen Boards, Commissions, Committees and Task Forces.

POLICY STATEMENT:

Appointments to Citizen Boards, Commissions, Committees and Task Forces are made in accordance with the municipal code and/or specific guideline, as provided, to provide consistency.

POLICY PROCEDURES:

1. All private citizens interested in serving on any Board, Commission, Committee or Task Force or similar group must complete and file with the City Clerk a Citizen Interest Form (application) which may be obtained from the City Clerk's office.
2. Nominations
Councilmembers may nominate private citizens for appointment subject to ratification by a majority of the City Council. Such ratification shall take place at a regular City Council meeting and a duly docketed agenda item.
3. Appointment Protocol
 - a. Appointments will be made in accordance with municipal code requirements. For example, the municipal code may require that a Commission have five positions appointed by individual Councilmembers.
 - b. Appointments that are not outlined in the municipal code and are at-large appointment positions may be nominated by any Councilmember. In the event of multiple appointments, appointments may be divided among individual Councilmembers to share the appointment responsibilities. If the appointments are

shared, it will be for that one time and will not be construed as official individual appointments that would carry forward.

- c. The decision to proceed with an individual appointment alternative for at-large positions will be subject to majority vote of the City Council with such vote taking place at a regular City Council Meeting.

4. Appointments to Outside Agencies

When the City is asked by an outside agency to recommend a private citizen to serve on a Board, Commission, Committee or Task Force or similar group, such recommendation shall be made by the Council and approved by a majority vote of the City Council.



PUBLIC NOTICE

CITY'S CITIZEN COMMISSION POSITION OPENINGS

CITY OF SOLANA BEACH VOLUNTEERS SERVING ON BEHALF OF THE CITY COUNCIL

Applications are being accepted through **Tuesday, January 17, 2023, 5:30 p.m.**

City Council is scheduled to make appointments at the January 25, 2023 City Council Meeting.

BUDGET & FINANCE: *Three (3) vacancies - terms will expire end of January 2025*

This Commission provides input to Council regarding the City's operating budget.

Regular Meeting Schedule: Mon prior to 2nd Council Mtg of the month at 6:00 p.m.

Composition: 5 members serve at the pleasure of each individual Councilmember.

Position's Requirements: At least 18 yrs. old * Resident of the City * Property owner within the City.

CLIMATE ACTION: *Five (5) vacancies – terms will expire end of January 2025*

2 Citizen/Resident Positions // 1 Professional Position // 2 Councilmembers (or 1 Council and 1 other member)

This Commission participates in reviewing certain matters regarding reducing the City's greenhouse gas (GHG) emissions and implementing the Climate Action Plan.

Regular Meeting Schedule: 3rd Wednesday of each month at 5:30 p.m.

Composition: 9 members: 7 appointed by Council At-Large, 2 Councilmembers (or 1 Councilmember and one from another position, as determined by Council)

Position's Requirements: Five Citizens/Residents - At least 18 yrs. old * *Resident of the City*
Two Professionals - At least 18 yrs. old * Must be from the environmental or scientific community. * *Resident or Non-resident*
Two Current Councilmembers (or 1 voting Councilmember and one person from another position, as determined by Council)

PARKS & RECREATION: *Four (4) vacancies – terms will expire end of January 2025*

This Commission participates in reviewing certain matters regarding the City's parks, programs, and conducts certain City events.

Regular Meeting Schedule: 2nd Thursday of each month at 4:00 p.m.

Composition: 7 members who are all appointed by the Council At-large.

Position's Requirements: At least 18 yrs. old * Resident of the City.

PUBLIC ARTS: *Four (4) vacancies – terms will expire end of January 2025*

This Commission participates in reviewing certain matters regarding community art opportunities and conducts certain City events.

Regular Meeting Schedule: 4th Tuesday of each month at 5:30 p.m.

Composition: 7 members who are all appointed by the Council At-large.

Position's Requirements: At least 18 yrs. old * Resident of the City.

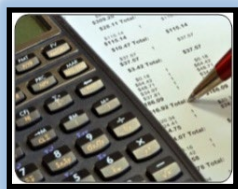
VIEW ASSESSMENT: *Three (3) vacancies – terms will expire end of January 2025*

This Commission is tasked with reviewing feasible solutions for development when an assessment request is filed and makes definitive decisions on projects utilizing the City's adopted guidelines/toolkit.

Regular Meeting Schedule: 3rd Tuesday of each month at 6:00 p.m.

Composition: 7 members - five serve at the pleasure of each individual Councilmember and two members are appointed by the Council At-Large.

Position's Requirements: At least 18 yrs. old * Resident of the City * Property owner within the City.



Budget & Finance



Climate Action



Parks & Recreation



Public Arts



View Assessment

- ❖ Attend a Citizen Commission public meeting. Agendas are posted on the City's website.
- ❖ See the City's website for members, expiring positions, and further information.

[Citizen Interest Forms](#) (Applications) and additional information on the Commissions can be found on the City's website at www.cityofsolanabeach.org (Tabs: Government, Citizen Commissions) OR by contacting the City Clerk's Office (858) 720-2400. Please contact the [City Clerk](#) with any questions regarding the recruitment/appointment process.

Recruitment Efforts FOR 2023 Jan ANNUAL Appointments

Task	Date(s) Occurred for Staff report disclosure
Maddy Act: Required posting on City Hall Bulletin Board \ Library	12-23-22
PRINTED FLYERS	
City Hall Front Desk: place 15 public notice flyers (minimum)	12-22-22
Flyer: Sent to Library	12-22-22
WEBSITE	
Flyer: Upload to Commissions main web page AND to each Commission page AI	12-23-23
Maddy Act: Upload to Commission webpage	12-23-22
ANNOUNCEMENTS	
Mayors/Council Announcements at Council Mtgs	12-09-22, 12-14-22, 1-11-23
EMAIL	
Weekly Updates	12-21-22, 12-28-22, 01-05-23, 01-12-23
Council: email flyer to inform Council	12-23-22
MAILINGS	
Letter to: <u>Current</u> Expiring Members w/ Vacancy Notice AND last application & Maddy Act	11-27-22
Letter to: <u>Past</u> Applicants Not Appointed w/ Vacancy Notice AND last application & Maddy Act	12-02-22
ADVERTISEMENTS	
Solana Beach Sun: Free ad calendar section (FREE)	None granted
Coast News: Free ad calendar section (FREE)	12-16-22
Union Tribune Newspaper Community Section (FREE)	None granted
Solana Beach Sun: Paid Advertisement 1/4 page	12-22-22, 1-12-23
Coast New: Paid Advertisement @ 1/4 page	12-16-22, 1-06-23

City of Solana Beach Citizen Commissions 2023 Appointments Applications DUE January 17, 2023			MEMBERS						
							Julie Van de Auwera(Council)	Sharon Klein (Council)	Frank Stribling (Council)
				Heidi Dewar (Council)			Sarah Hill (Council)	Shawn Hethcock (Council)	Pat Coad (Council)
			Scott Hermes (Becker)	Heather Rock (Council)			Michele Jaffe (Council)	Mark Mennie (Council)	Robert (Bob) Zajac (Harless)
			David Clemons (Harless)	Lane Sherman (Council)			James Lally (Council) Term Expiring - not reapplying	Deborah Ann Sweet (Council) Term Expiring - reapplying	Linda Najjar (Zito)
			Christopher Maulik (Heebner) Term Expiring - reapplying	Mika Nagamine (Council) Term Expiring - reapplying			Liz Marucheau (Council) Term Expiring - not reapplying to this commissoin	Halle Shilling (Council) Term Expiring - not reapplying to this Commission	Robert (Bob) Moldenhauer (Heebner) Term Expiring - reapplying
			Jeff Lyle (Edson) Term Expiring - reapplying	John Kellogg (Council) Term Expiring - reapplying	Paul Basore (Council)	Kristi Becker (alternate/ non-voting) Reappointed	Sandra Hutton (Council) Term Expiring - not reapplying	Jeanie Grischy (Council) Term Expiring - reapplying	Paul Bishop (Edson) Term Expiring - not re-applying
			Kevin (Ed) Murphy (Zito) Term Expiring - not reapplying	Judy Hegenauer (Council) Term Expiring (in lieu of 2nd Council) not reapplying	Michael McClune (Council) Term Expiring	Dave Zito (primary) Reappointed	Valeri Paul (Council) Term Expiring - not reapplying	Vicki Cypherd (Council) Term Expiring - intends to repply	Matthew Cohen (Becker) Term Expiring - reapplying
		Budget & Finance	Climate Action			Parks & Recreation	Public Arts	View Assessment	
Date Rcvd	APPLICANTS in order by 1st choices		3 Vacancies Appointments by: 1-Heebner ♦ 1-Edson ♦ 1-Zito	2 Vacancies Residents Appointments by: Council-at-large	1 Vacancies Professionals Appointments by: Council-at-large	0 Vacancies Council OR Other Member Type. As determined by Council	4 Vacancies Appointments by: Council-at-large	4 Vacancies Appointments by: Council-at-large	3 Vacancies Appointments by: 1-Heebner ♦ 1-Edson ♦ 1- Becker
	Last name	First Name							
11-29-22	Maulik	Christopher	Only Choice Reapplying						
12-02-22	Lyle	Quentin (Jeff)	Only Choice Reapplying						
12-12-22	Evans	Alvin	Only Choice						
01-11-23	Zito	Kenneth	Only choice						
01-13-23	Label	Wayne	Only choice						
12-06-22	Kellogg	John	2nd Choice	1st Choice Reapplying					
11-28-22	Nagamine	Mika		Only Choice Reapplying					
01-04-23	Flagg	Ken		Only choice					
01-17-23	McClune	Michael			Only Choice Reapplying				
01-17-23	Shulkin	Sarah		Equal Choice			Equal Choice		
12-14-22	Shilling	Halle					Only Choice Leaving Public Arts		
01-17-23	Linnik	Matt					Only Choice		
12-01-22	Sweet	Deborah					Only Choice Reapplying		
01-12-23	Grischy	Jeanie					Only Choice Reapplying		
01-14-23	Marucheau	Liz					Only Choice Leaving Public Arts		
01-03-23	Moldenhauer	Robert						Only Choice Reapplying	
12-16-22	Cohen	Matthew						Only Choice Reapplying	
01-13-23	Villasenor	Rich						Only Choice	
01-17-23	Noroozi	H. Shane		2nd Choice Equal Choice	2nd Choice Equal Choice		3rd Choice	1st Choice	

**City of Solana Beach
Citizen Commission Applicants
Deadline – January 17, 2023 by 5:30 p.m.**

LIST OF APPLICANTS

Applicants		Application Complete	Application Received
Last Name	First Name		
Cohen	Matthew	Yes	12/16/2022
Evans	Alvin	Yes	12/12/2022
Flagg	Ken	Yes	01/04/2023
Grischy	Jeanie	Yes	01/12/2023
Kellogg	John	Yes	12/06/2022
Label	Wayne	Yes	01/13/2023
Linnik	Matt	Asked to submit missing signature, Missing recommendations	01/17/2023
Lyle	Jeff	Yes	12/02/2022
Marucheau	Liz	Yes	01/14/2023
Maulik	Christopher	Yes	11/29/2022
McClune	Michael	Yes	01/17/2023
Moldenhauer	Robert	Yes	01/03/2023
Nagamine	Mika	Yes	11/28/2022
Noroozi	H. Shane	Yes	01/17/2023
Shilling	Halle	Yes	12/14/2022
Shulkin	Sarah	Yes	01/17/2023
Sweet	Deborah	Yes	12/01/2022
Villasenor	Rich	Yes	01/13/2023
Zito	Kenneth	Yes	01/11/2023

Citizen Commission Applications

This attachment is on file at the City Clerk's Office.

City of Solana Beach
635 S. Highway 101, Solana Beach, CA 92075
858-720-2400