

# CITY OF SOLANA BEACH

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



## AGENDA

Joint REGULAR Meeting

Wednesday, February 14, 2024 \* 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](http://www.cityofsolanabeach.org). Agendas are posted at least 72 hours prior to regular meetings and at least 24 hours prior to special meetings. Writings and documents regarding an agenda of an open session meeting, [received](#) after the official posting, and distributed to the Council for consideration, will be made available for public viewing at the same time. In addition, items received at least 1 hour 30 minutes prior to the meeting time will be uploaded online with the 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](mailto: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.

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

Dan King  
Interim 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:**

**PRESENTATIONS:** Ceremonial items that do not contain in-depth discussion and no action/direction.  
*None at the posting of this agenda*

**PROCLAMATIONS/CERTIFICATES:** *Ceremonial*

- Del Mar-Solana Beach Optimist Club

## **APPROVAL OF 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 agendaized for official City business with no action or substantive discussion.*

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

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

Recommendation: That the City Council

1. Approved the City Council Meeting's Minutes of January 10, 2024.

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for January 06, 2024 – January 26, 2024.

#### **[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 2023/2024 Changes.** (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2023-2024 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.*

**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.)

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: 959 Highland., Applicant: Connor, Setiadi. Case: DRP22-026/SDP22-021; APN: 298-270-12.** (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 to approve a DRP. The project also meets the requirements of the SDP. Therefore, should the City Council be able to make the findings to approve the DRP and support the proposed partial street vacation, 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 2024-013** conditionally approving a DRP and SDP to construct a new 3,638 square-foot, two-story single-family residence with a 787 square-foot three-car garage and perform associated site improvements at 959 Highland Drive, Solana Beach.
4. Adopt **Resolution 2024-017** vacating the crescent shape bulb out of surplus public right-of-way at 959 Highland 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.*

**WORK PLAN COMMENTS:**

*Adopted June 28, 2023*

**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, 1<sup>st</sup> Alternate-Zito, 2<sup>nd</sup> 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. 22<sup>nd</sup> 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, Edson
- 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:**

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***Next Regularly Scheduled Meeting is February 28, 2024***  
*Always refer to the City's website Event Calendar for an updated schedule  
or contact City Hall. [www.cityofsolanabeach.org](http://www.cityofsolanabeach.org) 858-720-2400*

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**AFFIDAVIT OF POSTING**

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the February 14, 2024 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on February 7, 2024 at 12:30 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., February 14, 2024, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk  
City of Solana Beach, CA

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

*Regularly Scheduled, or Special Meetings that have been announced, 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, & HOUSING AUTHORITY



## MINUTES

Joint Meeting - Closed Session

**Wednesday, January 10, 2024 5:00 p.m.**

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

### CITY COUNCILMEMBERS

**Lesa Heebner**

Mayor

**Jewel Edson**

Deputy Mayor / Councilmember District 3

**Jill MacDonald**

Councilmember District 4

**Kristi Becker**

Councilmember District 2

**David A. Zito**

Councilmember District 1

**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, Jewel Edson, Kristi Becker, Jill MacDonald, David A. Zito

Absent: None

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

### **PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY):** None

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

### **CLOSED SESSION:**

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

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

One (1) Potential case(s).

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

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

One (1) Potential case(s).

**ACTION: No reportable action.**

### **ADJOURN:**

Mayor Heebner adjourned the meeting at 5:45 p.m.

**AGENDA ITEM A.1.**

# CITY OF SOLANA BEACH

SOLANA BEACH CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY,  
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## MINUTES

Joint REGULAR Meeting  
Wednesday, January 10, 2024 \* 6:00 p.m.

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### CITY COUNCILMEMBERS

**Lesa Heebner**  
Mayor

**Jewel Edson**  
Deputy Mayor / Councilmember District 3

**Kristi Becker**  
Councilmember District 2

**Jill MacDonald**  
Councilmember District 4

**David A. Zito**  
Councilmember District 1

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 6:00 p.m.

Present: Lesa Heebner, Jewel Edson, Kristi Becker, Jill MacDonald, David A. Zito

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.  
Rachel Jacobs, Finance Dir.  
Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

### FLAG SALUTE:

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

- San Diego County Sheriff's Annual Report

Captain Lawrence, San Diego County Sheriff's Department, presented a PowerPoint (on file) reviewing crime statistics, traffic offenses, homeless outreach, safety efforts, and the benefits of LPR (License Plate Reader) cameras.



Council and Captain Lawrence discussed package theft, on-street collisions and hit and run damage, and the LPR cameras.

**APPROVAL OF AGENDA:**

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

**ORAL COMMUNICATIONS:** None

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 agendaized 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 City Council meetings held on December 13, 2023.

Approved Minutes <https://www.cityofsolanabeach.org/en/government/public-meetings/agendas-minutes-videos>

**Motion:** Moved by Councilmember Zito and second by Deputy Mayor Edson to approve. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. 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 November 25, 2023 – December 15, 2023.

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

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

**A.3. General Fund Adopted Budget for Fiscal Year 2023/2024 Changes.** (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2023-2024 General Fund Adopted Budget.

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

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

**A.5. Fire Station Garage Doors Replacement, Maintenance, and As-Needed Repair Services.** (File 0700-14)

Recommendation: That the City Council

1. Adopt **Resolution 2024-001**:
  - a. Ratifying the City Manager's decision to execute amendment No. 2 to the Professional Services Agreement with National Garage Door, in an amount of \$48,000, for a total not to exceed amount of \$230,900 for Fiscal Year 2023/24.
  - b. Authorizing a transfer of \$48,000 from the CIP Fund unallocated fund balance for Fiscal Year 2023/24.
  - c. Authorizing the City Treasurer to amend the Fiscal Year 2023/24 Adopted Budget accordingly.

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

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

**A.6. Fiscal Year 2022-23 Street Maintenance and Repair Project.** (File 0820-35)

This item was removed from the agenda.

**A.7. Code Compliance Vehicle Replacement.** (File 0370-26)

Recommendation: That the City Council

1. Approve **Resolution 2024-008** authorizing the purchase of two (2) new Ford Maverick Hybrid pick-up trucks, with equipment upfits, for \$96,680.46 for the Code Compliance Division.

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

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

**B. PUBLIC HEARINGS:** (B.1.)

This portion of the agenda provides citizens an opportunity to express their views on a specific issue as required by law after proper noticing by submitting a speaker slip (located on the back table) to the City Clerk. After considering all 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: 825 S. Sierra Ave., Applicant: Del Mar Beach Club Homeowners Association, Case: CUP23-001.** (File 0600-40)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the Proposed Project exempt from the requirements of CEQA pursuant to 2023 State California CEQA Guidelines §15269 as emergency conditions exist onsite. The project could also be found exempt from the requirements of CEQA pursuant to Section 152301 of the State California CEQA Guidelines.
3. Adopt **Resolution 2024-010** conditionally approving a Conditional Use Permit for maintenance and repair of the southern 170 feet of an existing 540-foot lower bluff seawall and an upper bluff drilled pier wall running east to west along the southern property line at 825 S. Sierra Avenue, Solana Beach.

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

[Item B.1. Updated Report #1 \(added 01-04-24 at 11:45am\)](#)

[Item B.1. Updated Report #2 \(added 01-09-24 at 10:30am\)](#)

[Item B.1. Supplemental Docs \(updated 01-10-24 at 12:30pm\)](#)

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 that the mitigation fee phase 1 was only for this proposed repair, that the proposal was to include a shotcrete cover on the lower wall and would blend to look like the bluff, the blue folder request to postpone, and that the request was due to an urgency for repair.

Bob Trettin, Applicant's representative, said that phase 1 was for this repair, that there would be next phases for additional repairs in the next few years, the wall was not assessed a fee in the 1980's, that the California Coastal Commission assessed a sand mitigation fee but not a recreation fee in 2001 for a lateral wall approval for which the 30 year will run until 2031, that they would give them a credit on the new fee because there is still 7 years remaining on the last fee assessment, the request for the City to accept the fee assessed by the California Coastal Commission which may be lower or higher, and a request to consider adding language similar to another project "as an alternative to completing conditions B.1., B.2., and B.3., the applicants can modify the condominium association CC&Rs as applicable and recorded with the office of the county recorder and a form and content approved by the city attorney to reflect the obligations imposed under conditions B.1., B.2., and B.3. prior to issuance of the regular permits" to allow for one instead of 192 deed restrictions.

Terry Hines, HOA, reviewed the process for getting to this stage, that the seawall must be fixed due to the obvious gaps in the wall, and that the repair would be hand sculpted and color treated to match the other walls on the bluff.

John Steel said that he lived nearby and was the HOA President at Surfson and COOSSA (Condominium Owners Of South Sierra Association) President, that this was not insignificant, that they would be contributing \$1.4 million in sand mitigation fees for permitting, that their care and interest would benefit the City, and that the Applicant has demonstrated compliance with City rules, and he recommended that the City Council approve the project.

Kristin Brinner, resident and co-lead of the Beach Preservation Committee for Surfrider Foundation, said that she asked in her blue folder submittal about the conditions on past seawalls prior to incorporation such as the one in 1984, that this permit would extend the seawall and be in existence for 65 years by the time the expiration is reached, that they are stating that this is one of many future phases of repairs, the difference between maintenance over time and eventual replacement of the entire seawall, and the LUP's (Land Use Plan) Policy 2.6 regarding phasing out private staircases in favor of public staircases and the public easement in the area.

Bob Trettin, rebuttal, said that they received the Surfrider comments today, that if they were building a new seawall today that the sand mitigation fee would be the same, that there was a public access area to the south in Del Mar, that the easement was in the City of Del Mar, that there was a large amount of funding for the City to provide better beach access and protection, that the older California Coastal Commission permits did not have many conditions and required maintenance, and that the two items he requested were important especially the CC&R amendment if a single deed restriction is not possible.

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

Council and Staff discussed that new seawalls are good for 20 years, that a repair is also for 20 years, the need for a calculation of the percentage being consumed or changed as part of this repair so that it can be tracked over time, consider changing the hours of operation from Memorial Day to Labor Day to include the weekend through the month of September since it

is a warm month and many people still frequent the beach, that the request to change CC&Rs to prevent many deed restrictions was deemed to be under the HOA control and this would not be a requirement of the City and that they were referred to their own Counsel, and consider accepting the California Coastal Commission's fee assessment.

**Motion:** Moved by Deputy Mayor Edson and second by Councilmember Zito to approve with modifications regarding the California Coastal Commission fee being accepted in lieu of the City's assessment and that conditions B.1, B.2., or B.3. be crafted in a manner to be the least burdensome once consulted with and recommended by the City Attorney . **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. 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. Army Corps Beach Sand Project Presentation.**

No recommendation or report.

Greg Wade, City Manager, reported the status of the schedule to begin work in Solana Beach.

**A.4. 2024 City Council Meeting Schedule Planning.** (File 0410-05)

Recommendation: That the City Council

1. Review, edit, and/or approve a 2024 anticipated Council Meeting schedule with proposed cancellations and/or additional meetings.

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

**Motion:** Moved by Mayor Heebner and second by Deputy Mayor Edson to approve the schedule with all dark August meetings and a potential Special meeting on November 20<sup>th</sup>. **Approved 5/0.** Ayes: Heebner, Edson, Becker, MacDonald, Zito. Noes: None. Motion carried unanimously.

**COMPENSATION & REIMBURSEMENT DISCLOSURE:** None

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

**COUNCIL COMMITTEE REPORTS:** [Council Committees](#) None

**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 7:24 pm



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Daniel King, Interim City Manager  
**MEETING DATE:** February 14, 2024  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** Register of Demands

## **BACKGROUND:**

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

### **Register of Demands: 01/06/2024 through 01/26/2024**

Check Register - Disbursement Fund (Attachment 1)		\$	915,470.25
Net Payroll Retiree Health	January 9, 2024		3,276.00
Net Payroll Council	January 11, 2024		4,970.84
Net Payroll Staff O15	January 19, 2024		266,983.32
Net Payroll Staff OME	January 19, 2024		61,042.64
<b>TOTAL</b>		<b>\$</b>	<b><u>1,251,743.05</u></b>

## **DISCUSSION:**

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

## **CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

## **FISCAL IMPACT:**

The register of demands for January 6, 2024 through January 26, 2024 reflects total expenditures of \$1,251,743.05 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.

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the end.

---

Daniel King, Interim City Manager

Attachments:

1. Check Register – Disbursement Fund



# City of Solana Beach

## Register of Demands

1/6/2024 - 1/26/2024

Department Vendor	Description	Date	Check/EFT Number	Amount
<b>100 - GENERAL FUND</b>				
MISSION SQUARE PLAN 302817	Payroll Run 2 - Warrant OC7	01/11/2024	9001226	\$4,641.93
MISSION SQUARE PLAN 302817	Payroll Run 1 - Warrant O15	01/18/2024	9001240	\$29,692.51
MISSION SQUARE PLAN 302817	Payroll Run 4 - Warrant EXEMPT	01/18/2024	9001248	\$26,149.42
ALLIANT INSURANCE SVCS INC	OCT-DEC 2023 SPECIAL INSURANCE CERTIFICATES	01/18/2024	106162	\$1,327.60
ALLIANT INSURANCE SVCS INC	OCT-DEC 2023 SPECIAL INSURANCE CERTIFICATES	01/18/2024	106162	(\$103.30)
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant O15	01/18/2024	9001244	\$900.00
NORTH COAST REPERTORY THEATER	RFND-BC-000789 OVERPAYMENT	01/18/2024	106185	\$50.00
BILL SMITH FOREIGN CAR SERVICE INC	REISSUE CK#101358 02/25/22	01/18/2024	106166	\$53.95
MICHAEL STEIN	REISSUE CK#96972 04/16/20	01/18/2024	106181	\$360.00
CALPERS	OC6 PERS 12/14/23 PD (01/09/24 PERS)	01/09/2024	9010924	\$766.93
CALPERS	O14 PERS 01/05/24 PD (01/10/24 PERS)	01/10/2024	9011024	\$65,154.44
CALPERS	EE368 ARREARS	01/09/2024	90109242	\$6,200.86
ROBERT W SEMPLE	REISSUE CK#50414 11/03/22 & #48420 05/26/20	01/18/2024	106193	\$176.00
ROBERT W SEMPLE	REISSUE CK#50414 11/03/22 & #48420 05/26/20	01/18/2024	106193	\$186.00
OWB RESTAURANT GROUP LLC	REISSUE CK#-97841 09/02/20	01/18/2024	106187	\$2,390.24
STERLING HEALTH SERVICES, INC.	O14 FSA/DCA CONTRIBUTIONS	01/11/2024	9001232	\$2,016.98
STERLING HEALTH SERVICES, INC.	O14 FSA/DCA CONTRIBUTIONS	01/11/2024	9001232	\$1,325.04
STERLING HEALTH SERVICES, INC.	OC7 FSA CONTRIBUTIONS	01/18/2024	9001246	\$266.67
STERLING HEALTH SERVICES, INC.	O15 FSA/DCA CONTRIBUTIONS	01/26/2024	9001258	\$2,016.98
STERLING HEALTH SERVICES, INC.	O15 FSA/DCA CONTRIBUTIONS	01/26/2024	9001258	\$1,325.04
GRACIE VANDERBYL	REISSUE CK#101780 05/06/22	01/18/2024	106178	\$500.00
PAYMENTUS CORPORATION	DECEMBER 2023	01/18/2024	106188	\$428.55
DAVID SCHULMAN	RFND-10/28/22-FCCC	01/11/2024	106141	\$500.00
MR BODHI INC, MR BODHI'S GRUB & SCRUB	RFND-BC-011083 2024 RENEWAL LATE FEE	01/11/2024	106148	\$50.00
DANA RICE PRODUCTIONS LLC	RFND-BC-011180 2024 RENEWAL LATE FEE	01/11/2024	106139	\$50.00
KEVORY HOLDING COMPANY INC	RFND-BC-0110540 2024 RENEWAL LATE FEE	01/11/2024	106145	\$50.00
ROBERTA POLEN	RFND-BC-000916 2024 RENEWAL LATE FEE	01/11/2024	106152	\$50.00
ZACKARY HARRIS	RFND-BC-011638 2024 RENEWAL LATE FEE	01/11/2024	106159	\$50.00
DARYLE A MITCHELL	REISSUE CK#48522 03/10/21	01/18/2024	106174	\$182.00
RETAIL INSITE	REFUND-BC-011548 2024 RENEWAL LATE FEE	01/11/2024	106151	\$50.00
CONNECTED SEEN & HEARD	REFUND-BC-011455 2024 RENEWAL LATE FEE	01/11/2024	106138	\$50.00
SHERYLL MOOT	RFND-BC-007880 FIRE INSPECTION FEE	01/18/2024	106197	\$109.00
<b>TOTAL GENERAL FUND</b>				<b>\$146,966.84</b>
<b>1005100 - CITY COUNCIL</b>				
US BANK	10/25 CLOSED SESSION	01/18/2024	106168	\$223.58
US BANK	11/08 CLOSED SESSION	01/18/2024	106168	\$170.20
<b>TOTAL CITY COUNCIL</b>				<b>\$393.78</b>
<b>1005200 - CITY MANAGER</b>				
US BANK	CAP UPDATE WORKSHOP SUPPLIES	01/18/2024	106168	\$152.34
KEYSER MARSTON ASSOCIATES, INC	DEC 31-KMA CONSULTING SERVICES	01/26/2024	106218	\$630.00
EMANUELS JONES AND ASSOCIATES	DEC 23-LOBBYING CONSULTING SERVICES	01/26/2024	9001252	\$518.40
EMANUELS JONES AND ASSOCIATES	JAN 24-LOBBYING CONSULTING SERVICES	01/26/2024	9001252	\$2,704.00



EMANUELS JONES AND ASSOCIATES	DEC 23-LOBBYING CONSULTING SERVICES	01/26/2024	9001252	\$0.00
EMANUELS JONES AND ASSOCIATES	JAN 24-LOBBYING CONSULTING SERVICES	01/26/2024	9001252	\$0.00
EMANUELS JONES AND ASSOCIATES	DEC 23-LOBBYING CONSULTING SERVICES	01/26/2024	9001252	\$0.00
EMANUELS JONES AND ASSOCIATES	JAN 24-LOBBYING CONSULTING SERVICES	01/26/2024	9001252	\$0.00
CARRIER JOHNSON	DEC 23-PROF SVC	01/26/2024	106212	\$470.00

**TOTAL CITY MANAGER****\$4,474.74****1005250 - LEGAL SERVICES**

BURKE WILLIAMS & SORENSEN	96-0001 - NOV 23-PROF SVC	01/11/2024	9001224	\$1,108.80
BURKE WILLIAMS & SORENSEN	96-0002 - NOV 23-PROF SVC	01/11/2024	9001224	\$369.60
BURKE WILLIAMS & SORENSEN	96-0006 - NOV 23-PROF SVC	01/11/2024	9001224	\$2,904.00
BURKE WILLIAMS & SORENSEN	96-0040.004 - NOV 23-PROF SVC-CLM.2308	01/11/2024	9001224	\$254.10
BURKE WILLIAMS & SORENSEN	NOV 23-RETAIN	01/11/2024	9001224	\$13,024.00
BURKE WILLIAMS & SORENSEN	96-0006.001 - NOV 23-PROF SVC	01/11/2024	9001224	\$211.20
BURKE WILLIAMS & SORENSEN	96-0014 - NOV 23-PROF SVC	01/11/2024	9001224	\$1,880.60
BURKE WILLIAMS & SORENSEN	96-0037.001 - NOV 23-PROF SVC	01/11/2024	9001224	\$1,161.60
BURKE WILLIAMS & SORENSEN	96-0037.003 - NOV 23-PROF SVC	01/11/2024	9001224	\$448.80
BURKE WILLIAMS & SORENSEN	96-0038 - NOV 23-PROF SVC	01/11/2024	9001224	\$2,560.80
BURKE WILLIAMS & SORENSEN	96-0040.002 - NOV 23-PROF SVC	01/11/2024	9001224	\$61.40
BURKE WILLIAMS & SORENSEN	96-0001 - NOV 23-PROF SVC	01/11/2024	9001224	\$0.00
BURKE WILLIAMS & SORENSEN	96-0002 - NOV 23-PROF SVC	01/11/2024	9001224	\$0.00
BURKE WILLIAMS & SORENSEN	96-0006 - NOV 23-PROF SVC	01/11/2024	9001224	\$0.00
BURKE WILLIAMS & SORENSEN	96-0040.004 - NOV 23-PROF SVC-CLM.2308	01/11/2024	9001224	\$0.00
BURKE WILLIAMS & SORENSEN	NOV 23-RETAIN	01/11/2024	9001224	\$0.00
BURKE WILLIAMS & SORENSEN	96-0006.001 - NOV 23-PROF SVC	01/11/2024	9001224	\$0.00
BURKE WILLIAMS & SORENSEN	96-0014 - NOV 23-PROF SVC	01/11/2024	9001224	\$0.00
BURKE WILLIAMS & SORENSEN	96-0037.001 - NOV 23-PROF SVC	01/11/2024	9001224	\$0.00
BURKE WILLIAMS & SORENSEN	96-0037.003 - NOV 23-PROF SVC	01/11/2024	9001224	\$0.00
BURKE WILLIAMS & SORENSEN	96-0038 - NOV 23-PROF SVC	01/11/2024	9001224	\$0.00
BURKE WILLIAMS & SORENSEN	96-0040.002 - NOV 23-PROF SVC	01/11/2024	9001224	\$0.00

**TOTAL LEGAL SERVICES****\$23,984.90****1005300 - FINANCE**

HDL-HINDERLITER, DE LLAMAS & ASSOC	Q2/23-SALES TAX AUDIT & CONTRACT	01/18/2024	106179	\$600.00
KOPPEL & GRUBER PUBLIC FINANCE	OCT-DEC 23-ANUAL ADMIN SVC	01/18/2024	9001241	\$612.62
BUSINESS PRINTING COMPANY INC	ENVELOPES	01/18/2024	106167	\$685.54
OFFICE DEPOT INC	INVOICE STAMPS	01/18/2024	106186	\$110.89
TYLER TECHNOLOGIES, INC.	APPLICATION SVC-01/24-06/24	01/26/2024	106225	\$1,900.00

**TOTAL FINANCE****\$3,909.05****1005350 - SUPPORT SERVICES**

CULLIGAN OF SAN DIEGO	JAN 24-EQUIPMENT-PW	01/18/2024	106173	\$73.00
CULLIGAN OF SAN DIEGO	JAN 24-WATER-LC	01/18/2024	106173	\$25.75
CULLIGAN OF SAN DIEGO	JAN 24-WATER-CH	01/18/2024	106173	\$153.30
XEROX CORPORATION	DEC 23-XEROX FIERY-CLK	01/26/2024	106231	\$122.84
XEROX CORPORATION	DEC 23-XEROX FIERY-UPSTAIRS	01/26/2024	106231	\$132.61
XEROX CORPORATION	DEC 23-XEROX FIERY-PL	01/26/2024	106231	\$132.61
XEROX CORPORATION	DEC 23-XEROX CLERK-CLK	01/26/2024	106231	\$134.80
XEROX CORPORATION	DEC 23-XEROX CLERK-CLK	01/26/2024	106231	\$271.68
XEROX CORPORATION	DEC 23-XEROX PLN/ENG-PL	01/26/2024	106231	\$69.71
XEROX CORPORATION	DEC 23-XEROX PLN/ENG-PL	01/26/2024	106231	\$546.78
XEROX CORPORATION	DEC 23-XEROX UPSTAIRS-UPSTAIRS	01/26/2024	106231	\$61.23
XEROX CORPORATION	DEC 23-XEROX UPSTAIRS-UPSTAIRS	01/26/2024	106231	\$298.25

**TOTAL SUPPORT SERVICES****\$2,022.56**

**1005400 - HUMAN RESOURCES**

SHARP REES-STEALY MEDICAL GROUP	PRE-EMPLOYMENT SCREENING	01/18/2024	9001243	\$116.00
SHARP REES-STEALY MEDICAL GROUP	PRE-EMPLOYMENT SCREENING	01/18/2024	9001243	\$116.00
RAPHAEL'S PARTY RENTALS	EMPLOYEE APP EVNT-01/20/24	01/18/2024	9001242	\$714.80
DEPARTMENT OF JUSTICE	NOV 23-FINGERPRINT APP	01/11/2024	106142	\$96.00
DEPARTMENT OF JUSTICE	DEC 23-FINGERPRINT APP	01/26/2024	106216	\$32.00
CALPERS	EE368 ARREARS	01/09/2024	90109242	\$500.00
PRISM	JAN-MAR 24-PEPM-67 EMPLOYEES	01/18/2024	106189	\$737.67
COASTAL LIVE SCAN AND INSURANCE	DEC 23-FINGERPRINTS	01/18/2024	106171	\$30.00
NICOLE GRUCKY	REIMB-FINGERPRINT	01/18/2024	106184	\$36.00
ISLANDERS LUAU, LLC	EMPLOYEE APP LUNCH-CATERING 01/25/24	01/25/2024	106203	\$5,646.30

**TOTAL HUMAN RESOURCES****\$8,024.77****1005450 - INFORMATION SERVICES**

COX COMMUNICATIONS INC	0013410039730701 - 11/19/23-12/18/23	01/26/2024	106213	\$316.61
COX COMMUNICATIONS INC	0013410039730701 - 12/19/23-01/18/24	01/26/2024	106213	\$316.61
CDW GOVERNMENT INC	ADOBE ACROBAT PRO	01/26/2024	9001250	\$450.00
US BANK	CONSTANT CONTACT	01/18/2024	106168	\$86.00
US BANK	MONITOR	01/18/2024	106168	\$434.56
US BANK	PORT COVERS	01/18/2024	106168	\$16.29
US BANK	WEBCAMS (5)	01/18/2024	106168	\$167.43
US BANK	CABLES	01/18/2024	106168	\$41.68
US BANK	APPLE DEVICE MANAGEMENT SFTWARE	01/18/2024	106168	\$432.00
US BANK	MONITOR	01/18/2024	106168	\$200.74
VERIZON WIRELESS-SD	670601022 - 11/24/23-12/23/23	01/26/2024	106227	\$128.05
WESTERN AUDIO VISUAL	DEC 23-AV MAINTENANCE	01/26/2024	106229	\$499.00
MANAGED SOLUTION	JAN 24-PROF SVC	01/26/2024	9001254	\$2,240.90
MANAGED SOLUTION	JAN 24-PROF SVC	01/26/2024	9001254	\$500.00
FISHER INTEGRATED, INC.	DEC 23-WEB STREAMING SVC	01/26/2024	9001253	\$800.00
TING FIBER INC.	DEC 23-Fiber Optic-SB FACILITIES	01/26/2024	9001259	\$3,249.00
BONNIE FRIEDEN	PHISHING TRAINING-FRIEDEN	01/26/2024	106209	\$270.00

**TOTAL INFORMATION SERVICES****\$10,148.87****1005550 - PLANNING**

UT SAN DIEGO - NRTH COUNTY	PUB HRNG-CUP23-002	01/26/2024	106226	\$343.64
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-DRP23-009/SDP23-011	01/26/2024	106226	\$444.26
CONSTRUCTION TESTING & ENGINEERING, INC.	AUG 23-CUP23-001 GEOTECH REVIEW SEAWALL	01/26/2024	9001260	\$430.00
CONSTRUCTION TESTING & ENGINEERING, INC.	NOV 23-CUP23-001 GEOTECH REVIEW SEAWALL	01/26/2024	9001260	\$810.00

**TOTAL PLANNING****\$2,027.90****1005590 - CODE ENFORCEMENT**

DATATICKET INC.	NOV 23-PARKING CITATION	01/11/2024	106140	\$1,153.46
DATATICKET INC.	NOV 23-PARKING CITATION	01/11/2024	106140	\$478.66

**TOTAL CODE ENFORCEMENT****\$1,632.12****1006120 - FIRE DEPARTMENT**

US BANK	FS SIDE TABLES	01/18/2024	106168	\$132.65
US BANK	FIRE STATION OPEN HOUSE SUPPLIES	01/18/2024	106168	\$250.00
US BANK	AMAZON PRIME MEMBERSHIP	01/18/2024	106168	\$151.16
US BANK	CABINET STRUTS	01/18/2024	106168	\$3.72
US BANK	EXTENSION CORDS/TIES	01/18/2024	106168	\$200.79
US BANK	SNAKE HOOKS (6)	01/18/2024	106168	\$266.11
US BANK	TAPE	01/18/2024	106168	\$13.96
US BANK	HAND HELP STOP SIGNS (3)	01/18/2024	106168	\$205.38
US BANK	HEAD LAMPS	01/18/2024	106168	\$32.58

US BANK	PRINTER INK	01/18/2024	106168	\$143.08
US BANK	RESTROOM SIGNAGE	01/18/2024	106168	\$10.86
US BANK	PRINTER INK	01/18/2024	106168	\$25.98
US BANK	FS CLEANING SUPPLIES	01/18/2024	106168	\$71.08
US BANK	ANNUAL COSTCO MEMEBERSHIP	01/18/2024	106168	\$60.00
US BANK	CREDIT	01/18/2024	106168	(\$3.25)
CULLIGAN OF SAN DIEGO	DEC 23-JAN 24-CULLIGAN REVERSE OSMOSIS-FS	01/26/2024	106214	\$94.35
ACE UNIFORMS LLC	PANT/TAPER	01/18/2024	9001236	\$552.04
VERIZON WIRELESS-SD	962428212 - 10/29/23-11/28/23	01/26/2024	106227	\$563.06
SOUTH COAST EMERGENCY VEHICLE SVC	LOW COOLANT PROBE	01/26/2024	9001257	\$158.36
FIRE ETC.	AXE HANDLE/PICKHEAD AXE HANDLE	01/18/2024	106177	\$258.83
REGIONAL COMMS SYS, MS 056 - RCS	DEC 23-CAP CODE	01/18/2024	106192	\$32.50
AAIR PURIFICATION SYSTEMS	COIL AIR LINE REPAIR	01/26/2024	106204	\$135.00
MUNICIPAL EMERGENCY SERVICES, INC	CGA PORT REBUILD KT/SSCBA CYLINDER VALVE REPAIR	01/18/2024	106183	\$94.01
AT&T CALNET 3	9391059865 - 10/01/23-10/31/23	01/26/2024	106207	\$399.96
AT&T CALNET 3	9391012280 - 11/24/23-12/23/23	01/26/2024	106207	\$1,826.74
WEX BANK	OCT 23-FUEL/CR TAX	01/18/2024	106202	\$2,550.33
WEX BANK	NOV 23-FUEL/CR TAX	01/26/2024	106230	\$1,889.45
STREAMLINE AUTOMATION SYSTEMS, LLC	INSPECTION SOFTWARE	01/26/2024	106223	\$2,500.00
STREAMLINE AUTOMATION SYSTEMS, LLC	INSPECTION SOFTWARE	01/26/2024	106223	\$28.00
<b>TOTAL FIRE DEPARTMENT</b>				<b>\$12,646.73</b>
<b>1006130 - ANIMAL CONTROL</b>				
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	DEC 23-ANIMAL SERVICES	01/18/2024	106194	\$7,603.00
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	JAN 24-ANIMAL SERVICES	01/26/2024	106221	\$7,603.00
<b>TOTAL ANIMAL CONTROL</b>				<b>\$15,206.00</b>
<b>1006170 - MARINE SAFETY</b>				
CAMEO PAPER & JANITORIAL SUPPLY INC	TRASH LINERS	01/18/2024	106169	\$53.56
US BANK	EMT CE	01/18/2024	106168	\$30.00
US BANK	EMT CE	01/18/2024	106168	\$155.25
US BANK	PAINT BRUSHES	01/18/2024	106168	\$9.78
US BANK	FILLER	01/18/2024	106168	\$38.05
US BANK	RUST CONVERTER	01/18/2024	106168	\$39.14
US BANK	WETSUIT	01/18/2024	106168	\$320.82
US BANK	SRT TRAINING	01/18/2024	106168	\$320.00
US BANK	BATTERIES / SQUEEGEE BLADE	01/18/2024	106168	\$48.17
US BANK	SPACE HEATER	01/18/2024	106168	\$46.75
US BANK	DOOR REPAIR SUPPLIES	01/18/2024	106168	\$44.88
US BANK	WATER PROOF GEAR BAG	01/18/2024	106168	\$112.00
US BANK	ZIP TIES	01/18/2024	106168	\$11.74
US BANK	RUST SEALER/TOP COAT	01/18/2024	106168	\$75.29
US BANK	EMT RECERT COURSE	01/18/2024	106168	\$71.75
CULLIGAN OF SAN DIEGO	DEC 23-CULLIGAN WATER-MS	01/26/2024	106215	\$54.32
CULLIGAN OF SAN DIEGO	JAN 24-CULLIGAN WATER-MS	01/26/2024	106215	\$56.89
VERIZON WIRELESS-SD	962428212 - 10/29/23-11/28/23	01/26/2024	106227	\$152.04
AT&T CALNET 3	9391053651 - 09/25/23-10/24/23	01/26/2024	106207	\$285.98
AT&T CALNET 3	9391012281 09/25/23-10/24/23	01/26/2024	106207	\$88.54
AT&T CALNET 3	9391053651 -11/25/23-12/24/23	01/26/2024	106207	\$293.35
AT&T CALNET 3	9391012281 - 11/25/23 - 12/24/23	01/26/2024	106207	\$90.09
<b>TOTAL MARINE SAFETY</b>				<b>\$2,398.39</b>

**1006510 - ENGINEERING**

VERIZON WIRELESS-SD	442224168 - 11/24/23-12/23/23	01/26/2024	106227	\$24.73
VERIZON WIRELESS-SD	362455526 - 12/02/23-01/01/24	01/26/2024	106227	\$53.19
MOHAMMAD SAMMAK	REIMB-LUNCHEON ENG	01/11/2024	106147	\$18.57
BUSINESS PRINTING COMPANY INC	BUSINESS CARDS-ENG/PW	01/18/2024	106167	\$341.92
UNDERGROUND SVC ALERT OF SOCAL INC	DEC 23-DIG ALERT	01/18/2024	9001247	\$85.25
PASCO LARET SUITER & ASSOCIATES, INC.	DEC 23-SB TRAIN STATION TOPO/BOUNDRY SURVEY	01/26/2024	106220	\$7,900.00

**TOTAL ENGINEERING****\$8,423.66****1006520 - ENVIRONMENTAL SERVICES**

MISSION LINEN & UNIFORM INC	LAUNDRY FOR PUBLIC WORKS	01/11/2024	106146	\$14.80
MISSION LINEN & UNIFORM INC	LAUNDRY FOR PUBLIC WORKS	01/11/2024	106146	\$13.12
MISSION LINEN & UNIFORM INC	LAUNDRY- PW	01/18/2024	106182	\$14.80
MISSION LINEN & UNIFORM INC	LAUNDRY -PW	01/26/2024	106219	\$14.80
DIXIELINE LUMBER CO INC	SANDBAGS/PALLET DEPOSIT	01/18/2024	106176	\$328.68
DIXIELINE LUMBER CO INC	SANDBAGS FILLED	01/18/2024	106176	\$291.71
SANTA FE IRRIGATION DISTRICT	005506-014 - 12/02/23-01/02/24	01/11/2024	106154	\$209.42
VERIZON WIRELESS-SD	442224168 - 11/24/23-12/23/23	01/26/2024	106227	\$24.72
VERIZON WIRELESS-SD	362455526 - 12/02/23-01/01/24	01/26/2024	106227	\$53.18
SWRCB	FY 2023/24 WDR/NPDES ANNUAL PERMIT	01/18/2024	106199	\$3,746.00
SOLANA CENTER FOR ENVIRONMENTAL	DEC 23-SB1383 INSPECTION & EDUCATION	01/18/2024	9001245	\$657.50
SOLANA CENTER FOR ENVIRONMENTAL	NOV 23-SB1383 INSPECTION & EDUCATION	01/26/2024	9001256	\$3,113.75
IDRAINS LLC	H- STORMDRAIN MAINT	01/11/2024	106135	\$1,700.00
IDRAINS LLC	H- STORMDRAIN MAINT	01/11/2024	106135	\$1,700.00

**TOTAL ENVIRONMENTAL SERVICES****\$11,882.48****1006530 - STREET MAINTENANCE**

MISSION LINEN & UNIFORM INC	LAUNDRY FOR PUBLIC WORKS	01/11/2024	106146	\$24.07
MISSION LINEN & UNIFORM INC	LAUNDRY FOR PUBLIC WORKS	01/11/2024	106146	\$21.33
MISSION LINEN & UNIFORM INC	LAUNDRY- PW	01/18/2024	106182	\$24.07
MISSION LINEN & UNIFORM INC	LAUNDRY -PW	01/26/2024	106219	\$24.07
DIXIELINE LUMBER CO INC	HEX KEY/GLOVES	01/26/2024	106217	\$73.36
SANTA FE IRRIGATION DISTRICT	011695-000 - 12/02/23-01/02/24	01/11/2024	106154	\$91.15
SDG&E CO INC	11/04/23-12/06/23-UTILITIES	01/18/2024	106195	\$994.12
SDG&E CO INC	11/01/23-12/16/23-UTILITIES	01/18/2024	106195	\$557.65
VERIZON WIRELESS-SD	442224168 - 11/24/23-12/23/23	01/26/2024	106227	\$24.72
VERIZON WIRELESS-SD	362455526 - 12/02/23-01/01/24	01/26/2024	106227	\$53.18
NISSHO OF CALIFORNIA	NOV 23-LANDSCAPE MAINTENANCE SERVICES	01/11/2024	9001227	\$2,288.53
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-CH	01/18/2024	106170	\$212.58
WEST COAST ARBORISTS, INC.	JAN 24- CITY-WIDE TREE MAINTENANCE	01/26/2024	106228	\$2,625.15
AUTO TRUCK GROUP, LLC.	WEATHER GUARD TOOLBOX	01/11/2024	106158	\$1,325.00

**TOTAL STREET MAINTENANCE****\$8,338.98****1006540 - TRAFFIC SAFETY**

SDG&E CO INC	11/04/23-12/06/23-UTILITIES	01/18/2024	106195	\$1,356.51
SDG&E CO INC	11/01/23-12/16/23-UTILITIES	01/18/2024	106195	\$673.91
REDFLEX TRAFFIC SYSTEMS, INC	DEC 23- RED LIGHT CAMERA ENFORCEMENT	01/11/2024	9001229	\$7,879.50
VERIZON WIRELESS-SD	442224168 - 11/24/23-12/23/23	01/26/2024	106227	\$17.66
VERIZON WIRELESS-SD	362455526 - 12/02/23-01/01/24	01/26/2024	106227	\$37.98
AT&T CALNET 3	9391012279 - 11/24/23-12/23/23	01/11/2024	106137	\$62.71
ALL CITY MANAGEMENT SERVICES, INC	10/15/23-10/28/23-CROSSING GUARD	01/11/2024	9001223	\$11,892.00
ALL CITY MANAGEMENT SERVICES, INC	10/29/23-1/11/23-CROSSING GUARD	01/11/2024	9001223	\$10,702.80
ALL CITY MANAGEMENT SERVICES, INC	11/12/23-11/25/23-CROSSING GUARD	01/11/2024	9001223	\$5,946.00
ALL CITY MANAGEMENT SERVICES, INC	11/26/23-12/09/23-CROSSING GUARD	01/11/2024	9001223	\$11,892.00
ALL CITY MANAGEMENT SERVICES, INC	12/10/23-12/23/23-CROSSING GUARD	01/11/2024	9001223	\$10,643.34

YUNEX LLC	FY24 TRAFFIC SIGNAL AND SAFETY	01/26/2024	9001261	\$1,120.00
<b>TOTAL TRAFFIC SAFETY</b>				<b>\$62,224.41</b>
<b>1006550 - STREET CLEANING</b>				
SANTA FE IRRIGATION DISTRICT	011695-000 - 12/02/23-01/02/24	01/11/2024	106154	\$53.54
SCA OF CA, LLC	DEC 23-WIDE STREET SWEEPING	01/11/2024	9001231	\$3,988.39
<b>TOTAL STREET CLEANING</b>				<b>\$4,041.93</b>
<b>1006560 - PARK MAINTENANCE</b>				
MISSION LINEN & UNIFORM INC	LAUNDRY FOR PUBLIC WORKS	01/11/2024	106146	\$17.59
MISSION LINEN & UNIFORM INC	LAUNDRY FOR PUBLIC WORKS	01/11/2024	106146	\$15.59
MISSION LINEN & UNIFORM INC	LAUNDRY- PW	01/18/2024	106182	\$17.59
MISSION LINEN & UNIFORM INC	LAUNDRY -PW	01/26/2024	106219	\$17.59
RANCHO SANTA FE SECURITY SYS INC	DEC 23-ALARM MONITORING	01/18/2024	106191	\$331.20
SANTA FE IRRIGATION DISTRICT	005979-001 - 11/02/23-01/02/24	01/11/2024	106154	\$117.53
SANTA FE IRRIGATION DISTRICT	012448-000- 11/02/23-01/02/24	01/11/2024	106154	\$165.44
SANTA FE IRRIGATION DISTRICT	012448-001 - 11/02/23-01/02/24	01/11/2024	106154	\$104.40
SANTA FE IRRIGATION DISTRICT	005506-009 - 11/02/23-01/02/24	01/11/2024	106154	\$103.93
SANTA FE IRRIGATION DISTRICT	005506-010 - 11/02/23-01/02/24	01/11/2024	106154	\$241.31
SANTA FE IRRIGATION DISTRICT	005506-011 - 11/02/23-01/02/24	01/11/2024	106154	\$414.25
SANTA FE IRRIGATION DISTRICT	005506-012 - 11/02/23-01/02/24	01/11/2024	106154	\$1,405.76
SANTA FE IRRIGATION DISTRICT	005506-013 - 11/02/23-01/02/24	01/11/2024	106154	\$136.51
SANTA FE IRRIGATION DISTRICT	005506-004 - 11/02/23-01/02/24	01/11/2024	106154	\$103.93
SANTA FE IRRIGATION DISTRICT	005506-005 - 11/02/23-01/02/24	01/11/2024	106154	\$279.42
SANTA FE IRRIGATION DISTRICT	005506-006 - 11/02/23-01/02/24	01/11/2024	106154	\$165.44
SANTA FE IRRIGATION DISTRICT	005506-007 - 11/02/23-01/02/24	01/11/2024	106154	\$133.25
SANTA FE IRRIGATION DISTRICT	005506-000 - 11/02/23-01/02/24	01/11/2024	106154	\$145.58
SANTA FE IRRIGATION DISTRICT	005506-001 - 11/02/23-01/02/24	01/11/2024	106154	\$103.93
SANTA FE IRRIGATION DISTRICT	005506-002 - 11/02/23-01/02/24	01/11/2024	106154	\$466.92
SANTA FE IRRIGATION DISTRICT	005506-018 - 12/02/23-01/02/24	01/11/2024	106154	\$241.59
SANTA FE IRRIGATION DISTRICT	005506-019 - 12/02/23-01/02/24	01/11/2024	106154	\$785.97
VERIZON WIRELESS-SD	442224168 - 11/24/23-12/23/23	01/26/2024	106227	\$35.32
VERIZON WIRELESS-SD	362455526 - 12/02/23-01/01/24	01/26/2024	106227	\$75.97
NISSHO OF CALIFORNIA	NOV 23-LANDSCAPE MAINTENANCE SERVICES	01/11/2024	9001227	\$8,882.04
NISSHO OF CALIFORNIA	DEC 23- AS NEEDED LANDSCAPING SERVICES	01/11/2024	9001227	\$1,958.98
THE HOME DEPOT PRO	BLEACH/LINERS	01/11/2024	106157	\$730.04
WEST COAST ARBORISTS, INC.	DEC 23-COASTAL RAIL-TREE SVC	01/18/2024	106200	\$7,424.55
WEST COAST ARBORISTS, INC.	DEC 23-FS PALM REMOVAL-TREE SVC	01/18/2024	106200	\$3,261.55
ARTURO ZERMENO	MILEAGE - 01/01/24	01/11/2024	106136	\$34.84
<b>TOTAL PARK MAINTENANCE</b>				<b>\$27,918.01</b>
<b>1006570 - PUBLIC FACILITIES</b>				
SEASIDE HEATING & AIR CONDITIONING	OCT 23- HVAC SERVICES-CH	01/18/2024	106196	\$360.00
DIXIELINE LUMBER CO INC	AIR FRESHNER/MOLD CONTROL	01/11/2024	106143	\$25.41
DIXIELINE LUMBER CO INC	URINAL REBUILD KIT/MOLDED DISC	01/18/2024	106176	\$50.51
DIXIELINE LUMBER CO INC	HACKSAW/TAPE/GLOVES	01/18/2024	106176	\$75.70
DIXIELINE LUMBER CO INC	HOSE SAVER	01/18/2024	106176	\$10.76
DIXIELINE LUMBER CO INC	ANT KILLER	01/18/2024	106176	\$16.61
DIXIELINE LUMBER CO INC	SCREWS/CROSSBAR KIT/WEATHERPROOF COVER	01/26/2024	106217	\$20.56
SANTA FE IRRIGATION DISTRICT	005506-008 - 11/02/23-01/02/24	01/11/2024	106154	\$569.00
SDG&E CO INC	11/04/23-12/06/23-UTILITIES	01/18/2024	106195	\$6,607.59
SDG&E CO INC	11/01/23-12/16/23-UTILITIES	01/18/2024	106195	\$1,928.72
SWRCB	FY 2023/24 WDR/NPDES ANNUAL PERMIT	01/18/2024	106199	\$10,602.00
NISSHO OF CALIFORNIA	NOV 23-LANDSCAPE MAINTENANCE SERVICES	01/11/2024	9001227	\$3,490.57

24 HOUR ELEVATOR, INC	JAN 24- ELEVATOR MAINT	01/18/2024	106160	\$194.48
STANDARD PLUMBING SUPPLY COMPANY	PVC ELBOW/ADPTR	01/11/2024	106156	\$8.09
STANDARD PLUMBING SUPPLY COMPANY	WATER PRESSURE VAVE/REFND-INV #WBH846 & TAX	01/11/2024	106156	\$183.61
STANDARD PLUMBING SUPPLY COMPANY	WATER PRESSURE VAVE/REFND-INV #WBH846 & TAX	01/11/2024	106156	(\$142.19)
STANDARD PLUMBING SUPPLY COMPANY	WATER PRESSURE VAVE/REFND-INV #WBH846 & TAX	01/11/2024	106156	\$3.21
STANDARD PLUMBING SUPPLY COMPANY	PRESSURE RDC VALVE/STEEL PIPE/ELBOWS/BALL VALVE	01/11/2024	106156	\$243.68
STANDARD PLUMBING SUPPLY COMPANY	PIPE ELBOW/PIPE	01/18/2024	106198	\$11.83
STANDARD PLUMBING SUPPLY COMPANY	SINK INSTALLER/COUPLING JOINT	01/18/2024	106198	\$51.89
STANDARD PLUMBING SUPPLY COMPANY	VACUUM BREAKER	01/18/2024	106198	\$27.87
STANDARD PLUMBING SUPPLY COMPANY	URINAL FLUSH VALVE	01/18/2024	106198	\$166.69
CALIFORNIA OFFICE CLEANING, INC	DEC 23- JANITORIAL/CUSTODIAL SVC	01/11/2024	9001225	\$7,315.00
CALIFORNIA OFFICE CLEANING, INC	JAN 24- JANITORIAL/CUSTODIAL-PW	01/18/2024	9001237	\$200.00
CALIFORNIA OFFICE CLEANING, INC	DEC 23-JANITORIAL/CUSTODIAL SVC	01/26/2024	9001249	\$1,638.75
WEST COAST ARBORISTS, INC.	DEC 23-FCCC-TREE SVC	01/18/2024	106200	\$3,000.00
WEST COAST ARBORISTS, INC.	JAN 24-CITY-WIDE TREE MAINTENANCE	01/26/2024	106228	\$1,750.10
<b>TOTAL PUBLIC FACILITIES</b>				<b>\$38,410.44</b>
<b>1007100 - COMMUNITY SERVICES</b>				
US BANK	CAPIO MEMBERSHIP	01/18/2024	106168	\$75.00
CALIFORNIA ASSN OF PUBLIC INFORMATION	CONFRENCE ATTENDANCE	01/26/2024	106211	\$675.00
<b>TOTAL COMMUNITY SERVICES</b>				<b>\$750.00</b>
<b>1007110 - GF-RECREATION</b>				
US BANK	VETERANS DAY EVENT SUPPLIES	01/18/2024	106168	\$356.25
US BANK	HOLIDAY TREE EVENT SUPPLIES	01/18/2024	106168	\$63.25
US BANK	HOLIDAY TREE EVENT SUPPLIES	01/18/2024	106168	\$135.31
US BANK	HOLIDAY TREE EVENT SUPPLIES	01/18/2024	106168	\$126.11
BRIDGET AUGUSTA	REIMB-HOLIDAY TREE LIGHTING-BAKING GOODS	01/18/2024	106165	\$67.02
CHRISTINE ANTONELLI	REIMB-HOLIDAY TREE LIGHTING-BAKING GOODS	01/18/2024	106164	\$224.87
SUNBELT RENTALS, INC.	MAN LIFT-TREE DISMANTLE	01/26/2024	106224	\$860.78
<b>TOTAL GF-RECREATION</b>				<b>\$1,833.59</b>
<b>1106510 - MEASURE S - ENGINEERING</b>				
WESTERN RIM CONSTRUCTORS, INC.	9438.11 LCP TOT LOT CONSTRUCTION	01/18/2024	106201	\$21,524.30
<b>TOTAL MEASURE S - ENGINEERING</b>				<b>\$21,524.30</b>
<b>1205460 - SELF INSURANCE RETENTION</b>				
US BANK	CalPERS v. McCormik Response	01/18/2024	106168	\$9.22
GEORGE HILLS COMPANY, INC.	DEC 23-2308.MACDONALD/CALPERS V MCCORMICK	01/18/2024	9001239	\$207.90
EBIX INC.	AUG-OCT 22- QTRLY FEE	01/18/2024	9001238	\$552.46
EBIX INC.	NOV-DEC 22- QTRLY FEE	01/18/2024	9001238	\$413.65
EBIX INC.	JAN-MAR 23- QTRLY FEE	01/18/2024	9001238	\$591.30
EBIX INC.	APR-JUN 23- QTRLY FEE	01/18/2024	9001238	\$591.30
EBIX INC.	JUL-SEP 23- QTRLY FEE	01/18/2024	9001238	\$591.30
BURKE WILLIAMS & SORENSEN	96-0040.003 - NOV 23-PROF SVC-DEP427CNYN	01/11/2024	9001224	\$17,838.31
BURKE WILLIAMS & SORENSEN	96-0040.003 - NOV 23-PROF SVC-DEP427CNYN	01/11/2024	9001224	\$17,838.31
<b>TOTAL SELF INSURANCE RETENTION</b>				<b>\$38,633.75</b>
<b>1255465 - WORKERS COMPENSATION</b>				
CORVEL ENTERPRISE COMP INC.	NOV 23-FNOL FEES	01/18/2024	106172	\$37.00
CORVEL ENTERPRISE COMP INC.	NOV 23-MEDICARE AGENT-MNTHLY MAINT FEE	01/18/2024	106172	\$250.00
CORVEL ENTERPRISE COMP INC.	DEC 23-MEDICARE AGENT MNTHLY MAINT FEE	01/18/2024	106172	\$250.00
<b>TOTAL WORKERS COMPENSATION</b>				<b>\$537.00</b>
<b>1355450 - ASSET REPLACEMENT-INFO SYS</b>				
US BANK	LAPTOP	01/18/2024	106168	\$1,083.04

US BANK	IBOOK	01/18/2024	106168	\$576.34
US BANK	LAPTOP	01/18/2024	106168	\$2,050.87
<b>TOTAL ASSET REPLACEMENT-INFO SYS</b>				<b>\$3,710.25</b>
<b>1406510 - FACILITIES MAINT-CIP</b>				
SEASIDE HEATING & AIR CONDITIONING	FY24 HVAC MAINT-LC	01/11/2024	106155	\$120.00
SEASIDE HEATING & AIR CONDITIONING	FY24 AC SPLIT - FS	01/11/2024	106155	\$5,900.00
<b>TOTAL FACILITIES MAINT-CIP</b>				<b>\$6,020.00</b>
<b>2037510 - HIGHWAY 101 LANDSC #33</b>				
SANTA FE IRRIGATION DISTRICT	005979-000 - 11/02/23-01/02/24	01/11/2024	106154	\$575.89
SDG&E CO INC	11/04/23-12/06/23-UTILITIES	01/18/2024	106195	\$3,348.41
KOPPEL & GRUBER PUBLIC FINANCE	OCT-DEC 23-ANUAL ADMIN SVC	01/18/2024	9001241	\$803.40
NISSHO OF CALIFORNIA	NOV 23-LANDSCAPE MAINTENANCE SERVICES	01/11/2024	9001227	\$1,456.03
<b>TOTAL HIGHWAY 101 LANDSC #33</b>				<b>\$6,183.73</b>
<b>2047520 - MID 9C SANTA FE HILLS</b>				
SANTA FE IRRIGATION DISTRICT	005979-024 - 12/02/23-01/02/24	01/11/2024	106154	\$144.53
SANTA FE IRRIGATION DISTRICT	005979-025 - 12/02/23-01/02/24	01/11/2024	106154	\$241.59
SANTA FE IRRIGATION DISTRICT	005979-026 - 12/02/23-01/02/24	01/11/2024	106154	\$448.37
SANTA FE IRRIGATION DISTRICT	005979-018 - 12/02/23-01/02/24	01/11/2024	106154	\$48.81
SANTA FE IRRIGATION DISTRICT	005979-019 - 12/02/23-01/02/24	01/11/2024	106154	\$48.81
SANTA FE IRRIGATION DISTRICT	005979-020 - 12/02/23-01/02/24	01/11/2024	106154	\$144.53
SANTA FE IRRIGATION DISTRICT	005979-021 - 12/02/23-01/02/24	01/11/2024	106154	\$144.53
SANTA FE IRRIGATION DISTRICT	005979-022 - 12/02/23-01/02/24	01/11/2024	106154	\$144.53
SANTA FE IRRIGATION DISTRICT	005979-023 - 12/02/23-01/02/24	01/11/2024	106154	\$144.53
SANTA FE IRRIGATION DISTRICT	005979-014 - 12/02/23-01/02/24	01/11/2024	106154	\$347.09
SANTA FE IRRIGATION DISTRICT	005979-015 - 12/02/23-01/02/24	01/11/2024	106154	\$279.57
SANTA FE IRRIGATION DISTRICT	005979-016 - 12/02/23-01/02/24	01/11/2024	106154	\$144.53
SANTA FE IRRIGATION DISTRICT	005979-017 - 12/02/23-01/02/24	01/11/2024	106154	\$48.81
KOPPEL & GRUBER PUBLIC FINANCE	OCT-DEC 23-ANUAL ADMIN SVC	01/18/2024	9001241	\$53.62
SANTA FE HILLS HOA	NOV 23-SANTA FE HILLS HOA	01/11/2024	9001230	\$18,250.00
SANTA FE HILLS HOA	DEC 23-SANTA FE HILLS HOA	01/11/2024	9001230	\$18,250.00
<b>TOTAL MID 9C SANTA FE HILLS</b>				<b>\$38,883.85</b>
<b>2057530 - MID 9E ISLA VERDE</b>				
KOPPEL & GRUBER PUBLIC FINANCE	OCT-DEC 23-ANUAL ADMIN SVC	01/18/2024	9001241	\$27.57
ISLA VERDE HOA	NOV 23-ISLA VERDE HOA	01/11/2024	106144	\$433.33
ISLA VERDE HOA	DEC 23-ISLA VERDE HOA	01/11/2024	106144	\$433.33
<b>TOTAL MID 9E ISLA VERDE</b>				<b>\$894.23</b>
<b>2077550 - MID 9H SAN ELIJO #2</b>				
KOPPEL & GRUBER PUBLIC FINANCE	OCT-DEC 23-ANUAL ADMIN SVC	01/18/2024	9001241	\$29.10
SAN ELIJO HILLS II HOA	NOV 23-SAN ELIJO HILLS HOA	01/11/2024	106153	\$10,850.00
SAN ELIJO HILLS II HOA	DEC 23-SAN ELIJO HILLS HOA	01/11/2024	106153	\$10,850.00
<b>TOTAL MID 9H SAN ELIJO #2</b>				<b>\$21,729.10</b>
<b>2087580 - COASTAL RAIL TRAIL MAINT</b>				
SANTA FE IRRIGATION DISTRICT	005506-003 - 11/02/23-01/02/24	01/11/2024	106154	\$165.44
SANTA FE IRRIGATION DISTRICT	005506-020 - 12/02/23-01/02/24	01/11/2024	106154	\$1,356.42
KOPPEL & GRUBER PUBLIC FINANCE	CRT ADMIN OCT-DEC 23	01/18/2024	9001241	\$332.45
NISSHO OF CALIFORNIA	NOV 23-LANDSCAPE MAINTENANCE SERVICES	01/11/2024	9001227	\$11,643.80
<b>TOTAL COASTAL RAIL TRAIL MAINT</b>				<b>\$13,498.11</b>
<b>2117600 - STREET LIGHTING DISTRICT</b>				
SDG&E CO INC	11/01/23-12/16/23-UTILITIES	01/18/2024	106195	\$9,042.33
KOPPEL & GRUBER PUBLIC FINANCE	CRT ADMIN OCT-DEC 23	01/18/2024	9001241	\$729.66

VERIZON WIRELESS-SD	442224168 - 11/24/23-12/23/23	01/26/2024	106227	\$7.06
VERIZON WIRELESS-SD	362455526 - 12/02/23-01/01/24	01/26/2024	106227	\$15.19
<b>TOTAL STREET LIGHTING DISTRICT</b>				<b>\$9,794.24</b>
<b>2135550 - DEVELOPER PASS-THRU- PLANNING</b>				
PAMELA ELLIOTT LANDSCAPE ARCHITECT	B20-008-NOVEMBER & DECEMBER 23	01/11/2024	9001228	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	B23-011-NOVEMBER & DECEMBER 23	01/11/2024	9001228	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP23-006-NOVEMBER & DECEMBER 23	01/11/2024	9001228	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	SDP21-021-NOVEMBER & DECEMBER 23	01/11/2024	9001228	\$500.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP23-012-NOVEMBER & DECEMBER 23	01/11/2024	9001228	\$500.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP23-011-NOVEMBER & DECEMBER 23	01/11/2024	9001228	\$500.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	B23-0630-NOVEMBER & DECEMBER 23	01/11/2024	9001228	\$500.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	B20-008-NOVEMBER & DECEMBER 23	01/11/2024	9001228	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	B23-011-NOVEMBER & DECEMBER 23	01/11/2024	9001228	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP23-006-NOVEMBER & DECEMBER 23	01/11/2024	9001228	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	SDP21-021-NOVEMBER & DECEMBER 23	01/11/2024	9001228	\$500.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP23-012-NOVEMBER & DECEMBER 23	01/11/2024	9001228	\$500.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP23-011-NOVEMBER & DECEMBER 23	01/11/2024	9001228	\$500.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	B23-0630-NOVEMBER & DECEMBER 23	01/11/2024	9001228	\$500.00
ALTUM GROUP	DEC 23-BIO-STUDY/ESHA AT 1547 SANTA SABINA	01/26/2024	106205	\$2,463.23
<b>TOTAL DEVELOPER PASS-THRU- PLANNING</b>				<b>\$8,563.23</b>
<b>2505570 - COASTAL BUSINESS/VISITORS</b>				
ASCAP	2024-CONCERT LICENSE	01/26/2024	106206	\$434.00
BMI GENERAL LICENSING INC	2024-MUSIC LICENSE	01/26/2024	106208	\$435.00
SESAC RIGHTS MANAGEMENT, INC.	2024-MUSIC LICENSE	01/26/2024	106222	\$581.00
<b>TOTAL COASTAL BUSINESS/VISITORS</b>				<b>\$1,450.00</b>
<b>2706120 - PUBLIC SAFETY- FIRE</b>				
US BANK	CSA.17 RING CUTTER	01/18/2024	106168	\$214.83
US BANK	CSA.17 GLOBAL LOCATION NUMBER	01/18/2024	106168	\$250.00
VERIZON WIRELESS-SD	962428212 - 10/29/23-11/28/23	01/26/2024	106227	\$114.03
VERIZON WIRELESS-SD	962428212 - 10/29/23-11/28/23	01/26/2024	106227	\$160.04
LIFE-ASSIST, INC	CSA.17-CONTERRA INTUBATION CASE	01/18/2024	106180	\$236.17
AMR	CSA.17-NIRTO SPRAY	01/18/2024	106163	\$678.83
<b>TOTAL PUBLIC SAFETY- FIRE</b>				<b>\$1,653.90</b>
<b>4506190 - SAND REPLNSHMNT/RETENTION</b>				
WARWICK GROUP CONSULTANTS, LLC	DEC 23-CONSULTING SERVICES	01/11/2024	9001235	\$5,833.00
WARWICK GROUP CONSULTANTS, LLC	DEC 23-CONSULTING SERVICES	01/11/2024	9001235	\$0.00
WARWICK GROUP CONSULTANTS, LLC	DEC 23-CONSULTING SERVICES	01/11/2024	9001235	\$0.00
SUMMIT ENVIROMENTAL GROUP, INC.	DEC 23-9926 PROF SVC	01/11/2024	9001233	\$5,375.00
CALIFORNIA STATE LANDS COMMISSION	AUG 23-STAFF/PROJECT CHARGES	01/26/2024	106210	\$729.89
<b>TOTAL SAND REPLNSHMNT/RETENTION</b>				<b>\$11,937.89</b>
<b>4596190 - MISC. CAPITAL PROJECTS</b>				
TING FIBER INC.	DEC 23-Fiber Optic-TIDE BEACH PARK LG TOWER	01/26/2024	9001259	\$450.00
TING FIBER INC.	DEC 23-Fiber Optic-DEL MAR SHORES LG TOWER	01/26/2024	9001259	\$450.00
QUALITY CONSTRUCTION & ENGINEERING, INC.	9362.23 FY23 PAVEMENT MAINTENA	01/11/2024	106150	(\$5,032.59)
WESTERN RIM CONSTRUCTORS, INC.	9438.11 LCP TOT LOT CONSTRUCTION RET	01/18/2024	106201	(\$12,097.40)
<b>TOTAL MISC. CAPITAL PROJECTS</b>				<b>(\$16,229.99)</b>
<b>4596510 - MISC.CAPITALPROJECTS-ENG</b>				
QUALITY CONSTRUCTION & ENGINEERING, INC.	9362.23 FY23 PAVEMENT MAINTENA	01/11/2024	106150	\$100,651.73
WESTERN RIM CONSTRUCTORS, INC.	9438.11 LCP TOT LOT CONSTRUCTION	01/18/2024	106201	\$220,423.70
<b>TOTAL MISC.CAPITALPROJECTS-ENG</b>				<b>\$321,075.43</b>



**4728520 - PACIFIC UNDERGROUNDNG-CIP**

NV5, INC.	JUN 23-PROF SVC	01/11/2024	106149	\$3,827.50
NV5, INC.	JUL-AUG 23-PROF SVC	01/11/2024	106149	\$605.00
NV5, INC.	NOV 23-PROF SVC	01/11/2024	106149	\$250.00

**TOTAL PACIFIC UNDERGROUNDNG-CIP****\$4,682.50****5097700 - SANITATION**

MISSION LINEN & UNIFORM INC	LAUNDRY FOR PUBLIC WORKS	01/11/2024	106146	\$9.26
MISSION LINEN & UNIFORM INC	LAUNDRY FOR PUBLIC WORKS	01/11/2024	106146	\$8.21
MISSION LINEN & UNIFORM INC	LAUNDRY- PW	01/18/2024	106182	\$9.26
MISSION LINEN & UNIFORM INC	LAUNDRY -PW	01/26/2024	106219	\$9.26
SANTA FE IRRIGATION DISTRICT	005506-014 - 12/02/23-01/02/24	01/11/2024	106154	\$628.26
VERIZON WIRELESS-SD	442224168 - 11/24/23-12/23/23	01/26/2024	106227	\$7.06
VERIZON WIRELESS-SD	362455526 - 12/02/23-01/01/24	01/26/2024	106227	\$15.19
AT&T CALNET 3	9391012277 - 11/24/23-12/23/23	01/11/2024	106137	\$18.45
US BANK	2017 WASTEWATER BOND ADMIN CHARGE	01/11/2024	9001234	\$2,500.00
IDRAINS LLC	J- SEWER MAINT	01/11/2024	106135	\$675.00
IDRAINS LLC	FY24 DRAIN CLEANING-R	01/18/2024	106161	\$525.00
IDRAINS LLC	J- SEWER MAINT	01/11/2024	106135	\$675.00
IDRAINS LLC	FY24 DRAIN CLEANING-R	01/18/2024	106161	\$525.00

**TOTAL SANITATION****\$5,604.95****550 - SOLANA ENERGY ALLIANCE**

PS BDG TRUST	REISSUE CK#95539 08/12/19 & #95536 08/12/19	01/18/2024	106190	\$6.81
PS BDG TRUST	REISSUE CK#95539 08/12/19 & #95536 08/12/19	01/18/2024	106190	\$28.52
DAVID G PETREE	REISSUE CK#999211 06/23/21	01/18/2024	106175	\$77.63

**TOTAL SOLANA ENERGY ALLIANCE****\$112.96****6738530 - MARSOLAN UNDERGROUNDNG-DS**

COMPUTERSHARE CORPORATE TRUST	SOBEACH0724-MARSOLAN BOND INT 3/2	01/26/2024	9001251	\$8,422.50
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**TOTAL MARSOLAN UNDERGROUNDNG-DS****\$8,422.50****6768560 - SO SOLANA SEWER DISTR-DS**

KOPPEL & GRUBER PUBLIC FINANCE	OCT-DEC 23-SSBW ANNUAL ADMIN SVC	01/18/2024	9001241	\$445.67
COMPUTERSHARE CORPORATE TRUST	SOBEACH1106-SSSWR BOND INT 3/2	01/26/2024	9001251	\$8,682.50

**TOTAL SO SOLANA SEWER DISTR-DS****\$9,128.17****REPORT TOTAL:****\$915,470.25**



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Daniel King, Interim City Manager  
**MEETING DATE:** February 14, 2024  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2023-24

## **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 24, 2024.

## **DISCUSSION:**

The following table reports the revenue, expenditures, and transfers for 1) the Adopted General Fund Budget approved by Council on June 28, 2023 (Resolution 2023-089) and 2) any resolutions passed by Council that amended the Adopted General Fund Budget.

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of 01/24/2024						
General Fund - Operations						
Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
06/28/2023	Reso 2023-089	Adopted Budget	24,472,918	(23,078,124)	(980,000)	\$ 414,794
11/29/2023	Reso 2023-128	Engineering Survey Services		(100,000)		\$ 314,794
						<b>314,794</b>
General Fund - Measure S						
Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
06/28/2023	Reso 2023-089	Adopted Budget	4,400,000	(1,124,000)	(733,400)	\$ 2,542,600
						<b>2,542,600</b>
Combined General Fund Net Surplus						<b>\$ 2,857,394</b>

## **CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

## **COUNCIL ACTION:**

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**FISCAL IMPACT:**

N/A

**WORK PLAN:**

N/A

**OPTIONS:**

- Receive the report.
- Do not accept the report.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council receive the report listing changes made to the FY 2023-2024 General Fund Adopted Budget.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



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Daniel King, Interim City Manager



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Daniel King, Interim City Manager  
**MEETING DATE:** February 14, 2024  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing: Request for a DRP and SDP to Construct a New Two-Story Single-Family Residence with an Attached Three-Car Garage and Perform Associated Site Improvements and a Partial Street Vacation at 959 Highland Drive (Applicants: Steven Connor and Esther Setiadi; Application: DRP22-026/SDP22-021; APN: 298-270-12; Resolution No. 2024-013)**

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## **BACKGROUND:**

The Applicants, Steven Connor and Esther Setiadi, are requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a new 3,638 square-foot, two-story single-family residence with a 787 square-foot three-car garage and perform associated site improvements at 959 Highland Drive. The Applicants are also requesting a partial street vacation of a small section of Highland Drive, where the right of way widens following a crescent shape bulb-out immediately adjacent to the proposed development. The 27,442 square-foot lot is located within the Medium-High Residential (MHR) Zone, the Hillside Overlay Zone (HOZ), and the Floodplain Damage Prevention Overlay Zone (FDPOZ). The project proposes grading in the approximate amounts of 941 cubic yards of cut and 143 cubic yards of fill located outside of the structure footprint; 470 cubic yards of cut and 10 cubic yards of fill located below the structure; 13 cubic yards of excavation for footings and remedial grading; an aggregate grading quantity of 1,577 cubic yards, and 1,258 cubic yards of export. The proposed maximum building height is 28.92 feet above the proposed grade with the highest point of the residence at 69.17 feet above Mean Sea Level (MSL).

An application for a DRP shall be required for any structure or site development which meets the criteria listed in SBMC Section 17.68.040(B)(1)(a-n). The project meets the following criteria for the requirement of a DRP:

- (d) Grading in excess of 100 cubic yards;
- (e) A new residential structure in the MHR Zone in excess of 25 feet in height;
- (f) Development on a property located in the HOZ;

CITY COUNCIL ACTION:

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- (n.i) Construction in excess of 60 percent of the maximum allowable floor area; and
- (n.ii) Construction of a second story that exceeds 35 percent of the floor area of the first floor.

The project requires an SDP because the proposed structure exceeds 16 feet in height above the pre-existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request for a DRP and SDP as contained in Resolution 2024-013 (Attachment 1) and a partial street vacation, as contained in Resolution 2024-017 (Attachment 2). The project plans are included in Attachment 3.

### **DISCUSSION:**

The subject property is located on the west side of Highland Drive and north of the intersection with Valley Avenue. The 27,442 square-foot (0.63-acre) property is unique with respect to its irregular triangular shape, steep topography, and unfinished past development including retaining walls and varying building pads. The aerial photo below depicts the approximate property lines and current grade elevations above MSL. The previously developed area is currently enclosed by a chain link fence.



The triangular shaped lot includes over 700 linear feet of frontage that follows the curve along Highland Drive on the southeast side of the lot, over 600 linear feet of frontage along Valley Avenue to the west and, and an approximately 280-foot northern property line abutting three residential properties. The southern half of the property consists of a narrow, undevelopable area that terminates at the City's sewer pump station and the intersection of Highland Drive and Valley Avenue. The northern half of the property widens and consists of previously developed building pads.

The property is located entirely within the HOZ. Historically, the entire site consisted of very steep slopes that slope down to the north and west from Highland Drive. Currently, all areas outside of the footprint of the unfinished past development consist of steep

slopes primarily in excess of 40 percent. The proposed development is located within the footprint of the original development. Additional analysis of the project's consistency with the HOZ is provided later in this report.

Prior to the incorporation of the City of Solana Beach on July 1, 1986, the County of San Diego approved a duplex development on the subject site and issued a grading permit. After incorporation, the City Council found the grading associated with the project to have been vested and allowed the grading work to be completed between 1986 and 1987 reflecting the current state of the property, which includes various stepped building pads supported by retaining walls located in the northern portion of the property. However, a building permit for the duplex project was not issued, and the City Council determined that any future development would be subject to the City's approval. The approximate elevations of the varying building pads are 42, 52, and 66 feet above MSL.

Since the original unfinished development, multiple projects have been proposed including a single-family residence approved in 1989, two single-family residences approved in 2001, and two single-family residences denied in 2004. All past discretionary approvals expired before the issuance of building permits, and no additional work has been completed since the 1986-1987 grading.

Limited portions of the western and southernmost areas of the site are located in the FDPOZ with a Base Flood Elevation (BFE) of 19 feet above MSL. No development is proposed in the flood hazard areas identified by the Federal Emergency Management Agency (FEMA) (shown below), and all development associated with the project would occur above the BFE. Therefore, the project is in compliance with the requirements of the FDPOZ.



The City's adopted Local Coastal Plan (LCP) Land Use Plan (LUP) Environmentally Sensitive Habitat Area (ESHA) Map (Exhibit 3-5) identifies portions of the property as "Diegan Coastal Sage Scrub – Disturbed", "Non-native Grassland", and "Non-native Vegetation" habitat area. The site-specific analysis conducted by the Applicants' consultant, Merkel and Associates, and peer-reviewed by the City's on-call environmental consultant, Helix Environmental Planning, Inc., confirms that there are fragments of native habitat located on site, but they are not designated as ESHA due to fragmentation. The proposed project was evaluated and found to be consistent with the applicable LUP policies that protect ESHA. Additional analysis of the project's consistency with the LUP is provided later in this report.



The Applicants are requesting approval of a DRP and SDP to construct a new two-story single-family residence with an attached three car garage. The finished floor of the main level including the garage would be built approximately 13 feet below the elevation of Highland Drive, and the lower level would be further tucked into the slope closely following the existing retaining walls. Associated site improvements would include grading, drainage, hardscape, a pool, and landscaping. The project plans are included in Attachment 3.

Table 1, below, provides a comparison of the SBMC applicable zoning regulations with the Applicants' proposed design.

<b>Table 1</b>		
<b>LOT INFORMATION</b>		
<b>Property Address:</b>	959 Highland Drive	<b>Zoning Designation:</b> MHR (8-12 du/ac)
<b>Lot Size:</b>	27,442 sf	<b># Units Allowed:</b> 1 SFR*, 1 ADU, 1 JADU
<b>Max. Allowable FAR (75%):</b>	20,581 sf	<b># Units Requested:</b> 1 SFR
<b>Proposed Floor Area:</b>	4,025 sf	<b>Setbacks: (d)</b>
<b>Below Max. Floor Area by:</b>	16,556 sf	<b>Required</b>
<b>Max. Allowable Height:</b>	25 ft	<b>Proposed</b>
<b>Max. Height with DRP:</b>	30 ft	Front (S/E) 20 ft 23 ft
<b>Max. Proposed Height:</b>	28.92 ft	Interior Side (N) 5 ft 11 ft
<b>Highest Point/Ridge:</b>	69.17 MSL	Street Side (W) 10 ft 11 ft
<b>Overlay Zone(s):</b>	HOZ, FDPOZ	Rear (W) 25 ft 51 ft
<b>PROPOSED PROJECT INFORMATION</b>		
<b>Proposed Floor Area Breakdown:</b>		<b>Required Permits:</b>
Main Level Living Area	1,894 sf	<b>DRP:</b> grading in excess of 100 cubic yards; MHR residential structure in excess of 25 feet in height; development in the HOZ; construction in excess of 60% of the maximum allowable floor area; and construction of a second story that exceeds 35% of the first floor.
Lower Level Living Area	1,648 sf	
Main Level Garage	787 sf	
Covered/Enclosed Exterior Area	96 sf	
Subtotal	4,425 sf	<b>SDP:</b> a new structure that exceeds 16 feet in height from the existing grade.
Off-Street Parking Exemption	- 400 sf	
<b>Total Proposed Floor Area:</b>	<b>4,025 sf</b>	
<b>Proposed Grading:</b>	1,411 cy of cut, 153 cy of fill, 8 cy of excavation for footings, 5 cy of removal and recompaction, 1,258 cy to be exported off site, and an aggregate (total) grading quantity of 1,577 cy.	
<b>Required Off-Street Parking: 2</b>		<b>Existing Development:</b>
<b>Proposed Parking: 3 Garage</b>		Retaining walls and pads associated with a 1986 unfinished project
<b>Proposed Fences and Walls: Yes</b>		
<b>Proposed Accessory Structure: No</b>		

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2024-013 for the City 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 2024-013.



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

A DRP is required because the proposed development includes grading in excess of 100 cubic yards, building height in excess 25 feet; development in the HOZ; construction of a residence in excess of 60 percent of the maximum allowable floor area for the property, and construction of a second story that exceeds 35 percent of the first floor. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. If the findings cannot be made, the Council shall deny the DRP. Resolution 2024-013 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 applicable 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.

### **DRP Finding #1**

#### **General Plan Consistency**

The General Plan designates the property as Medium-High Density Residential and is intended for multi-family residential development at a maximum density of 8 to 12 dwelling units per acre. Of the 0.63-acre vacant property, approximately 0.2 acres were previously disturbed and are considered to be the developable portion of the otherwise incumbered lot. The developable 0.2 acres would allow a density of one dwelling unit. Therefore, the proposed single-family development is consistent with the intended development in the General Plan.

The proposed development could also 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.

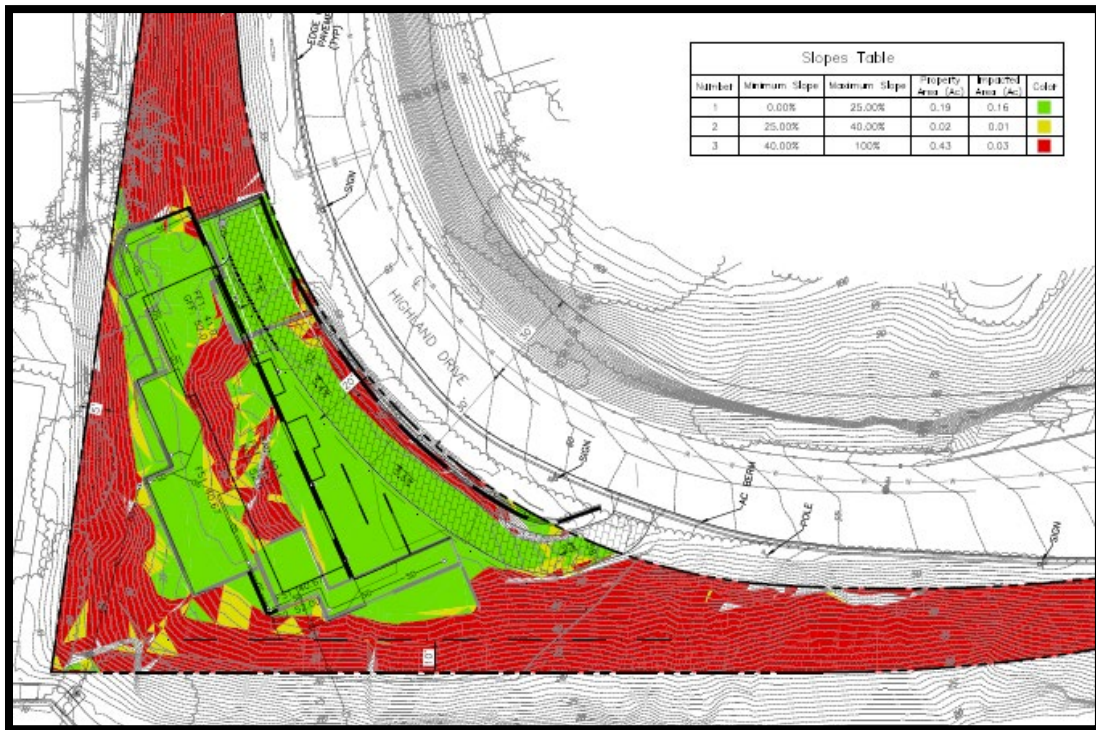
#### **Specific Plans and Special Overlays**

The property is located in the HOZ, FDPOZ, and the Coastal Zone.

Hillside Overlay Zone (HOZ):

The subject property is located in the HOZ. The purpose of the HOZ is to restrict the grading and development of natural slopes with an inclination of 25 percent or greater in order to preserve natural topography and scenic qualities of the city, protect native habitat and watersheds, and reduce the potential for environmental hazards. Historically, the entirety of the property consisted of steep natural slopes, however, the site was previously legally graded in 1986 to create varying building pads associated with a project approved prior to the City’s incorporation. The previous project was never constructed, but the past grading improvements remain in place today.

In its current condition, and consistent with the 1986 grading, approximately 30 percent of the property consists of slopes that are less than 25 percent, 5 percent of the property is made up of slopes between 25 and 40 percent, and 65 percent of the of the property consists of slopes greater than 40 percent. There are two isolated areas of steep slopes (greater than 25 percent) that would be impacted by the project. The first area is located within the existing building pads. The second area is located along the front property line. These areas total approximately 0.04 acres and 6 percent of the lot area. The diagram below shows a portion of the Slope Analysis prepared by the Applicants’ civil engineer and included in the attached Project Plans.



Pursuant to SBMC Section 17.48.020(F)(2), “minor grading for the construction of one single-family dwelling unit and driveway for up to 20 percent of a legal lot consisting entirely of slopes of 25 percent or greater may be permitted if other nongrading approaches to development are not feasible.” Grading of the isolated areas of existing steep slope is necessary in order to develop the single-family residence within the

footprint of the existing disturbed area and to complete necessary public improvements along Highland Drive. Therefore, the City Council could find the project consistent with the provisions of the HOZ, allowing the minimum impact to steep slopes in order to develop a single-family residence and driveway on the property.

#### Flood Damage Prevention Overlay Zone (FDPOZ):

Limited areas of the west and southernmost portions of the property are located in the FDPOZ with a BFE of 19 feet above MSL. All development associated with the project is located outside of the FDPOZ and at least 20 feet above the BFE. Therefore, the proposed project is in compliance with the provisions of the FDPOZ.

#### Coastal Zone:

The entire City of Solana Beach is 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.

#### Local Coastal Plan/Land Use Plan Consistency

The City Council adopted an LCP/LUP on February 27, 2013 (amended and certified on June 11, 2014). Although the LUP has been certified by the California Coastal Commission, the Local Implementation Plan (LIP) portion of the LCP has not yet been certified; as such, the provisions of the LUP are considered to be advisory rather than mandatory at this time.

The purpose of the LUP is to implement the State's goals for the coastal zone. The City's LUP provides long-term goals that promote the beneficial use of lands in the City and the beach and shoreline for residents and visitors alike. The LUP includes regulations that prevent degradation of ESHA from new development.

As previously mentioned, portions of the property are mapped in the LUP as "Diegan Coastal Sage Scrub – Disturbed", "Non-native Grassland", and "Non-native vegetation". The Applicants' representative and biological resources consultant, Merkel and Associates, provided an ESHA Analysis (Attachment 4), which confirmed the presence of native habitats but "concluded that those habitats within and adjacent to the site were not designated as ESHA due to their isolation, fragmentation, proximity to urban development, and continued degradation from surrounding non-native vegetation." It was additionally concluded that the proposed project would "not result in any impacts to ESHA, sensitive species, or native habitat observed on site. The proposed development of a single-family residence and landscape within the existing development footprint is consistent with historical use of the parcel; therefore, the existing buffers that separate native habitats from development will remain unchanged."

The analysis was peer-reviewed by the City's environmental and biological consultant, Helix Environmental Planning, Inc. and found to be complete and consistent with the

provisions of the LUP. Therefore, the proposed project could be found to be consistent with the LCP/LUP. Staff has included conditions of approval in the draft resolution of approval to ensure preservation of native vegetation and sensitive species.

### Zoning Ordinance Consistency

SBMC Section 17.20.010(C) specifies that the MHR Zone is intended for a wide range of residential development types including detached single-family and attached duplex units at the low end of the density range and multi-family attached units at the higher end of the density range. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

#### Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the property are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is “d”, which requires 25-foot front and rear yard setbacks, 5-foot interior side yard setbacks, and 10-foot street side yard setbacks. Staff determined the southeast property line fronting Highland Drive to be the front property line, the west property line fronting Valley Avenue to be a street side property line, and the north property line to be an interior side property line. Following the definition of a rear lot line (SBMC 17.08), a line within the lot having a length of 10 feet, parallel to and most distant from the front lot line shall be interpreted as the rear lot line. Therefore, the northwest corner of the lot is the rear yard.

Pursuant to SBMC Section 17.20.030(D)(1)(b), lots that front on a “public right-of-way 55 feet or greater in width, the minimum required front yard shall be reduced to 20 feet.” The public right-of-way of Highland Drive is 60 feet wide, therefore, the required front yard setback would be reduced to 20 feet. The project is located entirely within the buildable area with allowable encroachments of retaining walls into the rear-yard setback to accommodate the proposed driveway.

#### Maximum Floor Area Ratio:

The maximum allowable floor area ratio for the MHR Zone is 75 percent of the gross lot area. The maximum allowable floor area for the 27,442 square-foot lot is 20,581 square feet.

The Applicants are proposing to construct a new 3,638 square-foot, two-story single-family residence with a 787 square-foot three-car garage. The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 787 square-foot garage would accommodate three unobstructed parking spaces and two spaces are required for the single-family development; therefore, 400 square feet of the garage is exempt from the calculation of floor area. With the applicable off-street parking exemption, the total proposed floor area of the project would

be 4,025 square feet, which is 16,556 square feet below the maximum allowable for the property.

#### Maximum Building Height:

The maximum building height for all residential zones is 25 feet. However, building height in the MHR Zone may be increased to 30 feet subject to City Council approval of a Development Review Permit. The maximum height of the proposed residence would be 28.92 feet above the proposed grade with the highest portion of the structure to be at 69.17 feet above MSL. This portion of the residence would consist of the 164 square-foot stairwell tower. The remainder of the structure would be less than 25 feet in height.

The proposed structures would exceed 16 feet in height from the pre-existing grade. Therefore, the project is subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of an SDP. Compliance with those provisions is discussed later in this report.

#### Required Off-Street Parking:

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). Three unobstructed 9-foot by 19-foot parking spaces would be accommodated within the proposed three-car garage in compliance with the parking requirements.

#### 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 add 3.5-foot high stucco finish solid site walls above the existing retaining walls along the northeast and southwest sides of the developed area and 3.5-foot high glass railing above the existing retaining wall along the northwest side of the developed area. A 3.5-foot high wood railing is also proposed to follow the front 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 requires 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 approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

## **DRP Finding #2**

The development review criteria topics referenced in DRP Finding #2 and SBMC Section 17.68.040(F) are listed below with further discussion as to how they relate to the proposed Project:

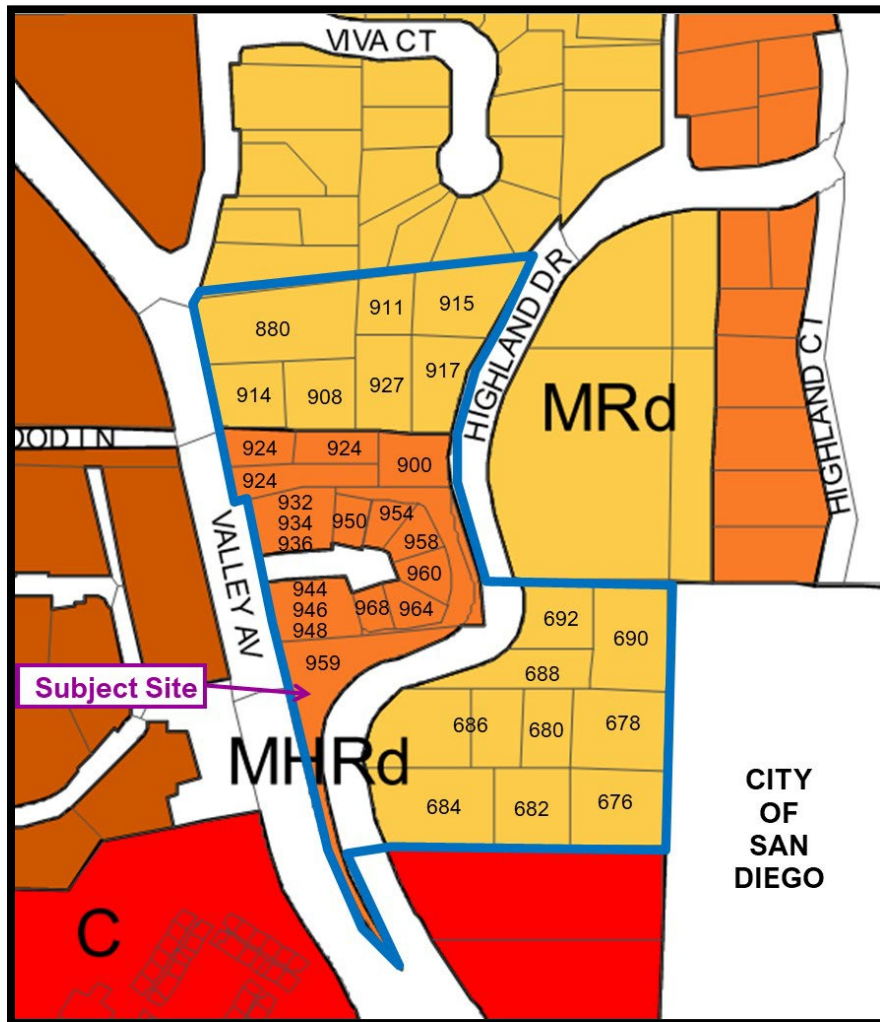
1. Relationship with Adjacent Land Uses
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas
5. Grading
6. Lighting
7. Usable Open Space

### **Relationship with Adjacent Land Uses:**

The property is located within the MHR Zone. Adjacent properties to the north are also located within the MHR Zone and are developed with one- and two-story single-family residences and two triplex condominium developments. Properties to the east are located in the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ) and developed with one- and two-story single-family residences. Properties to the west are located in the High Residential (HR) Zone and include the Triple Crown and Ocean Crest multifamily developments. Properties to the south are located in the Commercial Zone and include office developments, a gas station, Winners Circle Resort, and The Fish Market restaurant.

### **Neighborhood Comparison:**

Staff compared the proposed project to 32 other properties within the surrounding area. This area includes other properties located in the MHR Zone and north of the subject property on Highland Drive and Valley Avenue as well as properties located in the Medium Residential (MR) Zone and SROZ to the north on Stevens Avenue and Highland Drive and to the east accessed by a private road off Via de la Valle, as shown on the map on the following page.



The existing developments in the neighborhood consist of a mix of one-, two-, and three-unit developments that range in size from 868 square feet to 5,535 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garages or unfinished areas like covered and enclosed patios in the total square footage but does include finished basements. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garage. Comparatively, the project would be 4,074 square feet (see below).

Project Gross Building Area:	4,425 ft <sup>2</sup>
Delete Attached Garage:	- 787 ft <sup>2</sup>
Delete Covered Patio:	-96 ft <sup>2</sup>
<hr/> Project Area for Comparison to Assessor's Data:	<hr/> 3,542 ft <sup>2</sup>

Table 2 on the following page is based upon County Assessor SanGIS data. It contains approximate lot size, existing square footage, and maximum allowable floor area for each neighboring property.

<b>Table 2</b>							
#	Property Address	# of Units	Lot Size in SF	Existing SF	Proposed / Approved SF	Max. SF Allowable	Zone
1	959 Highland Dr	1	27,442	Vacant	3,542	20,582	MHR
2	944 Valley Ave	3 Condos		1,510		8,987	MHR
3	946 Valley Ave		11,983	1,510			MHR
4	948 Valley Ave			1,630			MHR
5	968 Valley Ave	1	3,398	2,598		2,549	MHR
6	964 Valley Ave	1	4,564	2,598		3,423	MHR
7	960 Valley Ave	1	4,774	2,608		3,581	MHR
8	958 Valley Ave	1	4,323	2,608		3,242	MHR
9	954 Valley Ave	1	3,730	2,598		2,798	MHR
10	950 Valley Ave	1	3,742	2,958		2,807	MHR
11	932 Valley Ave	3 Condos		1,650		8,813	MHR
12	934 Valley Ave		11,751	1,482			MHR
13	936 Valley Ave			1,482			MHR
14	924 Valley Ave*	2	9,183	1,474		6,887	MHR
15	924 Valley Ave*	1	6,066	1,347		4,550	MHR
16	924 Valley Ave*	1	6,358	868		4,769	MHR
17	900 Highland Dr	1	8,665	2,281		6,499	MR
18	914 Stevens Ave	2	11,000	2,364		8,250	MR
19	908 Stevens Ave	3	12,455	2,070		9,341	MR
20	880 Stevens Ave	1	27,146	1,116		20,360	MR
21	927 Highland Dr	1	11,089	1,463		8,317	MR
22	917 Highland Dr	1	12,130	3,027		9,098	MR
23	911 Highland Dr	1	7,097	1,407		5,323	MR
24	915 Highland Dr	1	16,005	4,431		12,004	MR
25	684 Via de la Valle	1	22,066	3,885		16,550	MR
26	682 Via de la Valle	1	13,893	2,629		10,420	MR
27	676 Via de la Valle	1	16,902	3,931		12,677	MR
28	686 Via de la Valle	1	17,681	2,155		13,261	MR
29	680 Via de la Valle	1	8,912	2,846		6,684	MR
30	678 Via de la Valle	1	17,409	3,663		13,057	MR
31	688 Via de la Valle	1	12,163	3,557		9,122	MR
32	690 Via de la Valle	1	18,972	5,535		14,229	MR
33	692 Via de la Valle	1	11,226	3,776		8,420	MR

\*There are three unique Assessor Parcel Numbers (APN's) and four total units that the County addresses as 924 Valley Avenue.



The project, as designed, is consistent with the permitted uses for the MHR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The proposed floor area is consistent with nearby residential development and the proposed project could be found to be compatible with and complimentary to nearby existing development.

#### Building and Structure Placement:

The proposed residence would be located within the footprint of the previous site grading and entirely within the buildable area of the lot. The residence would have the appearance of a single-story from Highland Drive. The proposed finished floor of the main level would range between 8 and 14 feet below Highland Drive. The design and orientation of the structure would afford a minimum 13.75-foot setback from the northern corner of the garage and the residential properties immediately to the north. A portion of the proposed main level deck would cantilever over the existing steep slope. However, the structural support columns would be located in previously graded areas.

The 1,894 square-foot main level would include the main entry, an open concept kitchen, living and dining room, a pantry, a powder room, a storage room, an office, and direct access to the 787 square-foot three-car garage. The great room would open to a 558 square-foot partially covered deck that would wrap around the northwest corner of the residence and include a built-in barbeque counter. There would be a 96 square-foot covered entry on the main level that would count toward the gross floor area. The 1,648 square-foot lower level would include a family room, the primary suite, two bedrooms with ensuite bathrooms, and a laundry room. The lower level rooms would each open to partially covered patio areas that would include a fire pit and pool.

The 164 square-foot stairwell tower would be approximately 28.92 feet above the proposed grade and located toward the center of the buildable area of the property. The City Council could find the stairwell tower to be an architectural feature that visually enhances the appearance of the residence and, therefore, justifies the height to exceed 25 feet.

The proposed residence could be found to be sited and designed to minimize adverse impacts on the surrounding properties by the limited appearance of the structure from Highland Drive and the increased side yard setback to the north.

#### Landscape:

The proposed landscape plan includes Swan Hill Olive trees that would have a mature height of 25 feet. Five of the trees would be located in the public right-of-way, which is intended to be utilized for on-street parking. A condition of approval has been included in the draft resolution to require the trees be relocated to be at least eight to nine feet from the curb. Additional landscaping includes a variety of plants including cacti and succulents. The landscape plan includes preservation of the existing native landscape located on the existing slopes outside the development footprint.

In addition to complying with the water efficient landscape regulations, the Applicants would also be required to submit a landscape construction plan in substantial conformance with the conceptual planting plan presented to the City Council should the City Council approve the project. Generally, any alternative tree and shrub species proposed during the plan check or construction phase shall have the same (or lesser) mature height and location as the conceptual plan approved by the City Council in order to be approved ministerially by Staff. Otherwise, increases in trees or shrub mature heights or adding new planting locations would require City Council approval of a Modification to the DRP. Additionally, any replaced plant species must be typical of the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone.

A condition has also 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.

#### Roads, Pedestrian Walkways, Parking, and Storage Areas:

The two required off-street parking spaces would be located within the attached 787 square-foot main level three-car garage. The garage would be accessed by a driveway that would descend from Highland Drive south of the residence to the garage. Pedestrian access to the property would be taken from the driveway.

#### Grading:

The project includes 941 cubic yards of cut and 143 cubic yards of fill located outside of the structure footprint; 470 cubic yards of cut and 10 cubic yards of fill located below the structure; 13 cubic yards of excavation for footings and remedial grading; an aggregate grading quantity of 1,577 cubic yards, and 1,258 cubic yards of export. The majority of the grading is associated with the proposed excavation of the lower level of the residence and the driveway. The existing natural steep slopes surrounding the existing retaining walls would be preserved with the proposed project, and the proposed grading could be found to blend with the natural topography.

#### 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 single-family residence with a three-car garage on a vacant residential lot. Usable open space and recreational facilities are not required according to SBMC Section 17.20.040. However, the Applicants have proposed

yard improvements including a private outdoor entertaining patio and a pool. As a condition of project approval, the Applicants will be required to pay the applicable Park Development Fee.

Hillside Overlay Zone Development Review Criteria:

Additional development review criteria for slopes that existing in a natural condition are required for development in the HOZ, pursuant to SBMC Section 17.48.020(F) and are listed below:

- 1) *Development or grading shall not be permitted on slopes greater than 25 percent except where necessary to prevent the denial of all reasonable economic use of the property. Where such development is necessary, as much of the natural terrain shall be retained as possible.*
- 2) *Minor grading for the construction of one single-family dwelling unit and driveway for up to 20 percent of a legal lot consisting entirely of slopes of 25 percent or greater may be permitted if other nongrading approaches to development are not feasible.*
- 3) *All slopes over 25 percent grade which remain undisturbed or which are restored or enhanced as a result of a development approval shall be conserved as a condition of that approval through a deed restriction, open space easement, or other suitable device that will preclude any future development or grading of such slopes.*

Historically, the entirety of the property consisted of steep slopes in excess of 25 percent. However, the site was legally graded prior to the incorporation of the City. Though the approved duplex development was not constructed, the associated grading, including varying building pads supported by retaining walls was completed. This previously disturbed area consists of approximately 31 percent of the property. The proposed project is located entirely within the previously disturbed/graded area of the site.

There are residual isolated steep slopes located within the footprint of the existing retaining walls and along the street frontage immediately adjacent to the previously disturbed area. The City Council could find that the proposed grading of the isolated steep slopes is consistent with the development criteria of the HOZ for the following reasons: 1) the grading is necessary in order to allow the reasonable economic use of the property while also preserving the majority of the natural terrain; 2) the proposed development on existing slopes in excess of 25 percent is limited to approximately 6 percent of the total property; and 3) the remaining steep slopes located outside of the previously disturbed area and proposed development footprint would be conserved with the project.

**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 poles were certified by a licensed land surveyor on October 17, 2023, showing a maximum building height of 28.92 feet above the proposed grade (69.17 feet above MSL). SDP notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by December 11, 2023. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

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 28.92 feet above the proposed grade (69.17 feet above MSL), should the City Council make the necessary finding to approve the project.

The Draft Resolution of Approval (Attachment 1) includes findings in support of the DRP. The Draft Resolution 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 frontage improvements consist of a non-standard two-way road with one travel lane of variable width per direction. There are no sidewalks in this section of Highland Drive. There is a steep bluff with significant elevation upward along the east side immediately adjacent to the edge of the pavement with no space for a walking path. Along the west side there are steep slopes downward located very close to the edge of the road with signs of pedestrian activities in narrow flat sections of the road. There are two segments of guard rails along the westerly side of Highland Drive. Parking along the entire property frontage is currently prohibited except for the most southerly portion of the property adjacent to the Eden Garden sewer pump station, where a small segment is designated for parking for approximately four on-street public parking spaces. These spaces are used by the adjacent business park employees and by the public particularly during events at the Del Mar Fairgrounds. The existing right of way on Highland Drive is uniformly 60 feet wide except for a small section where the right of way widens to an approximately 74-foot wide crescent shape bulb-out.

If approved, the Applicants will be required to construct a City standard concrete curb and gutter along the entire property frontage for a distance of approximately 690 feet. The new curb will be constructed strategically so that there will be a minimum four-foot wide walking path along the property frontage and a five-foot high chain link fence behind the sidewalk along the top of the slope. With this arrangement, approximately four parking

spaces at the most southerly section of the property on Highland Drive will be eliminated. The rest of the property frontage will be enhanced to more closely comply with City standards. Staff is recommending approval of Resolution 2024-017 to vacate the crescent shape bulb out of surplus public right-of-way adjacent to the development, which would result in a uniform 60-foot right-of-way width (Attachment 2).

### **Partial Street Vacation of Highland Drive:**

In 1939, the County conducted a road survey of Highland Drive and established the 60-foot-wide public street right of way. In 1948, the County realigned a portion of the Highland Drive right-of-way. On the subject property, a crescent shaped portion of street right-of-way between the older and newer right-of-way lines remains. The street right-of-way on Highland Drive is uniformly 60 feet wide, except at the crescent shape, where the right-of-way bulbs-out to approximately 74 feet wide. Staff recommends vacating the crescent shaped area so the street right-of-way will be continuously 60 feet wide.

The Streets and Highways Code, Section 8334, states that the local agency may summarily vacate an excess right-of-way of a street not required for street purposes. Section 8331 also states that the local agency may summarily vacate a street if: (a) for a period of five consecutive years, the street or highway has been impassable for vehicular travel; and (b) no public money was expended for maintenance on the street or highway during such period.

The proposed partial vacation of the street right-of-way is supported by the following facts:

1. The unaccepted right-of-way has not been used for street purposes or maintained by the City.
2. There are no plans to use the unaccepted right-of-way and the partial vacation does not affect the Circulation Element of the General Plan.
3. No public utilities exist in the unaccepted right-of-way.

If approved by the City Council, the resolution would be recorded at the County Recorder and would include a legal description and plat. The proposed vacation was published and posted in accordance with Sections 8320, 8322 and 8323 of the Streets and Highways Code.

### **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 February 1, 2024.

As of the publication of this Staff Report, no correspondence or inquiries regarding the proposed project have been received. The Applicants provided renderings of the proposed development, which have been included in Attachment 5.

**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 Resolutions 2024-013 and 2024-017.
- 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 to approve a DRP. The project also meets the requirements of the SDP. Therefore, should the City Council be able to make the findings to approve the DRP and support the proposed partial street vacation, 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 2024-013 conditionally approving a DRP and SDP to construct a new 3,638 square-foot, two-story single-family residence with a 787 square-foot three-car garage and perform associated site improvements at 959 Highland Drive, Solana Beach.

4. Adopt Resolution 2024-017 vacating the crescent shape bulb out of surplus public right-of-way at 959 Highland Drive, Solana Beach.

**CITY MANAGER’S RECOMMENDATION:**

Approve Department Recommendation.

A handwritten signature in blue ink, appearing to read "Daniel King". The signature is fluid and cursive, with a large initial "D" and "K".

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Daniel King, Interim City Manager

Attachments:

1. Resolution 2024-013 – DRP/SDP
2. Resolution 2024-017 – Partial Street Vacation
3. Project Plans Dated January 26, 2024
4. ESHA Analysis
5. Project Renderings

## RESOLUTION 2024-013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY RESIDENCE WITH A THREE-CAR GARAGE AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 959 HIGHLAND DRIVE, SOLANA BEACH, APN: 298-270-12**

**APPLICANTS: STEVEN CONNOR AND ESTHER SETIADI  
APPLICATION: DRP22-026/SDP22-021**

**WHEREAS**, Steven Connor and Esther Setiadi (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 February 14, 2024, 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 construct a new 3,638 square-foot, two-story single-family residence with a 787 square-foot three-car garage and perform associated site improvements at 959 Highland 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 General Plan designates the property as Medium-High Density Residential and is intended for multi-family residential development at a maximum density of 8 to 12 dwelling units per acre. Of the 0.63-acre vacant property, approximately 0.2 acres were previously disturbed and are considered to be the developable portion of the otherwise incumbered lot. The developable 0.2 acres would allow a density of one dwelling unit. Therefore, the proposed single-family development is consistent with the intended development in the General Plan.

The proposed development could also 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.

Specific Plans and Special Overlays: The property is located in the Hillside Overlay Zone (HOZ), Flood Damage Prevention Overlay Zone (FDPOZ), and Scaled Residential Overlay Zone (SROZ).

Hillside Overlay Zone (HOZ): The purpose of the HOZ is to restrict the grading and development of natural slopes with an inclination of 25 percent or greater in order to preserve natural topography and scenic qualities of the City, protect native habitat and watersheds, and reduce the potential for environmental hazards. Historically, the entirety of the property consisted of steep natural slopes; however, the site was previously legally graded in 1986 to create varying building pads associated with a project approved prior to the City's incorporation. The previous project was never constructed, but the past grading improvements remain in place today.

In its current condition, and consistent with the 1986 grading, approximately 30 percent of the property consists of slopes that are less than 25 percent, 5 percent of the property is made up of slopes between 25 and 40 percent, and 65 percent of the of the property consists of slopes greater than 40 percent. There are two isolated areas of steep slopes (greater than 25 percent) that will be impacted by the project. The first area is located within the existing building pads. The second area is located along the front property line. These areas total approximately 0.04 acres and 6 percent of the lot area.

Pursuant to SBMC Section 17.48.020(F)(2), "minor grading for the construction of one single-family dwelling unit and driveway for up to 20 percent of a legal lot consisting entirely of slopes of 25 percent or greater

may be permitted if other nongrading approaches to development are not feasible.” Grading of the isolated areas of existing steep slope is necessary in order to develop the single-family residence within the footprint of the existing disturbed area and to complete necessary public improvements along Highland Drive. Therefore, the City Council finds the project consistent with the provisions of the HOZ, allowing the minimum impact to steep slopes in order to develop a single-family residence and driveway on the property.

**Flood Damage Prevention Overlay Zone (FDPOZ):** Limited areas of the west and southernmost portions of the property are located in the FDPOZ with a BFE of 19 feet above MSL. All development associated with the project is located outside of the FDPOZ and at least 20 feet above the BFE. Therefore, the proposed project is in compliance with the provisions of the FDPOZ.

**Coastal Zone:** The entire City of Solana Beach is 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.

**Local Coastal Plan/Land Use Plan Consistency:** The City Council adopted an LCP/LUP on February 27, 2013 (amended and certified on June 11, 2014). Although the LUP has been certified by the California Coastal Commission, the Local Implementation Plan (LIP) portion of the LCP has not yet been certified; as such, the provisions of the LUP are considered by the Coastal Commission to be advisory rather than mandatory at this time.

The purpose of the LUP is to implement the State’s goals for the coastal zone. The City’s LUP provides long-term goals that promote the beneficial use of lands in the City and the beach and shoreline for residents and visitors alike. The LUP includes regulations that prevent degradation of ESHA from new development.

Portions of the property are mapped in the LUP as “Diegan Coastal Sage Scrub – Disturbed”, “Non-native Grassland”, and “Non-native vegetation”. The Applicants’ representative and biological resources consultant, Merkel and Associates, provided an ESHA Analysis (Attachment 3), which confirmed the presence of native habitats but “concluded that those habitats within and adjacent to the site were not designated as ESHA due to their isolation, fragmentation, proximity to urban development, and continued degradation from surrounding non-native vegetation.” It was additionally concluded that the proposed project would “not result in any impacts to ESHA, sensitive species, or native habitat observed on site. The proposed development of a single-family residence and landscape within the existing development

footprint is consistent with historical use of the parcel; therefore, the existing buffers that separate native habitats from development will remain unchanged.”

The analysis was peer-reviewed by the City’s environmental and biological consultant, Helix Environmental Planning, Inc. and found to be complete and consistent with the provisions of the LUP. Therefore, the City Council finds the proposed project to be consistent with the LCP/LUP. Staff has included conditions of approval in the draft resolution of approval to ensure preservation of native vegetation and sensitive species.

Zoning Ordinance Consistency: SBMC Section 17.20.010(C) specifies that the MHR Zone is intended for a wide range of residential development types including detached single-family and attached duplex units at the low end of the density range and multi-family attached units at the higher end of the density range. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

#### Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the property are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is “d”, which requires 25-foot front and rear yard setbacks, 5-foot interior side yard setbacks, and 10-foot street side yard setbacks. Staff determined the southeast property line fronting Highland Drive to be the front property line, the west property line fronting Valley Avenue to be a street side property line, and the north property line to be an interior side property line. Following the definition of a rear lot line (SBMC 17.08), a line within the lot having a length of 10 feet, parallel to and most distant from the front lot line shall be interpreted as the rear lot line. Therefore, the northwest corner of the lot is the rear yard.

Pursuant to SBMC Section 17.20.030(D)(1)(b), lots that front on a “public right-of-way 55 feet or greater in width, the minimum required front yard shall be reduced to 20 feet.” The public right-of-way of Highland Drive is 60 feet wide, therefore, the required front yard setback would be reduced to 20 feet. The project is located entirely within the buildable area of the lot with allowable encroachments of retaining walls into the rear-yard setback to accommodate the proposed driveway.

#### Maximum Floor Area Ratio:

The maximum allowable floor area ratio for the MHR Zone is 75 percent of the gross lot area. The maximum allowable floor area for the 27,442 square-foot lot is 20,581 square feet.

The Applicants are proposing to construct a new 3,638 square-foot, two-story single-family residence with a 787 square-foot three-car garage. The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 787 square-foot garage would accommodate three unobstructed parking spaces and two spaces are required for the single-family development; therefore, 400 square feet of the garage is exempt from the calculation of floor area. With the applicable off-street parking exemption, the total proposed floor area of the project would be 4,025 square feet, which is 16,556 square feet below the maximum allowable for the property.

#### Maximum Building Height:

The maximum building height for all residential zones is 25 feet. However, building height in the MHR Zone may be increased to 30 feet subject to City Council approval of a Development Review Permit. The maximum height of the proposed residence would be 28.92 feet above the proposed grade with the highest portion of the structure to be at 69.17 feet above MSL. This portion of the residence would consist of the 164 square-foot stairwell tower. The remainder of the structure would be less than 25 feet in height.

The proposed structures would exceed 16 feet in height from the pre-existing grade. Therefore, the project is subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of an SDP. Compliance with those provisions is discussed later in this Resolution.

#### Required Off-Street Parking:

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). Three unobstructed 9-foot by 19-foot parking spaces would be accommodated within the proposed three-car garage in compliance with the parking requirements.

#### 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 add 3.5-foot high stucco finish solid site walls above the existing retaining walls along the northeast and southwest sides of the developed area and 3.5-foot high glass railing above the existing retaining wall along the northwest side of the developed area. A 3.5-foot high wood railing is also proposed to follow the front 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 requires 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.

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 MHR Zone. Adjacent properties to the north are also located within the MHR Zone and are developed with one- and two-story single-family residences and two triplex condominium developments. Properties to the east are located in the Medium Residential (MR) Zone and developed with one- and two-story single-family residences. Properties to the west are located in the High Residential (HR)

Zone and include the Triple Crown and Ocean Crest multifamily developments. Properties to the south are located in the Commercial Zone and include office developments, a gas station, Winners Circle Resort, and The Fish Market restaurant. The project is found to be compatible in terms of scale, apparent bulk, and massing and complementary to existing development in the immediate vicinity.

- 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 proposed residence would be within the footprint of the previous site grading and entirely within the buildable area. The residence would have the appearance of a single-story from Highland Drive. The proposed finished floor of the main level would range between 8 and 14 feet below Highland Drive. The design and orientation of the structure would afford a minimum 13.75-foot setback from the northern corner of the garage and the residential properties immediately to the north. A portion of the proposed main level deck would cantilever over the existing steep slope. However, the structural support columns would be located in previously graded areas.

The 1,894 square-foot main level would include the main entry, an open concept kitchen, living and dining room, a pantry, a powder room, a storage room, an office, and direct access to the 787 square-foot three-car garage. The great room would open to a 558 square-foot partially covered deck that would wrap around the northwest corner of the residence and include a built-in barbeque counter. There would be a 96 square-foot covered entry on the main level that would count toward the gross floor area. The 1,648 square-foot lower level would include a family room, the primary suite, two bedrooms with ensuite bathrooms, and a laundry room. The lower level rooms would each open to partially covered patio areas that would include a fire pit and pool.

The 164 square-foot stairwell tower would be approximately 28.92 feet above the proposed grade and located toward the center of the buildable area of the property. The City Council found the stairwell tower to be an architectural feature that visually enhances the appearance of the residence and, therefore, justifies the height to exceed 25 feet.

The proposed residence could be found to be sited and designed to minimize adverse impacts on the surrounding properties by

the limited appearance of the structure from Highland Drive and the increased side yard setback to the north.

- 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 proposed landscape plan includes Swan Hill Olive trees that would have a mature height of 25 feet. Five of the trees would be located in the public right-of-way, which is intended to be utilized for on-street parking. A condition of approval has been included in the draft resolution to require the trees be relocated to be at least eight to nine feet from the curb. Additional landscaping includes a variety of plants including cacti and succulents. The landscape plan includes preservation of the existing native landscape located on the existing slopes outside the development footprint.

In addition to complying with the water efficient landscape regulations, the Applicants would also be required to submit a landscape construction plan in substantial conformance with the conceptual planting plan presented to the City Council should the City Council approve the project. Generally, any alternative tree and shrub species proposed during the plan check or construction phase shall have the same (or lesser) mature height and location as the conceptual plan approved by the City Council in order to be approved ministerially by Staff. Otherwise, increases in trees or shrub mature heights or adding new planting locations would require City Council approval of a Modification to the DRP. Additionally, any replaced plant species must be typical of the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone.

A condition has also 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.*

The two required off-street parking spaces would be located within the attached 787 square-foot main level three-car garage. The garage would be accessed by a driveway that would descend from Highland Drive south of the residence to the garage. Pedestrian access to the property would be taken from the driveway.

- 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 941 cubic yards of cut and 143 cubic yards of fill located outside of the structure footprint; 470 cubic yards of cut and 10 cubic yards of fill located below the structure; 13 cubic yards of excavation for footings and remedial grading; an aggregate grading quantity of 1,577 cubic yards, and 1,258 cubic yards of export. The majority of the grading is associated with the proposed excavation of the lower level of the residence and the driveway. The existing natural steep slopes surrounding the existing retaining walls will be preserved with the proposed project. The City Council finds that the proposed grading blends with the natural topography.

- 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 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 single-family residence with a three-car garage on a vacant residential lot. Usable open space and recreational facilities are not required according to SBMC Section 17.20.040. However, the Applicants have proposed yard improvements including a private outdoor entertaining patio and a pool. As a condition of project approval, the Applicants will be required to pay the applicable Park Development Fee.

Additional development review criteria for slopes that existing in a natural condition are required for development in the HOZ, pursuant to SBMC Section 17.48.020(F) and are listed below:

- 1) *Development or grading shall not be permitted on slopes greater than 25 percent except where necessary to prevent the denial of all reasonable economic use of the property. Where such development is necessary, as much of the natural terrain shall be retained as possible.*
- 2) *Minor grading for the construction of one single-family dwelling unit and driveway for up to 20 percent of a legal lot consisting entirely of slopes of 25 percent or greater may be permitted if other nongrading approaches to development are not feasible.*
- 3) *All slopes over 25 percent grade which remain undisturbed or which are restored or enhanced as a result of a development approval shall be conserved as a condition of that approval through a deed restriction, open space easement, or other suitable device that will preclude any future development or grading of such slopes.*

Historically, the entirety of the property consisted of steep slopes in excess of 25 percent. However, the site was legally graded prior to the incorporation of the City. Though the approved duplex development was not constructed, the associated grading, including varying building pads supported by retaining walls, was completed. This previously disturbed area consists of approximately 31 percent of the property. The proposed project is located entirely within the previously disturbed/graded area of the site.

There are residual isolated steep slopes located within the footprint of the existing retaining walls and along the street frontage immediately adjacent to the previously disturbed area. The City Council finds that the proposed grading of the isolated steep slopes is consistent with the development criteria of the HOZ for the following reasons: 1) the grading is necessary in

order to allow the reasonable economic use of the property while also preserving the majority of the natural terrain; 2) the proposed development on existing slopes in excess of 25 percent is limited to approximately 6 percent of the total property; and 3) the remaining steep slopes located outside of the previously disturbed area and proposed development footprint will be conserved with the project.

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

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

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

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

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

The original Story Pole Height Certification was certified by a licensed land surveyor on October 17, 2023, showing a maximum building height of 28.92 feet above the proposed grade (69.17 feet above MSL). SDP notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by December 11, 2023. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

A height certification prepared by a licensed land surveyor is required prior to the framing inspection certifying that the maximum height of the proposed residence will not exceed 28.92 feet above the proposed grade (69.17 feet above 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, grading, and landscape construction plans shall be in substantial conformance with the project plans presented to the City Council on February 14, 2024 and located in the project file with a submittal date of January 26, 2024.
- III. Prior to requesting a framing inspection, the Applicants shall submit a height certificate prepared by a licensed land surveyor certifying that the maximum height of the proposed residence will not exceed 28.92 feet above the proposed grade (69.17 feet above MSL) in conformance with the plans as approved by the City Council on February 14, 2024.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. The Applicants shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the conceptual landscape plan included in the project plans presented to the City Council on February 14, 2024, prior to Building Permit issuance and consistent with the building construction and grading plans. The Applicants shall obtain and submit landscape security in a form prescribed by the City Engineer in addition to the grading security. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. The landscape security deposit shall be released when applicable regulations have been satisfied and the installation has passed inspection by the City's third-party landscape professional.
- VII. The proposed Swan Hill Olive Trees proposed in the public right-of-way shall be relocated to the west to maintain a minimum of eight to nine feet measured from the required curb.
- VIII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.

- IX. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- X. 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.
- XI. 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.
- XII. In compliance with LUP Policy 3.45, the Applicants shall restore the bluff and disturbed habitat that will be disturbed by installation of the sewer lateral and storm drain from the development southwest to Valley Avenue. The Applicants shall comply with the following requirements for revegetation, consistent with LUP Policy 3.45:
  - a. The revegetation shall include the use of native, non-invasive, drought-tolerant, salt-tolerant, and fire-resistant plant species that are consistent with the disturbed vegetation.
  - b. Invasive plants species are prohibited in the bluff revegetation.
  - c. The revegetation shall meet 90 percent vegetative coverage within five years, or that percentage of ground cover demonstrated locally appropriate for a healthy stand of the particular native vegetation type chosen for restoration.
  - d. The Applicants shall retain a qualified restoration specialist, biologist, or other qualified personnel with experience in native habitat restoration within coastal San Diego County to monitor the revegetation and recommend adaptive management techniques if the restoration fails to achieve the vegetative coverage within 5 years of the completion of planting.
- XIII. All existing vegetation located outside of the development footprint shall be preserved with the project. Any vegetation disturbed by the project, in addition to the disturbed habitat impacted by the proposed sewer lateral and storm drain to Valley Avenue, shall be restored consistent with the previous condition.

- XIV. The Applicants shall provide a certification from a structural engineer to confirm the stability of the existing retaining walls that are to be maintained with the project to the satisfaction of the City Engineer and Building Official prior to the issuance of building and grading permits.
- XV. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

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. **BUILDINGS AND FACILITIES:** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility per the 2019 California Fire Code Chapter 5 Section 503.1.1.
- III. **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.
- 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 significant modifications and additions being over 50 percent of the existing structure.

a. An NFPA 13D compliant fire sprinkler system shall be installed to include fire sprinklers in all closets, bathrooms, and attic regardless of size or use. In addition, patios, or outdoor covers 10 feet or greater in depth shall have fire sprinklers installed.

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. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the frontage improvements in the public right-of-way listed below. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:

a. Construction of a six-inch Type G-2 curb and gutter along the property frontage. The alignment for the new curb shall be designed to maintain the existing guardrails and travel lane centerline. The new curb shall match the curb at the southerly end and include a 10-foot taper to the existing edge of the pavement height and alignment at the north property boundary.

b. Construction of the SDRSD modified driveway.

c. Construction of a minimum of 4 feet wide compacted and bonded DG walkway behind the proposed curb and existing guardrails.

d. Construction of a 5-foot high chain link fence along the property frontage on the west side of the walkway.

e. Construction of a sewer lateral and connection to the existing 12-inch diameter sewer main.

- f. Construction of a storm drainpipe and sidewalk undercrossing per SDRSD D-25A.
- II. Per current rates, the Applicants shall pay in full the one-time sewer capacity fee of \$4,500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit Issuance. The EDU assignment is determined by SBMC 14.08.060.
- III. The storm drain and sewer lateral shall be constructed using directional drilling under the steep slopes to avoid impacts to the steep slopes. The section of storm drain in Valley Avenue shall be constructed using open trench method under an encroachment permit.
- IV. Prior to the occupancy of the building, the Applicants shall enter into an Encroachment Removal and Maintenance Agreement (EMRA) for construction of the private improvements such as the chain link fence, landscaping and DG walkway in the public right of way.

#### Grading Conditions

- 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. An as-graded report shall be submitted to and approved by the City prior to release of the grading bond and issuance of occupancy.
  - c. The Applicants shall provide certification from a structural engineer about the adequacy of all existing retaining walls proposed to remain as part of this project. This certification should include the adequacy of the drainage design behind the existing retaining walls. If the certification requires retrofitting and/or reconstruction of the walls beyond the proposed footprint of this project, then the Applicants should apply for a Modification to the DRP.

- d. The Applicants shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design of the 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.
- e. 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.
- f. 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.
- g. Cut and fill slopes shall be set back from site boundaries and buildings in accordance with SBMC Section 15.40.140 and to the satisfaction of the City Engineer.
- h. 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.
- i. The Applicants shall obtain and submit grading security in a form prescribed by the City Engineer.
- j. The Applicants shall obtain a haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- k. 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.

- i. 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.
- m. 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.
- n. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- o. No increased cross lot drainage shall be allowed.
- p. The Applicants shall obtain the Grading and Building Permits concurrently.
- q. Prior to obtaining a foundation inspection on the 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

D. City Council Conditions:

- I. N/A

I. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.16 and 1.18 in addition to any applicable revocation proceedings.

II. EXPIRATION

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

### III. INDEMNIFICATION AGREEMENT

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

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

**PASSED AND ADOPTED** this 14<sup>th</sup> day of February 2024, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

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LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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

## RESOLUTION 2024-017

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ORDERING THE VACATION OF A PORTION OF A PUBLIC STREET RIGHT-OF-WAY AT 959 HIGHLAND DRIVE

**WHEREAS**, the property owner at 959 Highland Drive requested that a crescent shaped remnant of a 1939 dedicated public street right-of-way, which was realigned in 1948, be vacated, leaving the 1948 uniform 60-foot wide right-of-way in place; and

**WHEREAS**, the City has determined that the portion of street right-of-way has not been used and is not needed for street purposes for which it was offered; and

**WHEREAS**, notice of the intended vacation was duly published and posted in accordance with Sections 8320, 8322 and 8323 of the Streets and Highways Code; and

**WHEREAS**, the City Council of the City of Solana Beach has considered the proposed vacation in relation to the General Plan of the City of Solana Beach; and

**WHEREAS**, the City Council found the application request exempt from the California Environmental Quality Act pursuant to Section 15305 of the State CEQA Guidelines; and

**WHEREAS**, after consideration of all evidence submitted, the City Council finds the crescent shaped 1939 street right-of-way described and shown on Exhibits A and B unnecessary for present or prospective public use as a public street.

**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. The portion of the irrevocable offer to dedicate street right-of-way described and shown on Exhibits A and B of this Resolution shall be vacated.
3. That the City Council authorizes the City Clerk to certify a copy of this resolution and have it recorded at the County of San Diego Recorder in accordance with Section 8325 of the Streets and Highway Code.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of February, 2024, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

\_\_\_\_\_  
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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

EXHIBIT "A"  
DESCRIPTION

THAT PORTION OF HIGHLAND DRIVE IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AS SHOWN ON RECORD OF SURVEY 9474 RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 28, 1983 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ALONG THE SOUTHERLY LINE OF LOT 8, PER MAP 12919, AT THE EASTERLY TERMINUS OF THAT COURSE "84°53'05" E 149.62'" TO THE INTERSECTION OF OF THE WESTERLY RIGHT-OF-WAY OF HIGHLAND DRIVE, BEING THE NORTHEASTERLY CORNER OF RECORD OF SURVEY 9474, BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 80.00 FEET, WITH A RADIAL BEARING OF NORTH 50°31'53" WEST, THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°46'58", AN ARC DISTANCE OF 45.77 FEET; THENCE SOUTH 72°15'05" WEST 44.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 179.42 FEET, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°02'41" AN ARC DISTANCE OF 81.56 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CURVE HAVING A RADIUS OF 179.42 FEET SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 25°50'11" AN ARC DISTANCE OF 80.90 FEET;  
 THENCE NORTH 15°12'24" WEST 2.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°00'00" AN ARC DISTANCE OF 76.79 FEET;  
 THENCE NORTH 72°47'36" EAST 11.83 FEET TO THE TRUE POINT OF BEGINNING.



*Dennis M. Dodson*

3/15/23

DENNIS M. DODSON, PLS

DATE



SDE JN: 5994

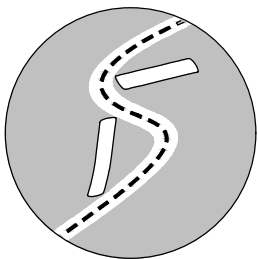
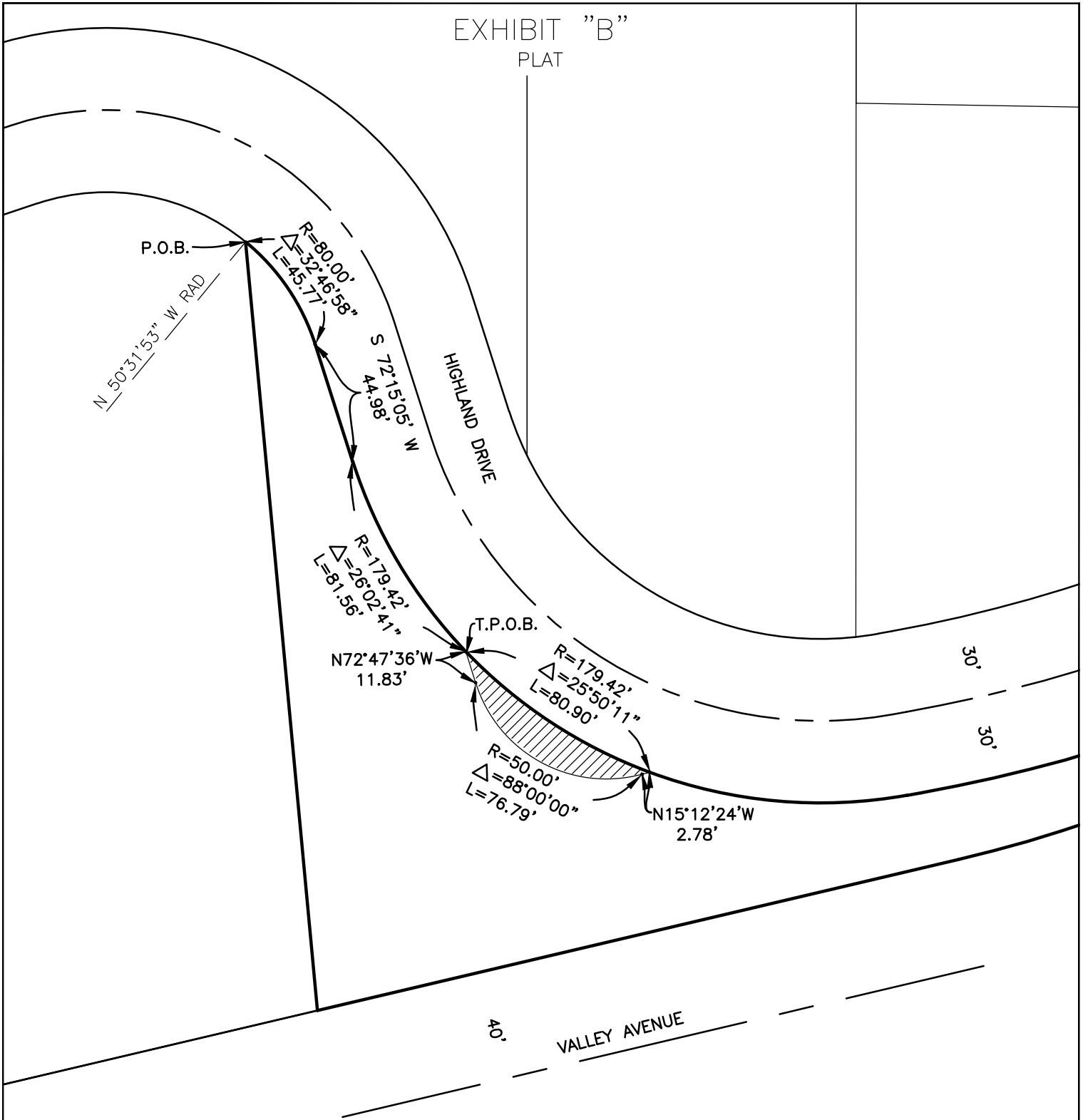
VACATION PLAT

SHEET 1 OF 2

SAN DIEGUITO ENGINEERING, INC  
 1911 PALOMAR OAKS WAY,  
 Ste. 200 CARLSBAD, CA 92008  
 PHONE: (858) 345-1149  
 www.sdeinc.com

CIVIL ENGINEERING • PLANNING  
 LAND SURVEYING

EXHIBIT "B"  
PLAT



SCALE 1"=50'

SDE JN: 5994

VACATION PLAT

SHEET 2 OF 2



SAN DIEGUITO ENGINEERING, INC

1911 PALOMAR OAKS WAY,  
Ste. 200 CARLSBAD, CA 92008

PHONE: (858) 345-1149

www.sdeinc.com

CIVIL ENGINEERING • PLANNING  
LAND SURVEYING

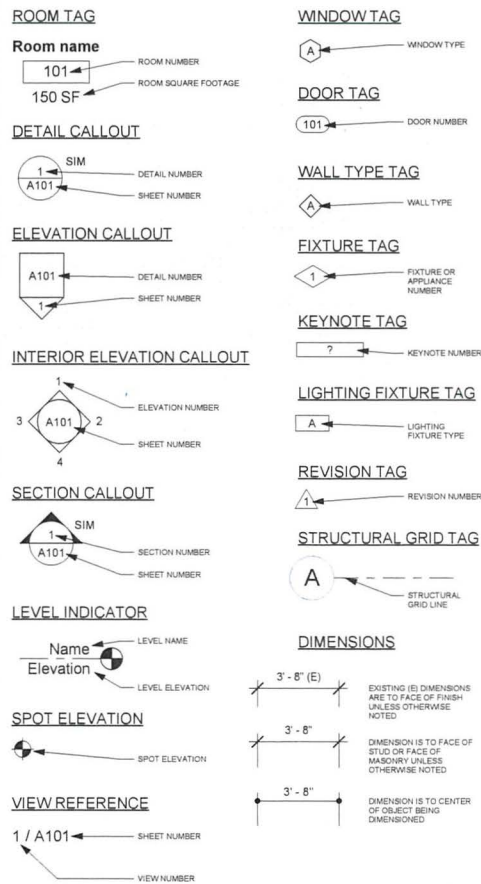
All reports, drawings, specifications, computer files including any AutoCAD, BIM, or related files, field data, notes and other documents and instruments prepared by EMS, as instruments of service shall remain the property of EMS. EMS shall retain all common law, statutory and other reserved rights, including the copyright thereto, withheld, conditioned or delayed.

GENERAL NOTES

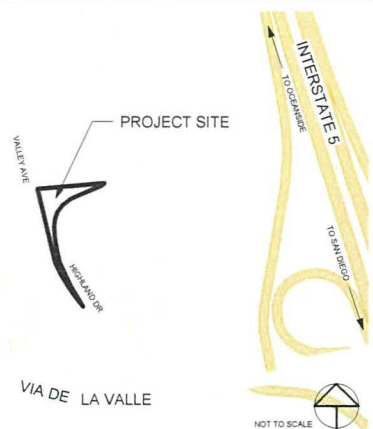
- 1. The Contractor shall carefully study and compare the contract documents with each other and with information furnished by the Owner and shall at once report to Architect errors, inconsistencies, and omissions discovered. If the Contractor performs any construction activity knowing it involves a recognized error, without such notice to Architect, the Contractor shall assume appropriate responsibility for such performance and shall bear an appropriate amount of the attributable costs for correction.
2. The Contractor shall take field measurements and verify field conditions and shall carefully compare such field measurements and conditions and other information known to the Contractor with the contract documents before commencing activities. Errors, inconsistencies or omissions discovered shall be reported to Architect at once.
3. The Contractor shall supervise and direct the work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures, including safety procedures, and for coordinating all portions of the work under the contract, unless the contract documents give other specific instructions concerning these matters.
4. The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, subcontractors and their agents and employees, and other persons performing portions of the work under a contract with the Contractor.
5. The Contractor shall be responsible for inspection of portions of work already performed to determine that such portions are in proper condition to receive subsequent work. Contractor shall correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected. Commencement of work by any trade will be considered unqualified acceptance of the substrate and installation conditions. No claim for warranty avoidance will be accepted if installation over an improper substrate has commenced.
6. Unless otherwise provided in the contract documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation and other facilities and services necessary for proper execution and completion of the work, whether temporary or permanent and whether or not incorporated or to be incorporated in the work.
7. Unless otherwise provided in the contract documents, the Contractor shall secure and pay for the building permit and other permits and governmental fees, licenses and inspections necessary for proper execution and completion of the work, including certificate of occupancy, which are customarily secured after execution of the contract and which are legally required when bids are received or negotiations concluded.
8. The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of public authorities bearing on performance of the work.
9. It is not the Contractor's responsibility to ascertain that the contract documents are in accordance with applicable laws, statutes, ordinances, building codes, and rules and regulations. However, if the Contractor observes that portions of the contract documents are at variance therewith, the Contractor shall promptly notify Architect in writing, and necessary changes shall be accomplished by appropriate modification.
10. The Contractor shall not damage or endanger any portion of fully or partially completed construction of the Owner or separate contractors by cutting, patching or otherwise altering such construction.

- 11. The Contractor shall keep the premises and surrounding area free from accumulation of waste materials caused by operations under the contract. At completion of the work, the Contractor shall remove from and about the project waste materials, rubbish, Contractor's tools, construction equipment, machinery, and surplus materials.
12. The Contractor shall not be relieved of responsibility for deviations from requirements of the contract documents by Architect's review of shop drawings, product data, samples or similar submittals unless the Contractor has specifically informed and obtained written approval from the Architect. The Contractor shall not be relieved of responsibility for errors or omissions in shop drawings, product data, samples or similar submittals by Architect thereof. The Contractor shall be solely responsible for providing a complete installation of elements whether or not the shop drawings have been reviewed by Architect.
13. The Contractor shall submit two prints of required shop drawings for review by Architect prior to execution of work.
14. All areas to receive millwork shall be field measured prior to construction.
15. All cabinet work shall conform to the applicable requirements of the Woodwork Institute of California and the latest edition of the "WCI Manual of Millwork".
16. Dimensions are to face of stud or face of masonry unless otherwise noted.
17. The Contractor shall verify equipment rough-in requirements with the equipment manufacturers.
18. The Contractor shall provide all necessary blocking, backing framing, hangers or other support for all fixtures, equipment, cabinetry, furnishings and all other items.
19. Notify Owner of non-availability of specified materials at the time of bidding. If no notice is given, it will be assumed the materials are available.
20. Substitutions of specified products will require written approval by Architect prior to ordering or installation.
21. Do not scale the drawings.

SYMBOLS



VICINITY MAP



APPLICABLE CODES

All work on this project shall comply with all current applicable building codes, ordinances, and any City of Solana Beach amendments, including, but not limited to:
2022 California Building Code, CCR, Title 24, Part 2, Vol. 1 & 2
2022 California Residential Code, CCR Title 24, Part 2.5
2022 California Electrical Code, CCR, Title 24, Part 3
2022 California Mechanical Code, CCR, Title 24, Part 4
2022 California Plumbing Code, CCR, Title 24, Part 5
2022 California Energy Code, CCR, Title 24, Part 6
2022 California Fire Code, CCR, Title 24, Part 9
2022 California Green Building Code, CCR, Title 24, Part 11
2022 California Building Energy Efficiency Standards

DEFERRED SUBMITTALS

Installation of deferred approval items shall not be started until detailed plans, specifications, and engineering calculations have been accepted and signed by the architect or engineer who has been delegated the responsibility of covering the work shown on a particular plan or specification, and approved by the City of Solana Beach. Deferred items shall be completed prior to occupancy of the building affected by the deferred work.

Changes to the approved drawings and specifications shall be made by an addenda or a change order approved by the City of Solana Beach.

All work shall conform to Title 24, California Code of Regulations (CCR) and any City of Solana Beach amendments.

Deferred approval items are as follows:

- 1. FIRE SPRINKLER SYSTEM DRAWINGS
2. SOLAR PV SYSTEM DRAWINGS

The plans and specifications shall be stamped and signed by the architect or engineer of record before submittal to the City.

SPECIAL INSPECTIONS

Notice to the Applicant/Owner/Owner's Agent/Architect/Engineer of Record: By using this permitted construction drawings for construction/installation of the work specified herein, you agree to comply with the requirements of the City of Solana Beach for special inspection, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.

Notice to the Contractor/Builder/Installer/Subcontractor/Owner-Builder: By using this permitted construction drawings for construction/installation of the work specified herein, you acknowledge and are aware of, the requirements contained in the statement of special inspections. You agree to comply with the requirements of the City of Solana Beach for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.

PROJECT DATA

APPLICANT: STEVEN CONNOR & ESTHER SETIADI
1900 S. RIVER DRIVE # 111
PORTLAND, OR 97201
760.855.7079
sconnor@hotmail.com
SITE ADDRESS: 959 HIGHLAND DRIVE
SOLANA BEACH, CA 92075
APN: 298-270-12
LEGAL DESCRIPTION: SEC 2-14-4W\*SEQ\*PAR PER ROS 9474
IN N H OF SEQ OF
GROSS LOT SIZE: 27,442 SF (0.63 ACRES)
NET LOT SIZE: 24,564 SF (0.56 ACRES)
ZONE: MEDIUM HIGH RESIDENTIAL (8-12 DU/ACRE)
YEAR BUILT: N/A
OVERLAY ZONES: HILLSIDE
SETBACKS: REQUIRED MINIMUM: PROPOSED MINIMUM W/ R.O.W. VACATION:
FRONT: 20' 22' - 6"
INTERIOR SIDE: 5' 13' - 9"
STREET SIDE: 10' 10'
REAR: 15' 51' - 9"
HEIGHT: MAXIMUM: 30'
EXISTING: N/A
PROPOSED: 28' - 11" +/-
FLOOR AREA: MAIN LEVEL LIVING AREA: 1,894 SF
LOWER LEVEL LIVING AREA: 1,648 SF
MAIN LEVEL GARAGE: 787 SF
COVERED EXTERIOR AREAS: 96 SF
SUBTOTAL: 4,425 SF
OFF-STREET PARKING EXEMPTION: (400) SF
TOTAL PROPOSED FLOOR AREA: 4,025 SF
MAX. ALLOWABLE FLOOR AREA: 27,442 SF x 0.75 = 20,581 SF
PROPOSED FLOOR AREA RATIO: 4,025 SF / 27,442 SF = 15%
PARKING: GARAGE SPACES: 3
GUEST SPACES: 1
STORIES: EXISTING: 0
PROPOSED: 2
OCCUPANCY: R-3 / U
TYPE OF CONSTRUCTION: V-B, SPRINKLERED

SCOPE OF WORK

NEW SINGLE-FAMILY RESIDENCE AND ASSOCIATED SITEWORK AND LANDSCAPING.

PROJECT TEAM

OWNER: STEVEN CONNOR & ESTHER SETIADI
1900 S. RIVER DR. #111
PORTLAND, OR 97201
ARCHITECT: ECO MINDED SOLUTIONS
9530 PADGETT STREET
SUITE 109
SAN DIEGO, CA 92126
858.779.1225
ATTN: JOHN HECKEL
jheckel@ecomindedsolutions.com
CONTRACTOR: ECO MINDED SOLUTIONS
LICENSE B-948204
9530 PADGETT STREET
SUITE 109
SAN DIEGO, CA 92126
858.779.1225
ATTN: MARK COHEN
mcohen@ecomindedsolutions.com
STRUCTURAL ENGINEER: TBD
ADDRESS 1
ADDRESS 2
PHONE
ATTN: email
CIVIL ENGINEER: SAN DIEGUITO ENGINEERING, INC.
1911 PALOMAR OAKS WAY, SUITE 200
CARLSBAD, CA 92008
858.345.1149
ATTN: JOSHUA REEVES
jreeves@sdeinc.com
GEOTECHNICAL ENGINEER: GEOSILS, INC.
5741 PALMER WAY
CARLSBAD, CA 92010
760.931.0915
ATTN: ROBERT CRISMAN
rcrisman@geosilsinc.com
ENERGY COMPLIANCE: TITLE 24 AND MORE
858.2919155
ATTN: JEN GAGNE
jen@title24andmore.com
PROJECT BIOLOGIST: MERKEL & ASSOCIATES
5434 RUFFIN ROAD
SAN DIEGO, CA 92123
858.560.5465
ATTN: ADAM H. BEHLE
abehle@merkelinc.com



LICENSE NUMBER: B-948204

9530 PADGETT STREET, SUITE 109
SAN DIEGO, CA 92126

(O) 858.779.1225
(F) 858.779.1054

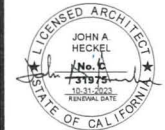
WWW.ECOMINDEDSOLUTIONS.COM

PROJECT TITLE:

CONNOR / SETIADI
RESIDENCE
NEW SINGLE-FAMILY RESIDENCE
959 HIGHLAND AVE
SOLANA BEACH, CA 92075

Table with 2 columns: REVISIONS, DATE. Multiple empty rows for recording revisions.

STAMP:



DRAWN BY: JAH

CHECKED BY: JAH DATE: 1/15/2024

SHEET NAME: Title Sheet

TS01

SHEET INDEX

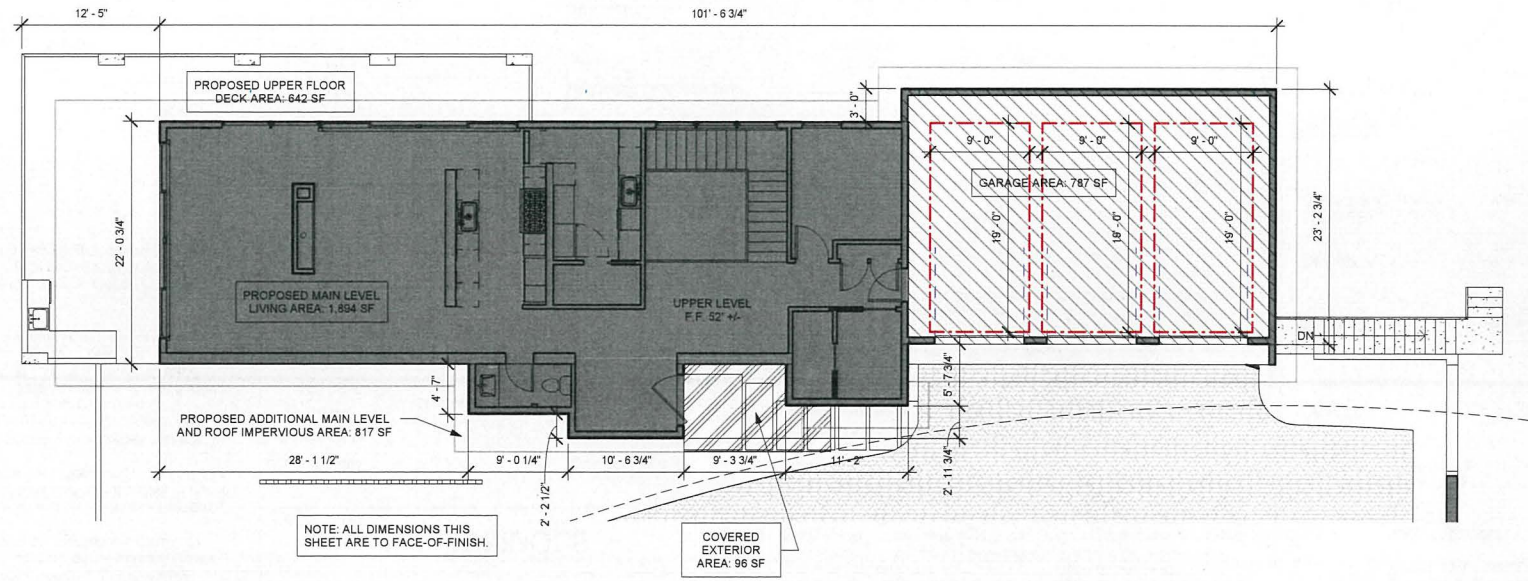
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DISCRETIONARY PERMITS

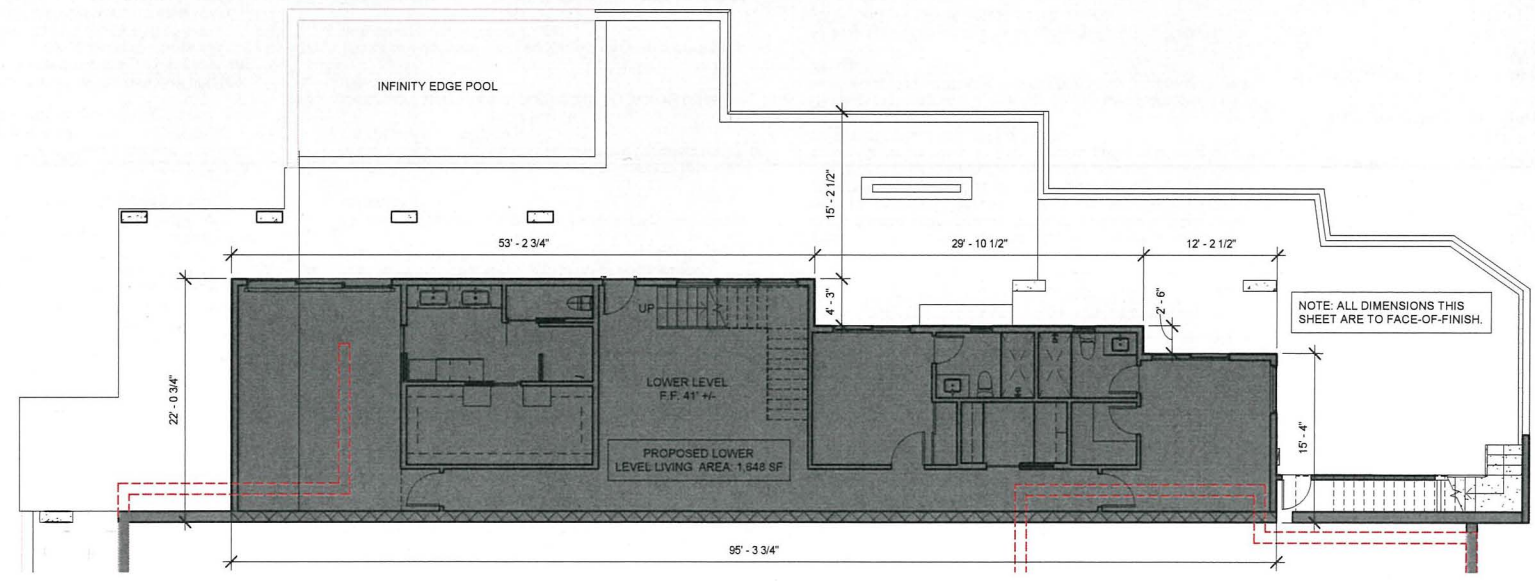
DEVELOPMENT REVIEW PERMIT: DRP22-026
STRUCTURE DEVELOPMENT PERMIT: SDP22-021
COASTAL DEVELOPMENT PERMIT:



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2 Proposed Main Level Area Plan  
1/8" = 1'-0"



1 Proposed Lower Level Area Plan  
1/8" = 1'-0"

FLOOR AREA CALCULATIONS

MAIN LEVEL LIVING AREA:	1,894 SF
LOWER LEVEL LIVING AREA:	1,848 SF
MAIN LEVEL GARAGE:	787 SF
COVERED EXTERIOR AREAS:	96 SF
SUBTOTAL:	4,425 SF
OFF-STREET PARKING EXEMPTION:	1,400 SF
TOTAL PROPOSED FLOOR AREA:	4,025 SF
MAX. ALLOWABLE FLOOR AREA: 27,442 SF x 0.75 =	20,581 SF
PROPOSED FLOOR AREA RATIO: 4,025 SF / 27,442 SF =	15%



LICENSE NUMBER: B-948204

9530 PADGETT STREET, SUITE 109  
SAN DIEGO, CA 92126

(O) 858.779.1225  
(F) 858.779.1054

WWW.ECOMINDEDSOLUTIONS.COM

PROJECT TITLE:

**CONNOR / SETIADI RESIDENCE**

NEW SINGLE-FAMILY RESIDENCE

959 HIGHLAND AVE  
SOLANA BEACH, CA 92075

REVISIONS	DATE

STAMP:

LEGEND

- GARAGE FLOOR AREA
- LIVING AREA
- EXTERIOR COVERED AREA

DRAWN BY:  
JAH

CHECKED BY: JAH      DATE:  
1/15/2024

SHEET NAME:  
Floor Area Diagram

TS02



(E) LOWER LEVEL RETAINING WALLS TO REMAIN TYP

(E) MID-LEVEL RETAINING WALLS TO BE REMOVED (PARTIAL REMOVAL)

(E) MID-LEVEL RETAINING WALLS TO BE REMAIN

(E) LOWER-LEVEL RETAINING WALLS TO BE REMAIN TYP

(E) UPPER RETAINING WALL TO BE REMAIN (PARTIALLY)

(E) UPPER RETAINING WALLS TO BE REMOVED

MATCHLINE

Existing Site Survey  
- Upper



AS01

N 1938600

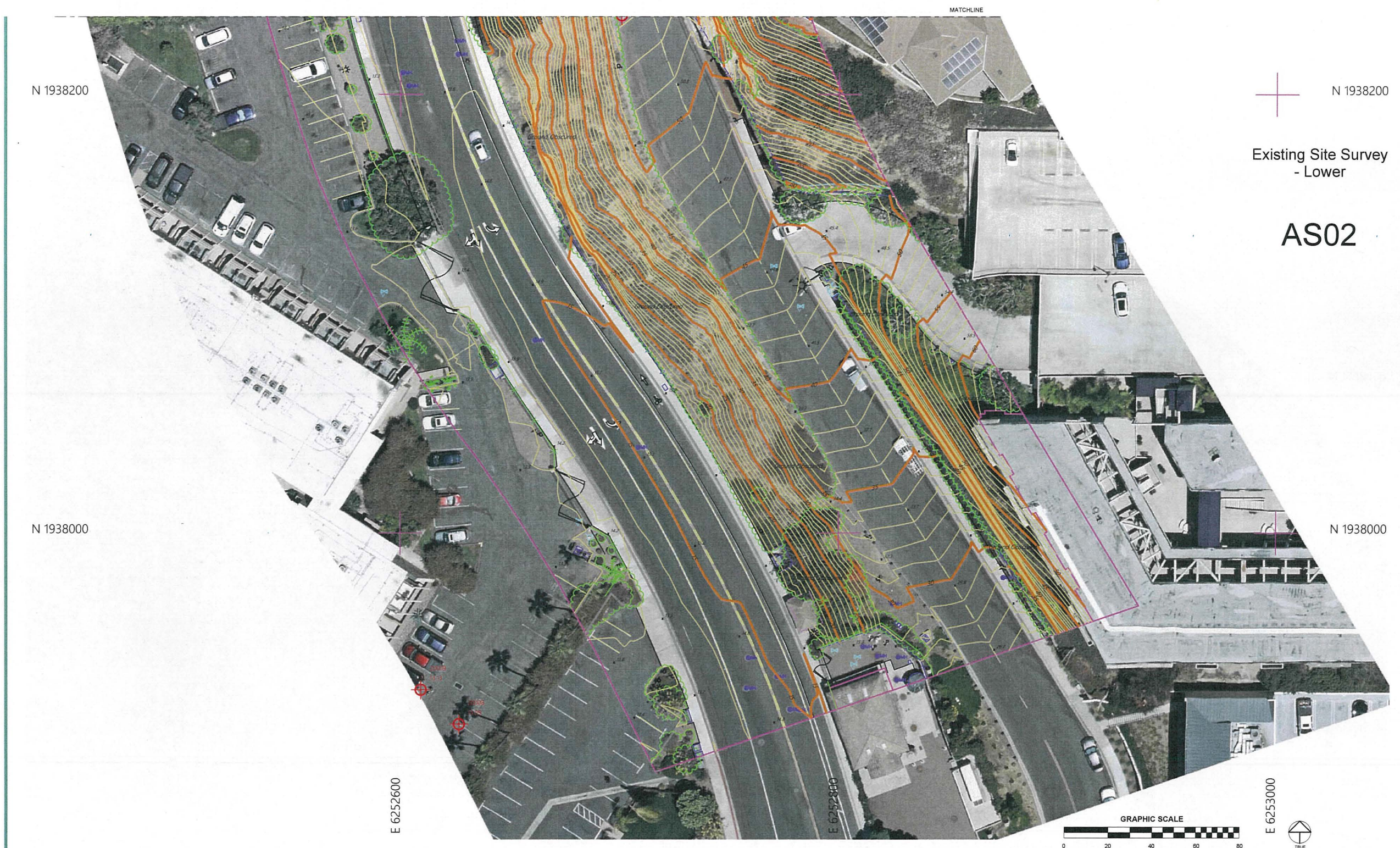
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E 6252600

E 6252800

E 6253000

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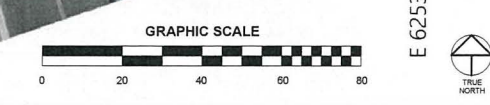


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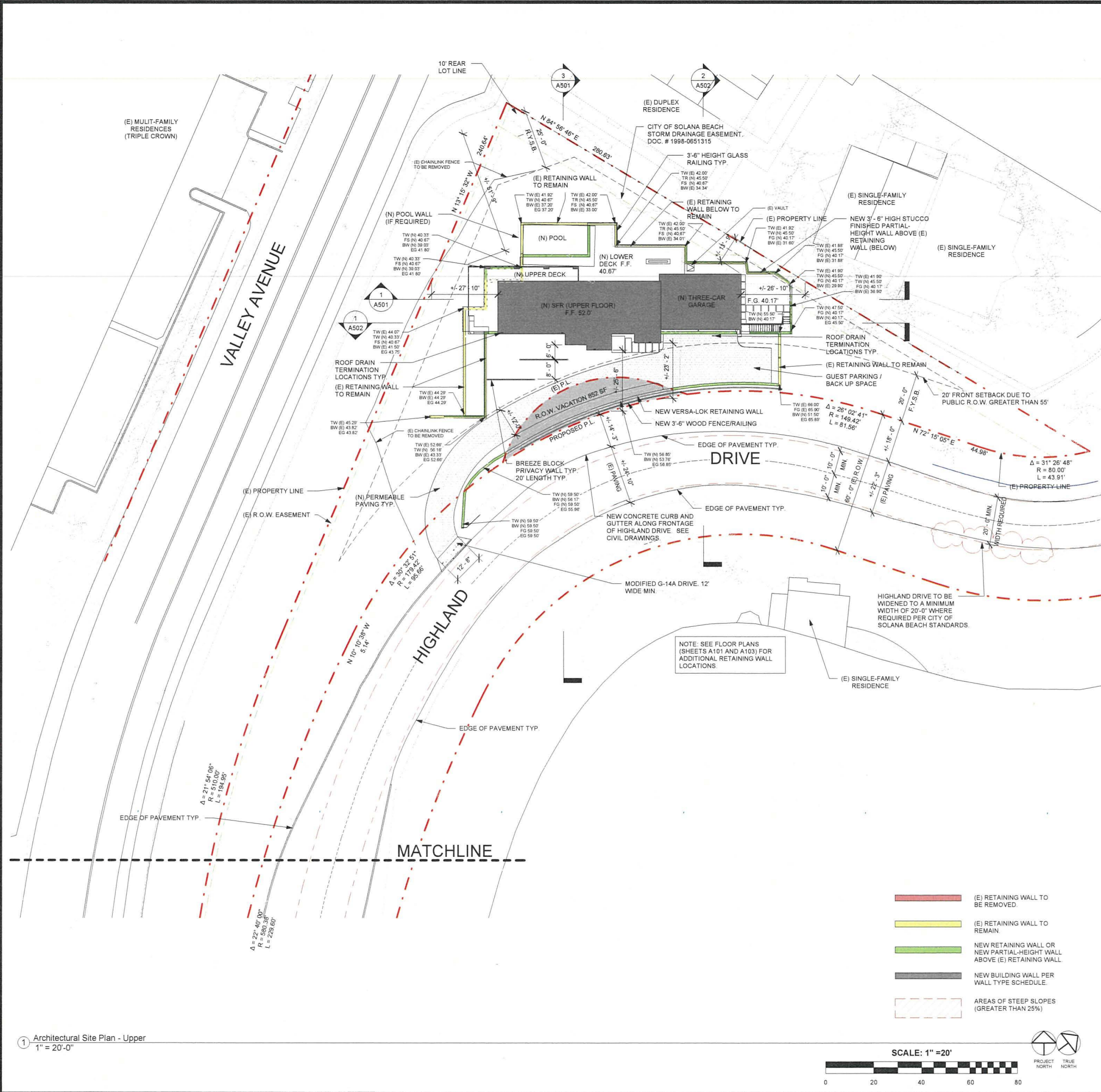
Existing Site Survey  
- Lower

AS02



<p>ERIC T. PHAN CERTIFIED PHOTOGRAMMETRIST (ASPRS) No. 1589 Exp. 10/21/2025</p>	<p>AEROTECH MAPPING, INC. 200 Sycamore Canyon Drive, Suite 303 Irvine, CA 92618 (949) 266-1022</p>	<p>Project:</p> <h1>Highland Drive</h1> <p>(San Diego, CA)</p>	<p>Client:</p> <h1>San Dieguito Engineering, Inc.</h1>	<p>Flight Date: June 20, 2022</p> <p>Photo Scale: 4cm Digital</p>																																																											
	<p>ATM #CA0622-131</p> <p>Contour Interval: 1 Foot</p> <p>Map Scale 1"=20'</p> <p>Plot Scale: N/A</p>		<p><b>Legend</b></p> <table border="0"> <tr> <td> AERIAL PANELS</td> <td> CACTUS</td> <td> SIGNS</td> <td> FIRE HYDRANT</td> <td> CULVERT</td> <td> TRAFFIC SIGNAL</td> <td> MINE</td> <td> BUILDING</td> <td> TRAFFIC LANE PAINT</td> <td> CONCRETE</td> <td> INDEX CONTOUR / TEXT</td> <td> VEGETATION LINE</td> </tr> <tr> <td> GRID TEXT</td> <td> PALM TREE</td> <td> BILLBOARD</td> <td> METER / UTILITY</td> <td> UTILITY POLE</td> <td> PEDESTRIAN SIGNAL</td> <td> BIKE LANE</td> <td> SWIMMING POOL</td> <td> PARKING STRIPES</td> <td> RAILROAD</td> <td> INTER CONTOUR</td> <td> GOLF FAIRWAY / TEE</td> </tr> <tr> <td> GRID TICK</td> <td> SINGLE TREE</td> <td> OVERHEAD SIGNS</td> <td> MANHOLE</td> <td> TRANSMISSION</td> <td> STREET LIGHT</td> <td> HANDICAP</td> <td> BRIDGE</td> <td> ROAD / PAVEMENT</td> <td> FENCE</td> <td> INDEX DEPRESSION / TEXT</td> <td> GOLF GREEN / TEE</td> </tr> <tr> <td> SPOT ELEVATION</td> <td> FLAG</td> <td> STREET SIGN</td> <td> VALVE</td> <td> TV DISH</td> <td> STRAIGHT ARROWS</td> <td> TRAFFIC PAINT</td> <td> CANOPY</td> <td> DIRT ROAD / TRAIL</td> <td> RETAINING WALL</td> <td> INTER DEPRESSION</td> <td> GOLF SANDTRAP</td> </tr> <tr> <td></td> <td> GATE</td> <td> POST / BOLLARD</td> <td> CATCH BASIN</td> <td> LIGHT POLE</td> <td> DIRECTIONAL ARROWS</td> <td> TRAFFIC PAINT</td> <td> ROCKS</td> <td> CURB / GUTTER</td> <td> GUARD RAIL</td> <td> WASH / WATER</td> <td> FIELD / GRASS</td> </tr> </table>	AERIAL PANELS	CACTUS	SIGNS	FIRE HYDRANT	CULVERT	TRAFFIC SIGNAL	MINE	BUILDING	TRAFFIC LANE PAINT	CONCRETE	INDEX CONTOUR / TEXT	VEGETATION LINE	GRID TEXT	PALM TREE	BILLBOARD	METER / UTILITY	UTILITY POLE	PEDESTRIAN SIGNAL	BIKE LANE	SWIMMING POOL	PARKING STRIPES	RAILROAD	INTER CONTOUR	GOLF FAIRWAY / TEE	GRID TICK	SINGLE TREE	OVERHEAD SIGNS	MANHOLE	TRANSMISSION	STREET LIGHT	HANDICAP	BRIDGE	ROAD / PAVEMENT	FENCE	INDEX DEPRESSION / TEXT	GOLF GREEN / TEE	SPOT ELEVATION	FLAG	STREET SIGN	VALVE	TV DISH	STRAIGHT ARROWS	TRAFFIC PAINT	CANOPY	DIRT ROAD / TRAIL	RETAINING WALL	INTER DEPRESSION	GOLF SANDTRAP		GATE	POST / BOLLARD	CATCH BASIN	LIGHT POLE	DIRECTIONAL ARROWS	TRAFFIC PAINT	ROCKS	CURB / GUTTER	GUARD RAIL	WASH / WATER	FIELD / GRASS
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**PROJECT DATA**

APPLICANT:	STEVEN CONNOR & ESTHER SETIADI 1900 S. RIVER DRIVE # 111 PORTLAND, OR 97201 760.855.7079 slconnor@hotmail.com	
SITE ADDRESS:	959 HIGHLAND DRIVE SOLANA BEACH, CA 92075	
APN:	298-270-12	
LEGAL DESCRIPTION:	SEC 2-14-4W*SEQ*PAR PER ROS 9474 IN N H OF SEQ OF	
GROSS LOT SIZE:	27,442 SF (0.63 ACRES)	
NET LOT SIZE:	24,564 SF (0.56 ACRES)	
ZONE:	MEDIUM HIGH RESIDENTIAL (8-12 DU/ACRE)	
YEAR BUILT:	N/A	
OVERLAY ZONES:	HILLSIDE	
SETBACKS:	REQUIRED MINIMUM:	PROPOSED MINIMUM W/ R.O.W. VACATION:
FRONT:	20'	22' - 6"
INTERIOR SIDE:	5'	13' - 9"
STREET SIDE:	10'	10'
REAR:	15'	51' - 9"
HEIGHT:	MAXIMUM EXISTING:	30'
	PROPOSED:	28' - 11" +/-
FLOOR AREA:	MAIN LEVEL LIVING AREA:	1,894 SF
	LOWER LEVEL LIVING AREA:	1,648 SF
	MAIN LEVEL GARAGE:	787 SF
	COVERED EXTERIOR AREAS:	96 SF
	SUBTOTAL:	4,425 SF
	OFF-STREET PARKING EXEMPTION:	(400) SF
	TOTAL PROPOSED FLOOR AREA:	4,025 SF
	MAX. ALLOWABLE FLOOR AREA: 27,442 SF x 0.75 =	20,581 SF
	PROPOSED FLOOR AREA RATIO: 4,025 SF / 27,442 SF =	15%
PARKING:	GARAGE SPACES:	3
	GUEST SPACES:	1
STORIES:	EXISTING:	0
	PROPOSED:	2
OCCUPANCY:	R-3 / U	
TYPE OF CONSTRUCTION:	V-B, SPRINKLERED	
SOURCE OF TOPOGRAPHIC DATA:	AEROTECH MAPPING INC., JUNE 2022	

**ECO MINDED SOLUTIONS**



LICENSE NUMBER: B-948204

9530 PADGETT STREET, SUITE 109  
SAN DIEGO, CA 92126

(O) 858.779.1225  
(F) 858.779.1054

WWW.ECOMINDEDSOLUTIONS.COM

PROJECT TITLE:

**CONNOR / SETIADI RESIDENCE**  
NEW SINGLE-FAMILY RESIDENCE  
959 HIGHLAND AVE  
SOLANA BEACH, CA 92075

REVISIONS	DATE

STAMP:

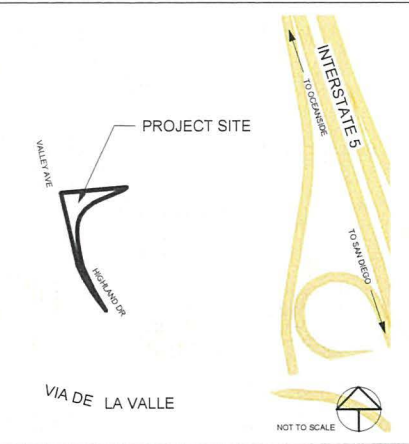
DRAWN BY:  
JAH

CHECKED BY: JAH DATE: 1/15/2024

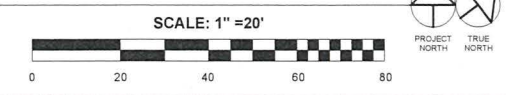
SHEET NAME:  
Architectural Site Plan - Upper

AS03

**VICINITY MAP**



1 Architectural Site Plan - Upper  
1" = 20'-0"





### STORY POLE MATRIX

POLE NUMBER	BASE ELEVATION	PLANNED ELEVATION	LENGTH	DESCRIPTION	POLE NUMBER	BASE ELEVATION	PLANNED ELEVATION	APPROX. LENGTH	DESCRIPTION	POLE NUMBER	BASE ELEVATION	PLANNED ELEVATION	APPROX. LENGTH	DESCRIPTION
SP 1	38.83' 38.83'	55.50' (T.O. RAILING) 52.00' (T.O. DECK)	16.67' 13.17'	NW CORNER MAIN LEVEL DECK	SP 9 (T)	51.67'	67.50' (T.O. CHIMNEY)	15.83'	SOUTH SIDE CHIMNEY	SP 17	52.75' 52.75'	64.83' (T.O. MAIN ROOF) 60.83' (T.O. GARAGE ROOF)	12.08' 8.08'	SE CORNER MAIN LEVEL BLDG.
SP 2	42.79' 42.79'	55.50' (T.O. RAILING) 52.00' (T.O. DECK)	12.71' 9.21'	NE CORNER MAIN LEVEL DECK	SP 10	44.87' 44.87' 44.87'	69.17' (T.O. TOWER ROOF) 64.83' (T.O. MAIN ROOF) 55.50' (T.O. RAILING) 52.00' (MAIN LEVEL FLOOR)	24.30' 19.96' 10.83' 7.13'	NW CORNER TOWER	SP 18	52.55'	60.83' (T.O. GARAGE ROOF)	8.28'	SE CORNER ENTRY AREA ROOF
SP 3	43.82' 43.82'	55.50' (T.O. RAILING) 52.00' (T.O. DECK)	11.68' 8.18'	SW CORNER MAIN LEVEL DECK	SP 11	43.81' 43.81'	69.17' (T.O. TOWER ROOF) 64.83' (T.O. MAIN ROOF)	25.36' 21.02'	NE CORNER TOWER	SP 19	52.46' 52.46'	64.83' (T.O. MAIN ROOF) 60.83' (T.O. GARAGE ROOF)	12.37' 8.37'	SW CORNER STORAGE
SP 4	52.31' 52.31' 52.31'	64.83' (T.O. MAIN ROOF) 55.50' (T.O. RAILING) 52.00' (T.O. DECK)	12.52' 3.19' -0.31' (CUT)	SW CORNER MAIN LEVEL BLDG.	SP 12	49.54'	69.17' (T.O. TOWER ROOF)	19.63'	SW CORNER TOWER	SP 20	NOT USED			
SP 5	43.25'	64.83' (T.O. MAIN ROOF)	21.58'	NW CORNER MAIN LEVEL BLDG.	SP 13	50.98'	69.17' (T.O. TOWER ROOF)	18.19'	SE CORNER TOWER	SP 21	52.61'	60.83' (T.O. ENTRY ROOF)	8.22'	SW CORNER ENTRY AREA ROOF
SP 6	43.91'	64.83' (T.O. MAIN ROOF)	20.92'	SW CORNER MAIN LEVEL ROOF	SP 14	42.30'	60.83' (T.O. GARAGE ROOF)	18.53'	NW CORNER GARAGE	SP 22	52.54' 52.54'	64.83' (T.O. MAIN ROOF) 60.83' (T.O. ENTRY ROOF)	12.29' 8.29'	SOUTH WALL MAIN LEVEL BLDG.
SP 7	41.29'	64.83' (T.O. MAIN ROOF)	23.54'	NW CORNER MAIN LEVEL ROOF	SP 15	41.70'	60.83' (T.O. GARAGE ROOF)	19.13'	NE CORNER GARAGE	SP 23	43.82' 43.82'	64.83' (T.O. MAIN ROOF) 60.83' (T.O. GARAGE ROOF)	21.01' 17.01'	NW CORNER MAIN LEVEL DECK
SP 8 (T)	43.30'	67.50' (T.O. CHIMNEY)	24.20'	NORTH SIDE CHIMNEY	SP 16	43.82'	60.83' (T.O. GARAGE ROOF)	17.01'	SE CORNER GARAGE					

### STORY POLE LEGEND

**ABBREVIATIONS**  
 SP # STORY POLE NUMBER  
 EL ELEVATION ABOVE LOWER LEVEL DATUM  
 STORY POLE  
 STRING LINE WITH FLAGGING  
 TOPOGRAPHIC DATA PROVIDED BY AEROTECH MAPPING, INC., JUNE 2022



LICENSE NUMBER: B-948204

9530 PADGETT STREET, SUITE 109  
SAN DIEGO, CA 92126

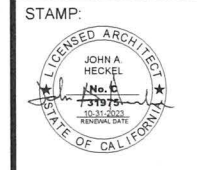
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**CONNOR / SETIADI  
RESIDENCE**  
 NEW SINGLE-FAMILY RESIDENCE  
 959 HIGHLAND AVE  
 SOLANA BEACH, CA 92075

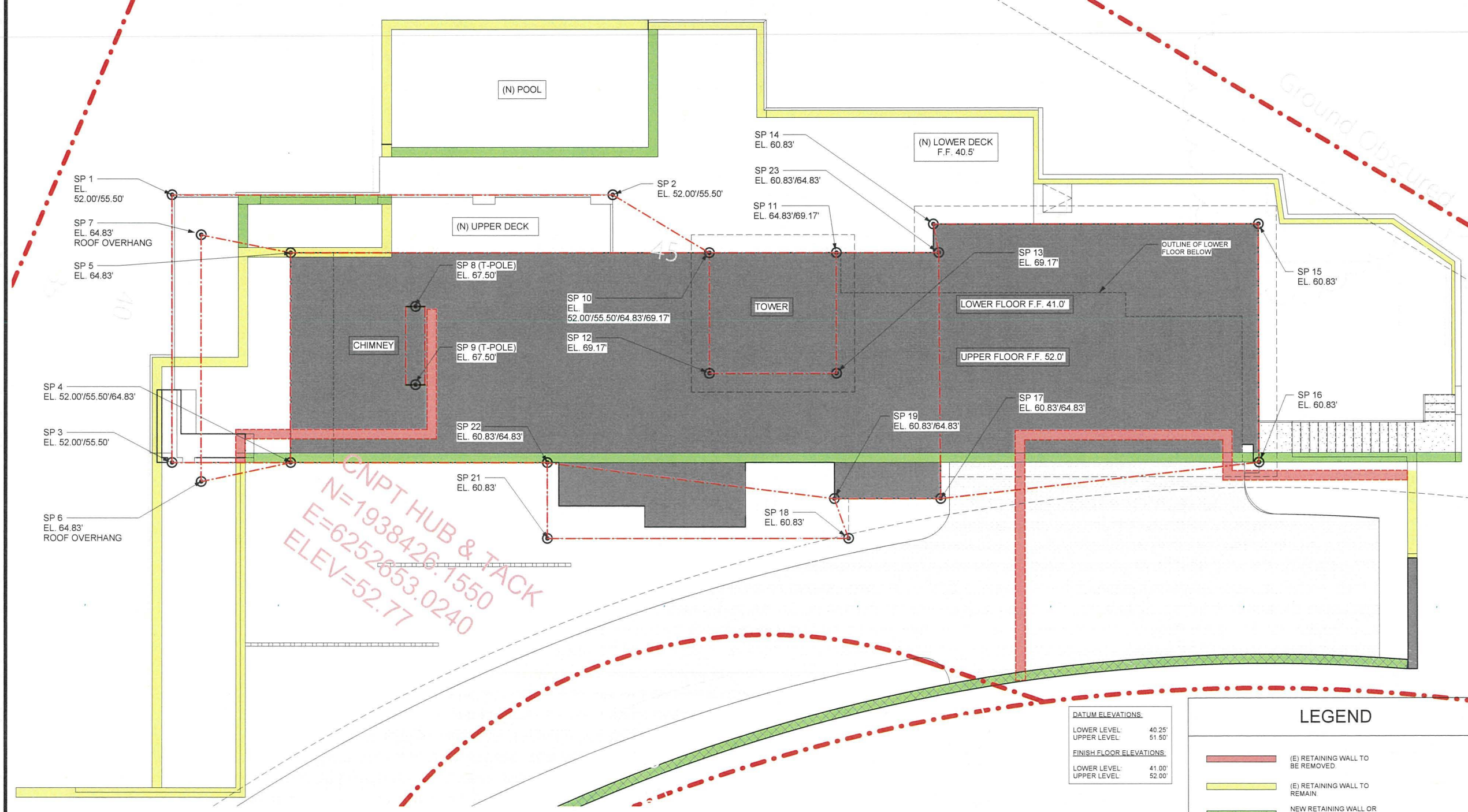
REVISIONS	DATE



DRAWN BY: JAH  
 CHECKED BY: JAH  
 DATE: 1/15/2024

SHEET NAME:  
**Story Pole Plan**

**AS05**



CNPT HUB & TACK  
 N=1938426.1550  
 E=6252653.0240  
 ELEV=52.77

**DATUM ELEVATIONS:**

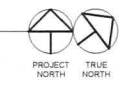
LOWER LEVEL:	40.25'
UPPER LEVEL:	51.50'

**FINISH FLOOR ELEVATIONS:**

LOWER LEVEL:	41.00'
UPPER LEVEL:	52.00'

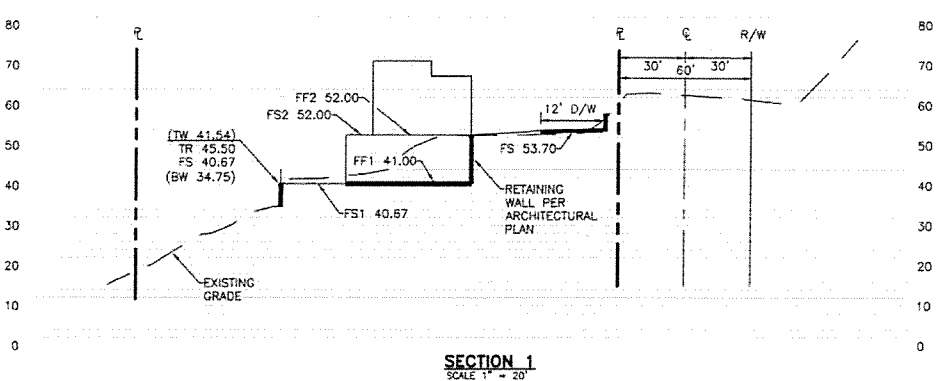
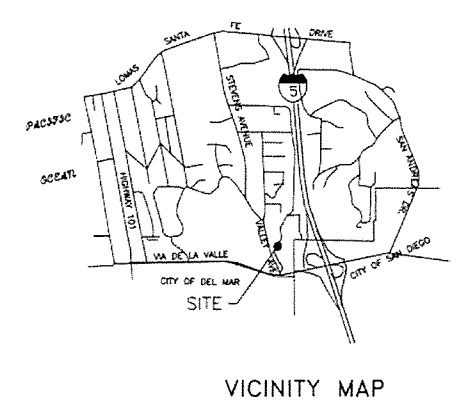
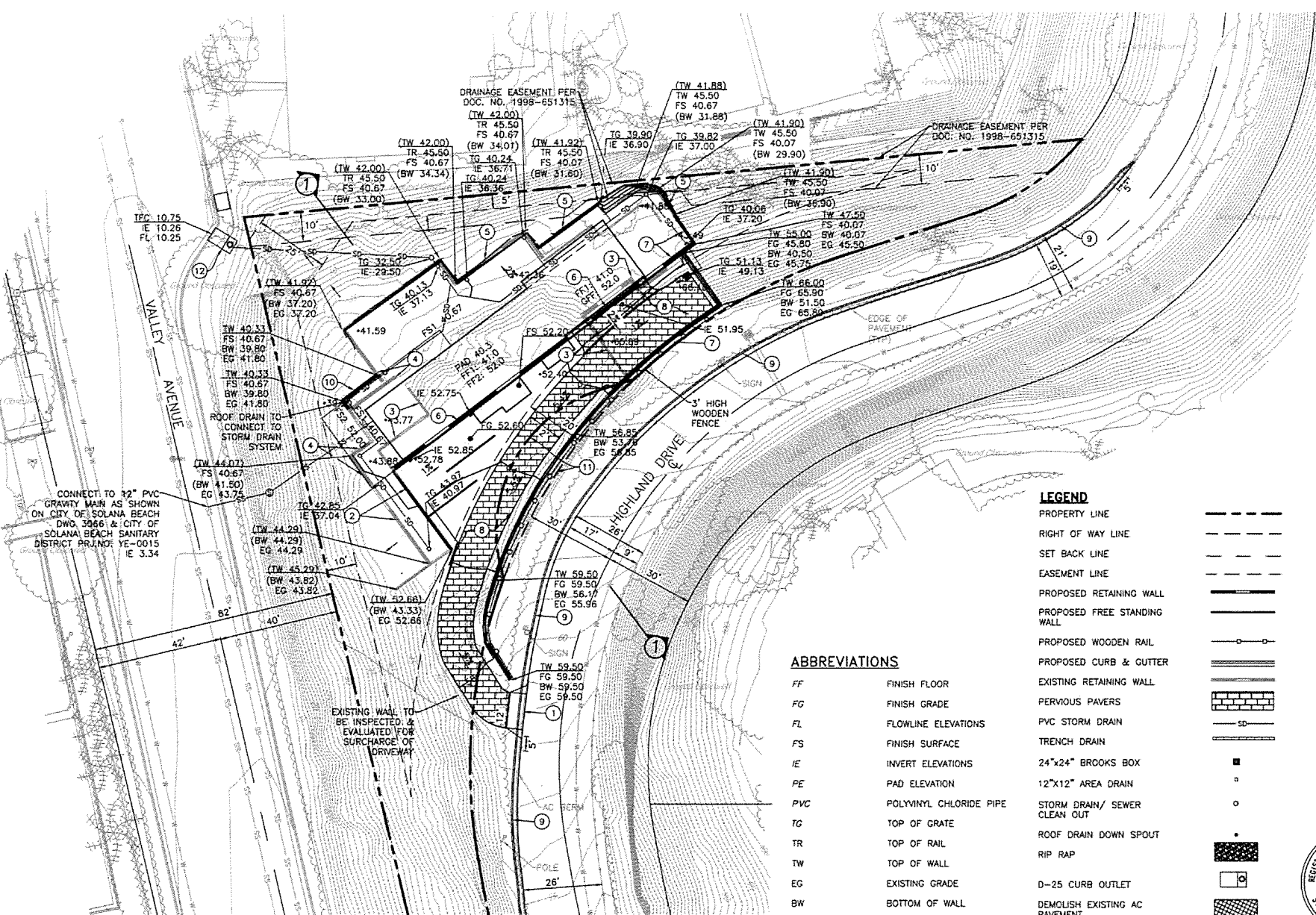
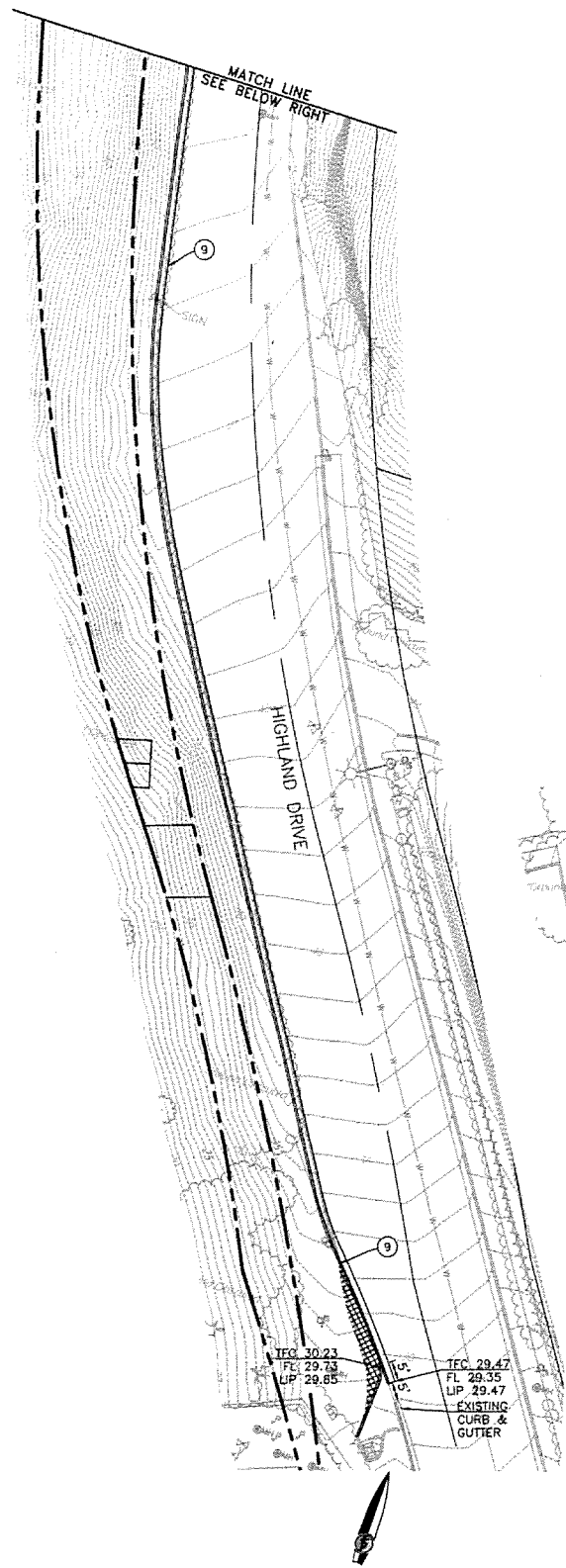
**LEGEND**

- (E) RETAINING WALL TO BE REMOVED
- (E) RETAINING WALL TO REMAIN
- NEW RETAINING WALL OR NEW PARTIAL-HEIGHT WALL ABOVE (E) RETAINING WALL
- NEW BUILDING WALL PER WALL TYPE SCHEDULE
- AREAS OF STEEP SLOPES (GREATER THAN 25%)



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1 Story Pole Plan  
 3/16" = 1'-0"



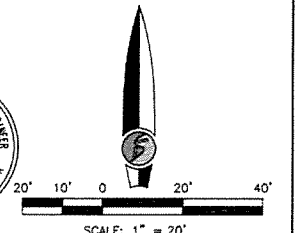
- CONSTRUCTION NOTES**
- 12' WIDE MODIFIED G-14A SDRSD
  - EXISTING WALL TO REMAIN UNDISTURBED
  - EXISTING WALL TO BE REMOVED
  - REMOVE COURSES ON EXISTING WALL TO LOWER TOP OF WALL TO PAD ELEVATION OF 40.00'
  - EXISTING WALL TO REMAIN & CAPPED WITH DECK RAILING
  - RETAINING WALL PER ARCHITECTURAL PLAN
  - SPECIAL DESIGN RETAINING WALL
  - PERMEABLE PAVERS
  - CURB & GUTTER PER G-2 OF SDRSD
  - CMU RETAINING WALL PER C-4 OF SDRSD
  - PROPOSED RIGHT OF WAY VACATION
  - PROPOSED CURB OUTLET PER SDRSD D-25

**EARTHWORK**

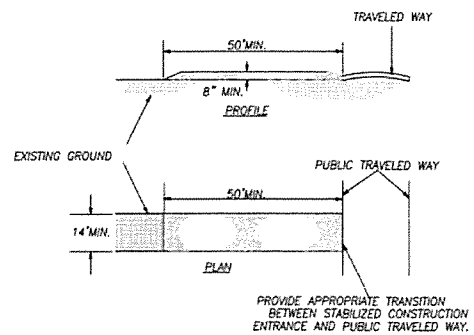
UNDERNEATH FOOTPRINT	
CUT	470 C.Y.
FILL	10 C.Y.
OUTSIDE FOOTPRINT	
CUT	941 C.Y.
FILL	143 C.Y.
FOOTING EXCAVATION	
CUT	8 C.Y.
REMOVAL/RECOMPACTION	
FILL	5 C.Y.
GROSS CUT	1411 C.Y.
GROSS FILL	153 C.Y.
NET EXPORT	1258 C.Y.
IMPERVIOUS AREA	
EXISTING IMPERVIOUS AREA:	500 SF
PROPOSED IMPERVIOUS AREA:	4940 SF
PROPOSED G-2 CURB & GUTTER:	600 SF
PERVIOUS AREA	
PERVIOUS PAVER AREA:	2310 SF

- LEGEND**
- PROPERTY LINE
  - RIGHT OF WAY LINE
  - SET BACK LINE
  - EASEMENT LINE
  - PROPOSED RETAINING WALL
  - PROPOSED FREE STANDING WALL
  - PROPOSED WOODEN RAIL
  - PROPOSED CURB & GUTTER
  - EXISTING RETAINING WALL
  - PERVIOUS PAVERS
  - PVC STORM DRAIN
  - TRENCH DRAIN
  - 24"x24" BROOKS BOX
  - 12"x12" AREA DRAIN
  - STORM DRAIN/SEWER CLEAN OUT
  - ROOF DRAIN DOWN SPOUT
  - RIP RAP
  - D-25 CURB OUTLET
  - DEMOLISH EXISTING AC PAVEMENT

- ABBREVIATIONS**
- FF FINISH FLOOR
  - FG FINISH GRADE
  - FL FLOWLINE ELEVATIONS
  - FS FINISH SURFACE
  - IE INVERT ELEVATIONS
  - PE PAD ELEVATION
  - PVC POLYVINYL CHLORIDE PIPE
  - TG TOP OF GRATE
  - TR TOP OF RAIL
  - TW TOP OF WALL
  - EG EXISTING GRADE
  - BW BOTTOM OF WALL



ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
TW Drawn By: JOSHUA D. REEVES R.C.E. 73368					DESCRIPTION: CITY OF DEL MAR BRASS DISK LOCATION: NLY COR. OF CONC. VAULT AT SE COR. OF THE INTERSECTION OF VA DE LA VALLE & JIMMY DURANTE BLVD. ELEV.: 15.50      DATUM: NGVD 29	PRELIMINARY GRADING PLAN FOR: <b>959 HIGHLAND DRIVE</b> SOLANA BEACH, CA CONNOR & SETIADI RESIDENCE		C01 Sheet 3 of 4

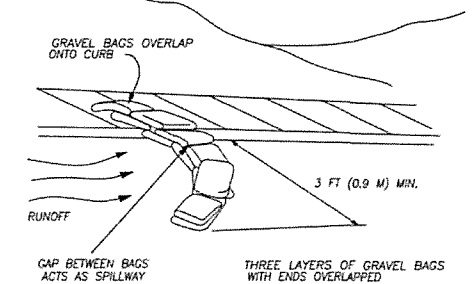


**EROSION CONTROL LEGEND**

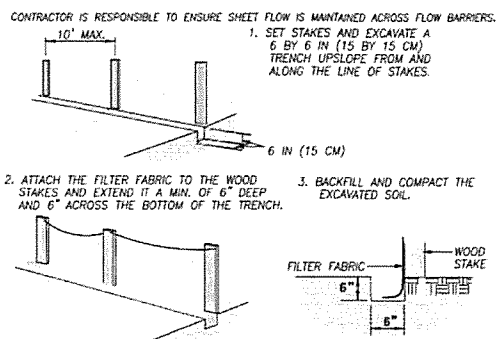
- GRAVEL BAGS PER SC-4, SC-6
- HYDROSEEDING PER EC-4 AND/OR SOIL BINDERS PER EC-3.
- STABILIZED CONSTRUCTION ENTRANCE PER TC-1.
- MATERIAL DELIVERY AND STORAGE AREA PER WM-1
- MATERIAL HANDLING PER WM-2
- STOCKPILE MANAGEMENT PER WM-3
- SOLID WASTE MANAGEMENT PER WM-5
- SANITARY WASTE MANAGEMENT WM-9
- CONCRETE WASTE MANAGEMENT PER WM-8
- ILLCIT SPILLAGE/DISCHARGE MANAGEMENT PER NS-6
- SILT FENCE PER SE-1
- FIBER ROLLS PER SE-5
- STORM DRAIN INLET PROTECTION PER SC-10



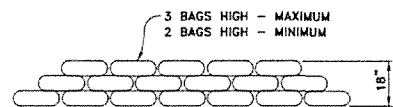
**(A) STABILIZED CONSTRUCTION ENTRANCE (CASQA TC-1)**



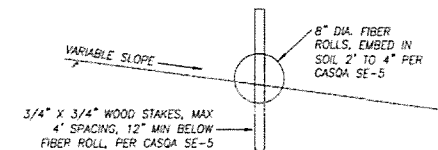
**(B) GRAVEL BAGS (CASQA SE-6)**



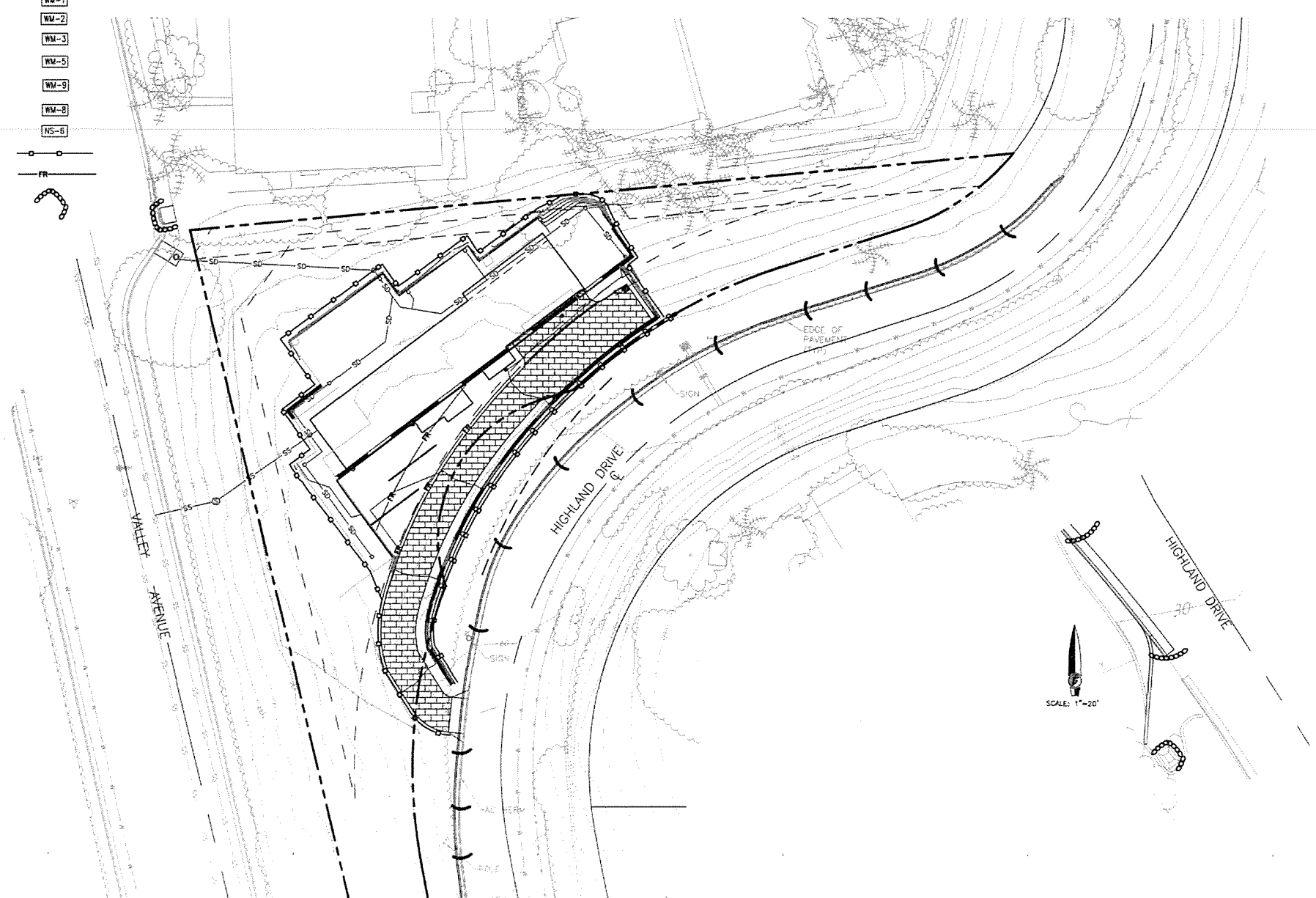
**(C) SILT FENCE (CASQA SE-1)**



**(D) TEMPORARY GRAVEL BAG CHECK DAM (CASQA SC-4)**

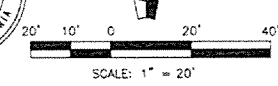


**(E) FIBER ROLL (CASQA SE-5)**



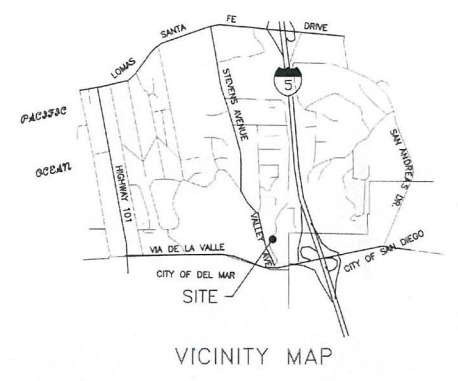
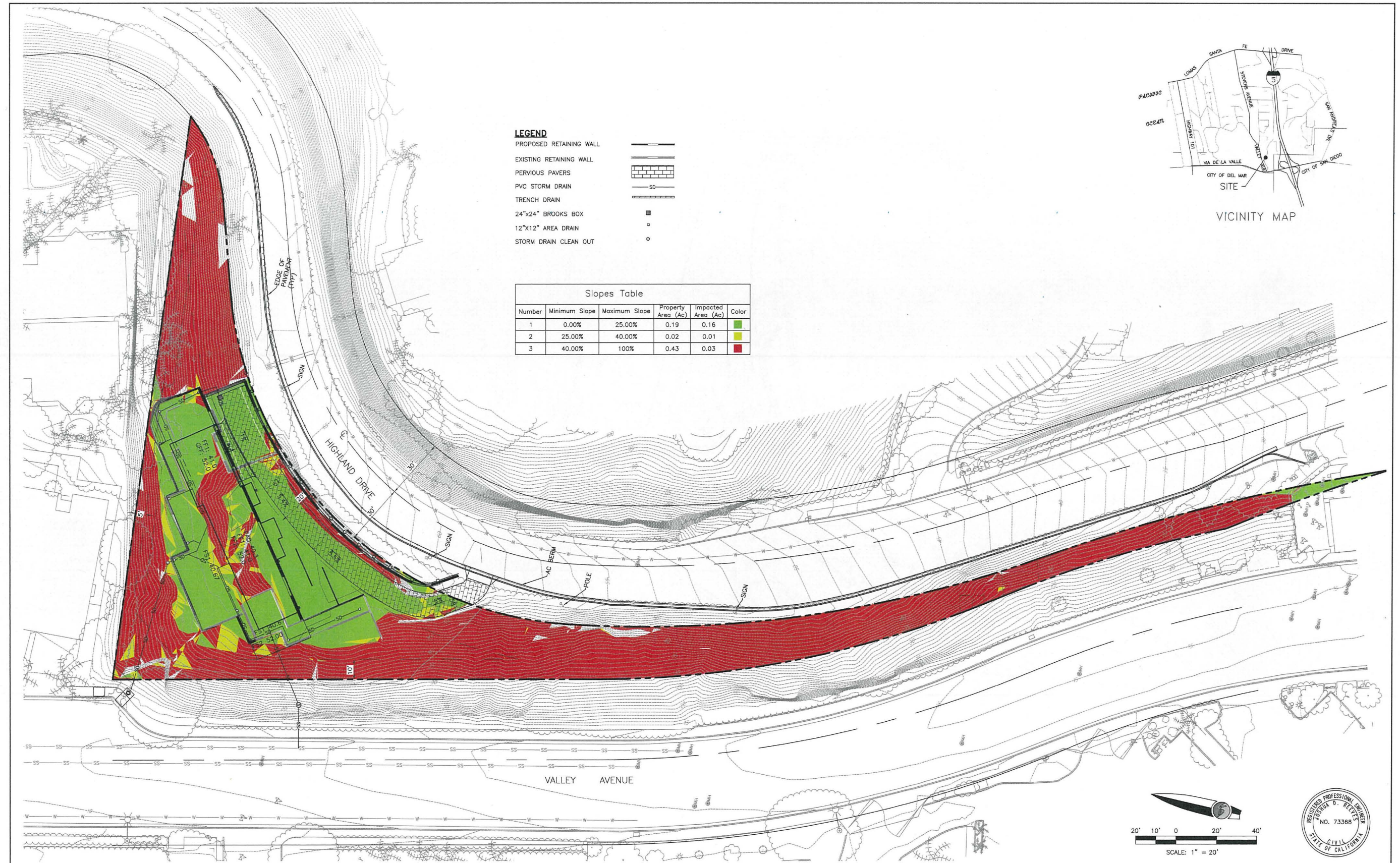
**NOTE:**

GRAVEL BAGS TO BE PLACED AT 30' INTERVALS DOWN HIGHLAND AVE ±600' TO EXISTING INLET PER SC-4 & SC-6.



ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
TW Drawn By By: JOSHUA D. REEVES R.C.E. 73368		Date: _____	By: _____ Date: _____	By: Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/24	CITY OF DEL MAR BRASS DISK LOCATION: NLY COR. OF CONCL. VAULT AT SE COR. OF THE INTERSECTION OF VIA DE LA VALLE & JIMMY DURANTE BLVD. ELEV.: 15.50 DATUM: NGVD 29	EROSION CONTROL PLAN FOR: <b>959 HIGHLAND DRIVE SOLANA BEACH, CA</b> CONNER & SETIADI RESIDENCE		C02 Sheet 4 of 4

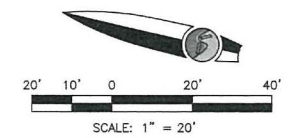




**LEGEND**

- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- PERVIOUS PAVERS
- PVC STORM DRAIN
- TRENCH DRAIN
- 24"x24" BROOKS BOX
- 12"x12" AREA DRAIN
- STORM DRAIN CLEAN OUT

Number	Minimum Slope	Maximum Slope	Property Area (Ac)	Impacted Area (Ac)	Color
1	0.00%	25.00%	0.19	0.16	Green
2	25.00%	40.00%	0.02	0.01	Yellow
3	40.00%	100%	0.43	0.03	Red



ENGINEER OF WORK Drawn By: JCSHILA D. REEVES R.C.E. 73368	CITY APPROVED CHANGES APFD DATE	RECOMMENDED FOR APPROVAL By: _____ Date: _____ By: _____ Date: _____	APPROVED FOR CONSTRUCTION By: Mohammad Sammak, City Engineer R.C.E., 37146 Exp: 6/30/24	BENCH MARK DESCRIPTION: CITY OF DEL MAR BRASS DISK LOCATION: N.E. COR. OF LONG VALLEY AT SE COR. OF THE INTERSECTION OF VIA DE LA VALLE & JIMINY DRAKE BLVD. ELEV: 16.50 DATUM: NGVD 29	CITY OF SOLANA BEACH ENGINEERING DEPARTMENT 959 HIGHLAND DRIVE SOLANA BEACH, CA CONNER & SPADOLI RESIDENCE	DRAWING NO. <b>C03</b> Sheet of 4

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### LEGEND

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- (E) RETAINING WALL TO REMAIN.
- NEW RETAINING WALL OR NEW PARTIAL-HEIGHT WALL ABOVE (E) RETAINING WALL.
- NEW BUILDING WALL PER WALL TYPE SCHEDULE.
- AREAS OF STEEP SLOPES (GREATER THAN 25%)

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PROJECT TITLE:

**CONNOR / SETIADI  
RESIDENCE**

NEW SINGLE-FAMILY RESIDENCE

959 HIGHLAND AVE  
SOLANA BEACH, CA 92075

REVISIONS	DATE

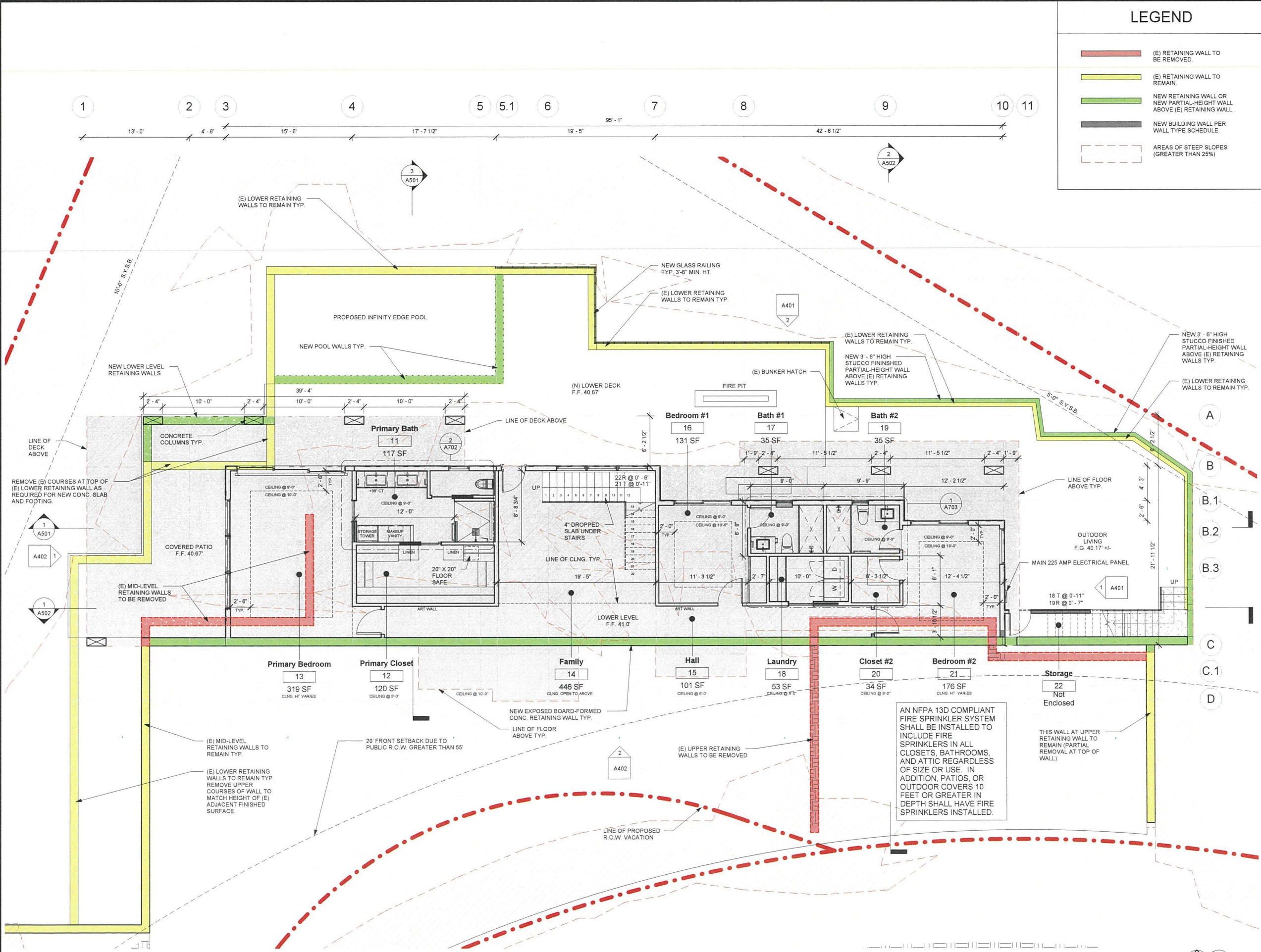
STAMP:

DRAWN BY:  
JAH

CHECKED BY: JAH      DATE: 1/15/2024

SHEET NAME:  
**Proposed Lower Level  
Floor Plan**

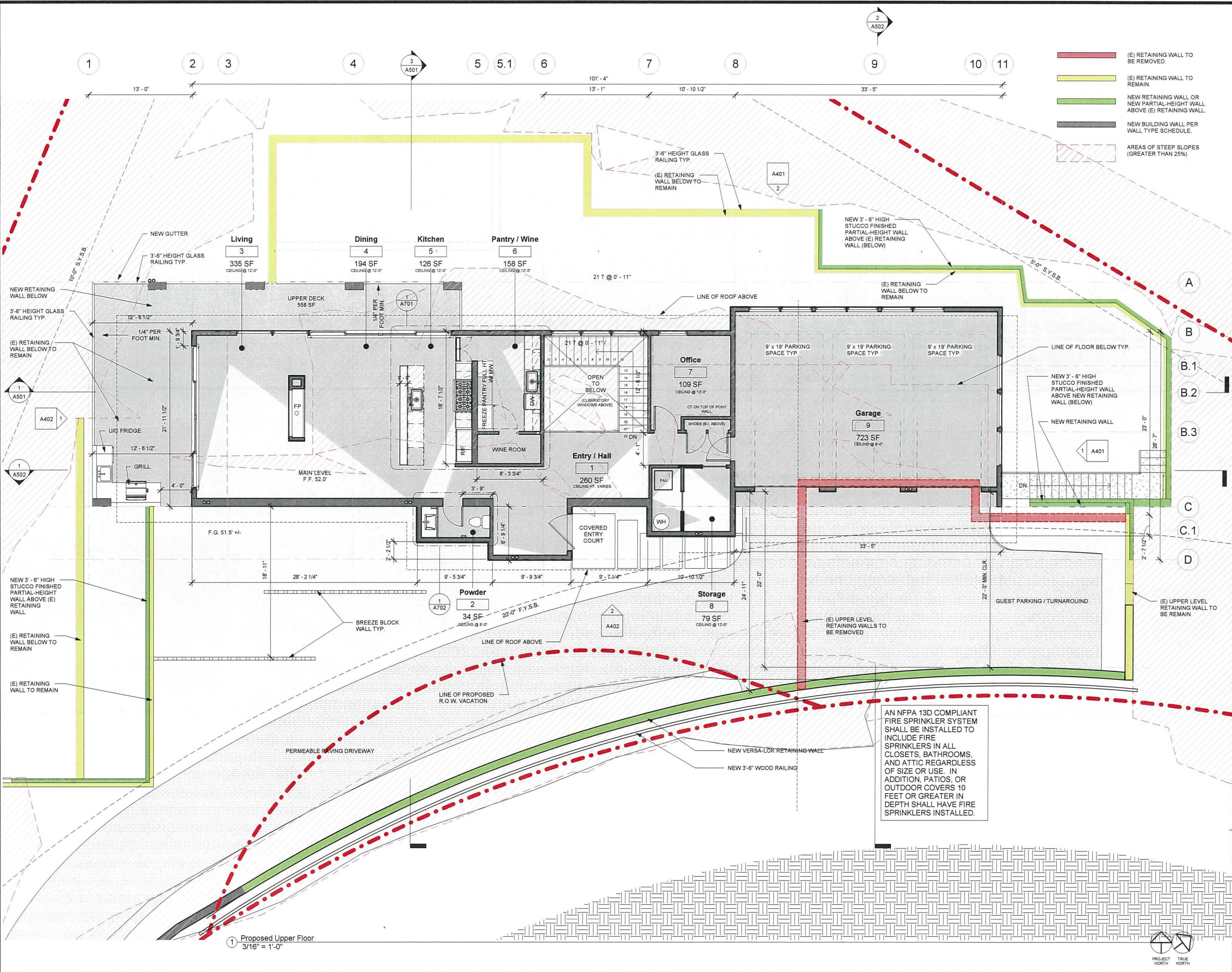
A101



1 Proposed Lower Floor Plan  
3/16" = 1'-0"



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- (E) RETAINING WALL TO REMAIN.
- NEW RETAINING WALL OR NEW PARTIAL-HEIGHT WALL ABOVE (E) RETAINING WALL.
- NEW BUILDING WALL PER WALL TYPE SCHEDULE.
- AREAS OF STEEP SLOPES (GREATER THAN 25%)

AN NFPA 13D COMPLIANT FIRE SPRINKLER SYSTEM SHALL BE INSTALLED TO INCLUDE FIRE SPRINKLERS IN ALL CLOSETS, BATHROOMS, AND ATTIC REGARDLESS OF SIZE OR USE. IN ADDITION, PATIOS, OR OUTDOOR COVERS 10 FEET OR GREATER IN DEPTH SHALL HAVE FIRE SPRINKLERS INSTALLED.

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REVISIONS	DATE

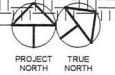
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DRAWN BY:  
 JAH  
 CHECKED BY:  
 JAH  
 DATE:  
 1/15/2024

SHEET NAME:  
**Proposed Main Level Floor Plan**

**A103**

① Proposed Upper Floor  
 3/16" = 1'-0"



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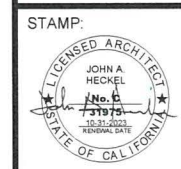
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REVISIONS	DATE

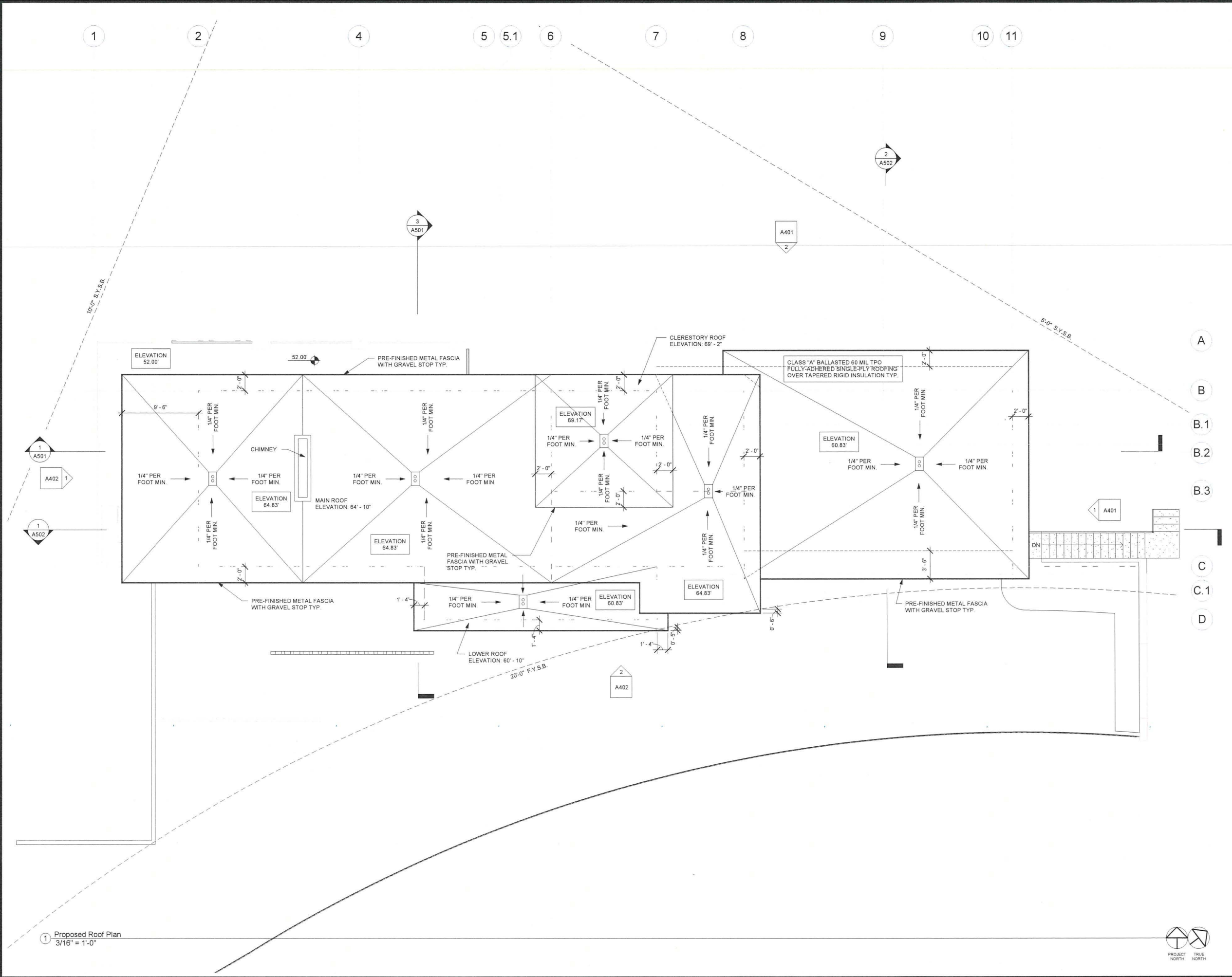


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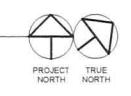
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SHEET NAME:  
Proposed Roof Plan

**A301**



1 Proposed Roof Plan  
3/16" = 1'-0"





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REVISIONS	DATE

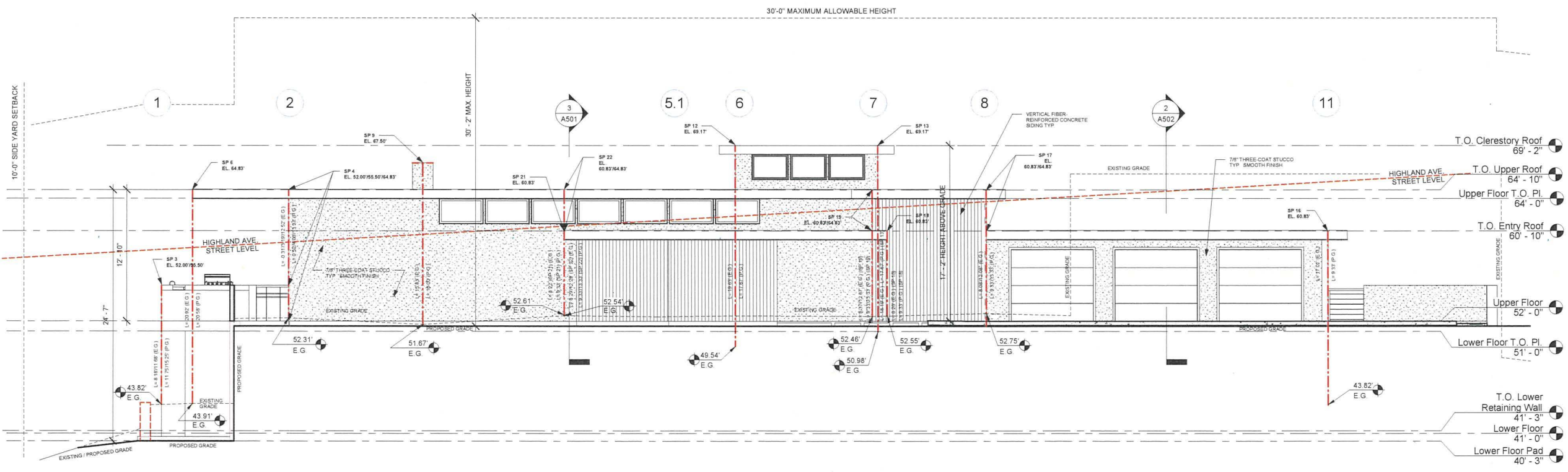
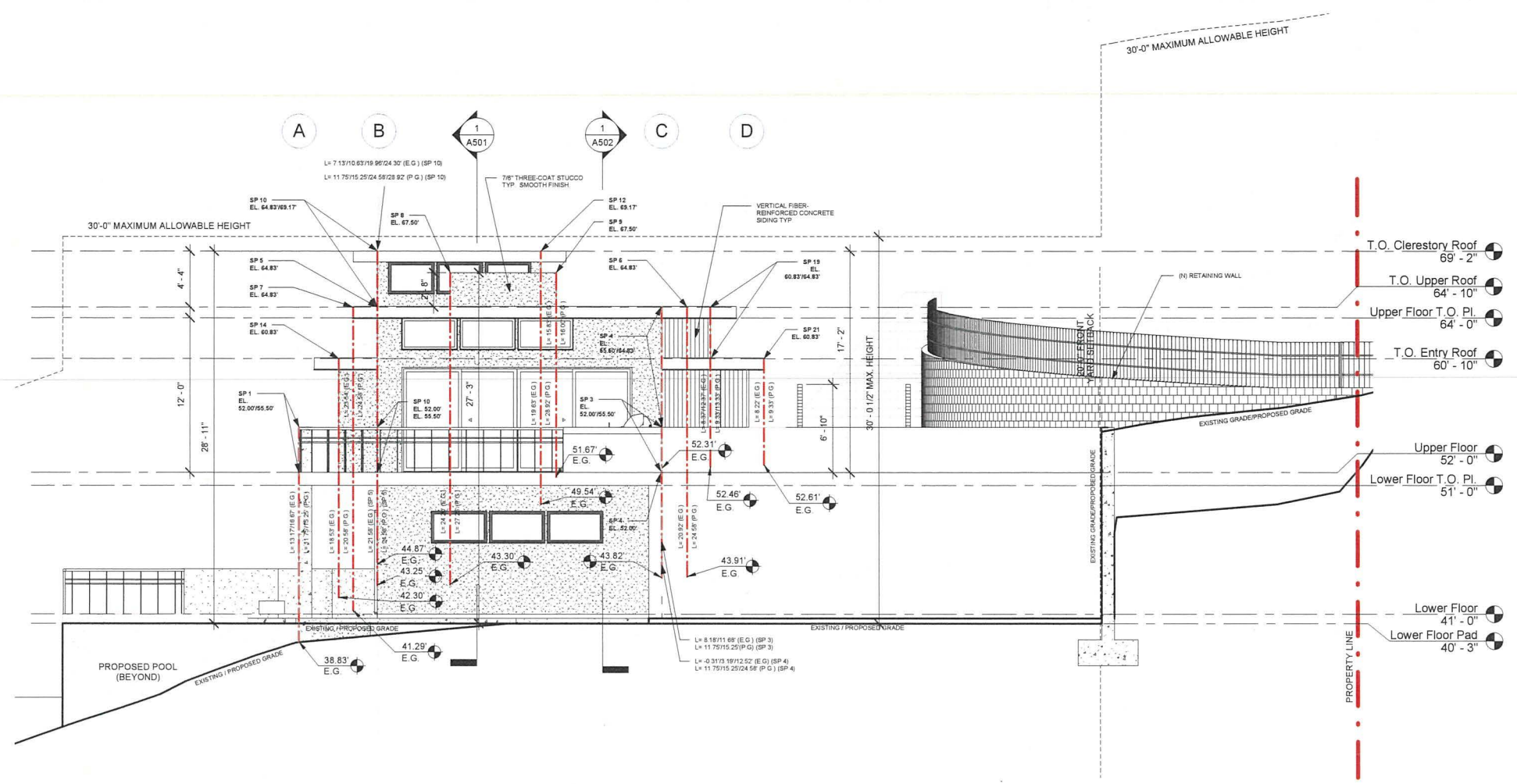
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1/15/2024

SHEET NAME:  
**Proposed Building Elevations**

**A402**



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SOLANA BEACH, CA 92075

REVISIONS	DATE

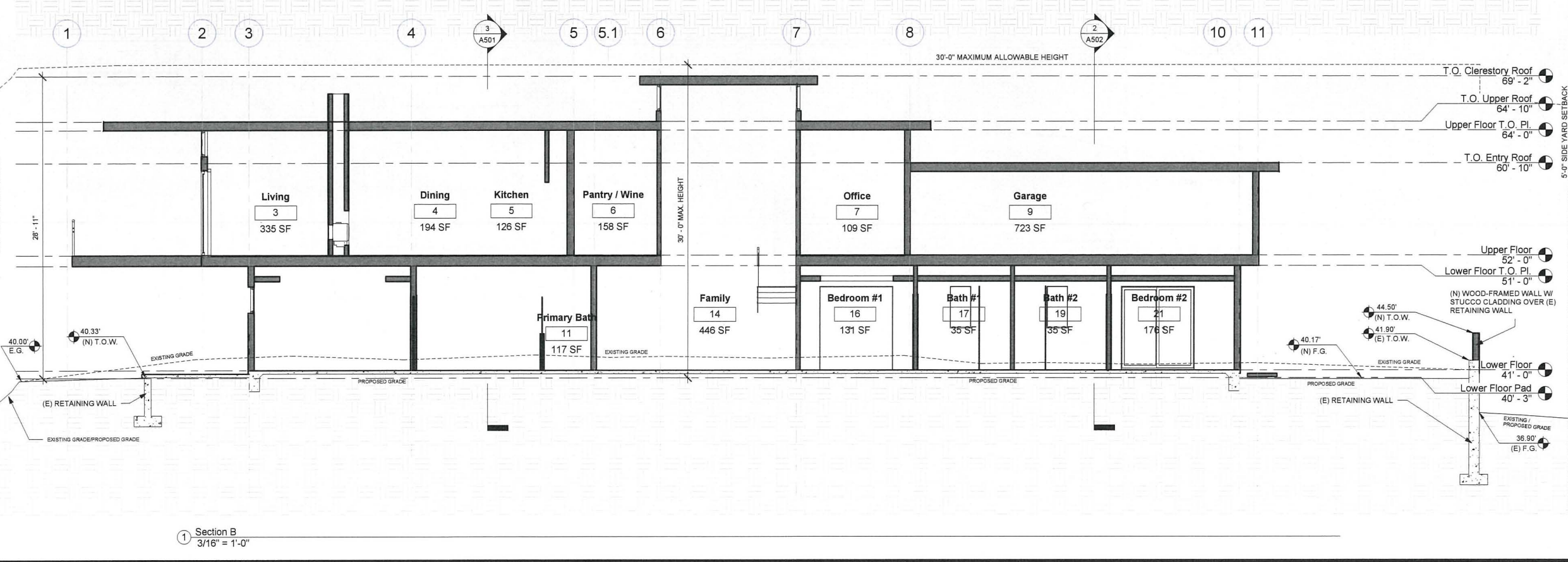
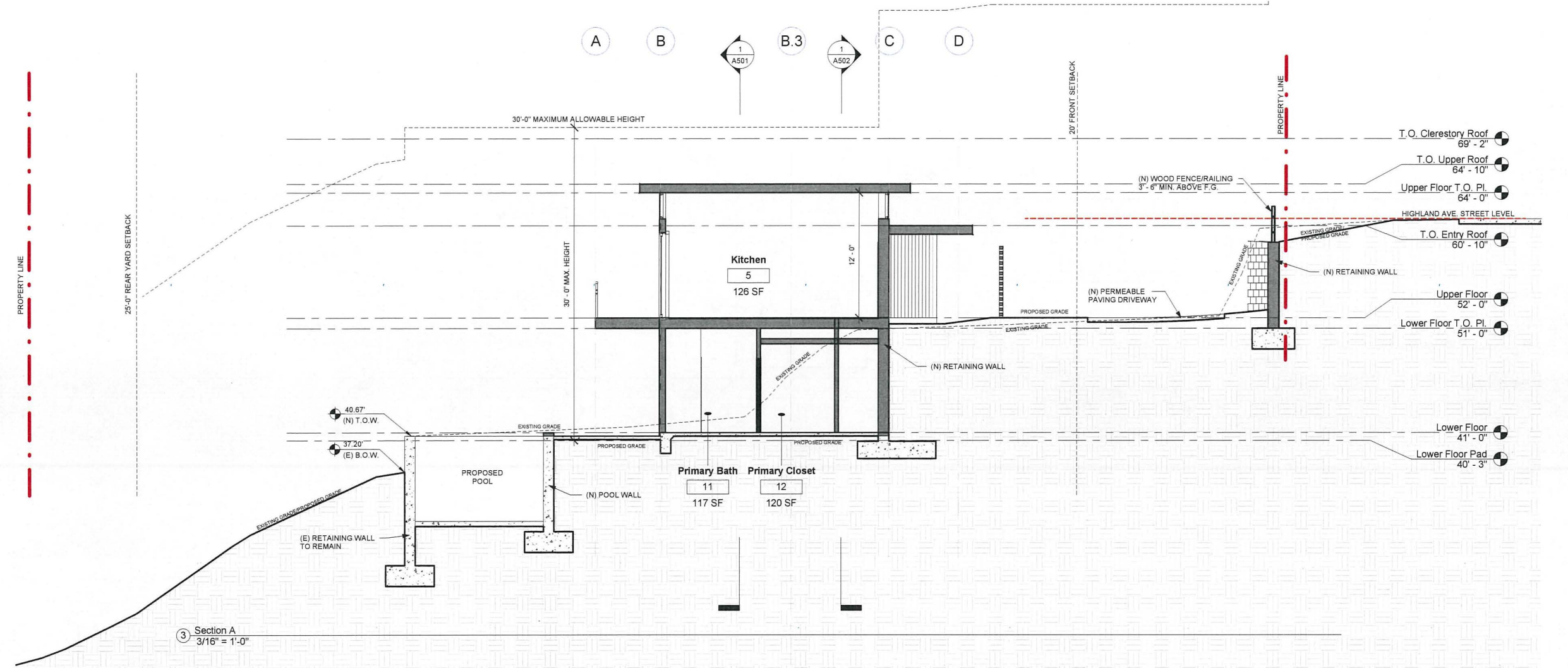
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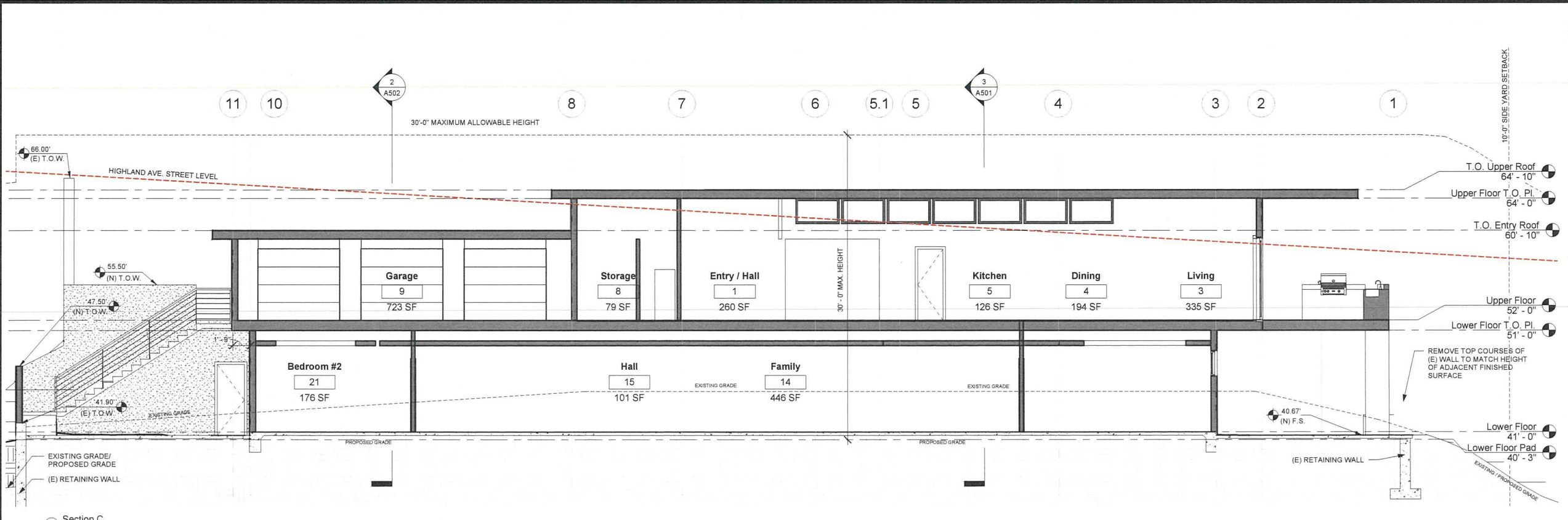
CHECKED BY: JAH      DATE:  
1/15/2024

SHEET NAME:  
**Proposed Building  
Sections**

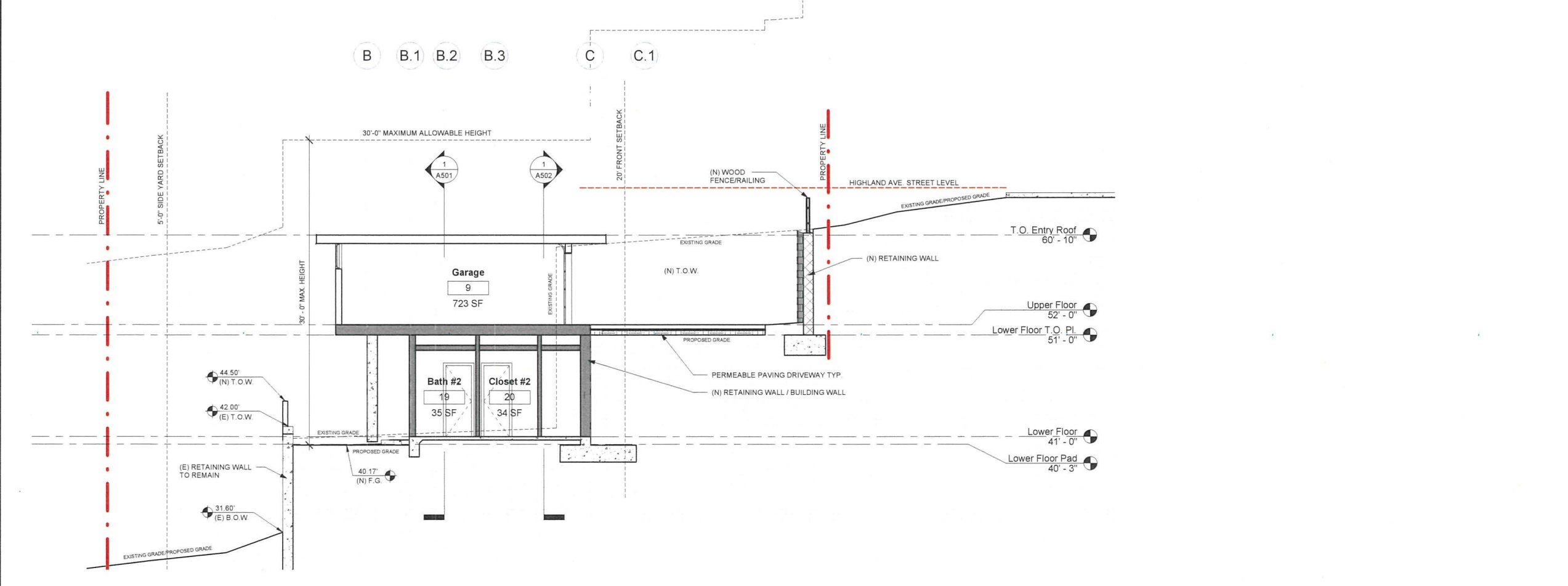
**A501**



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1 Section C  
3/16" = 1'-0"



2 Section D  
3/16" = 1'-0"

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REVISIONS	DATE

STAMP:

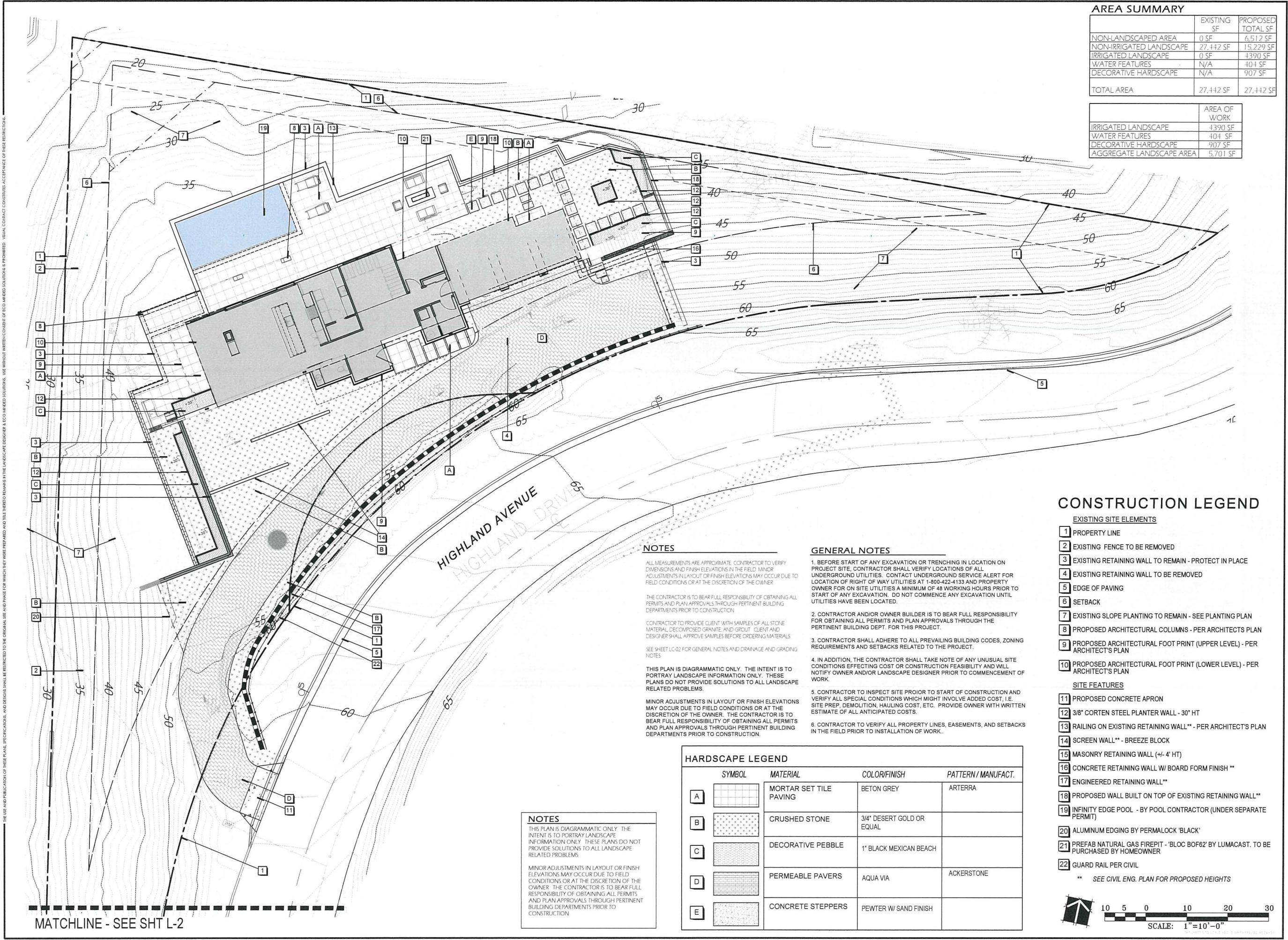
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JAH

CHECKED BY: JAH      DATE: 1/15/2024

SHEET NAME:  
**Proposed Building Sections**

**A502**





**AREA SUMMARY**

	EXISTING SF	PROPOSED TOTAL SF
NON-LANDSCAPED AREA	0 SF	6,512 SF
NON-IRRIGATED LANDSCAPE	27,442 SF	15,229 SF
IRRIGATED LANDSCAPE	0 SF	4,390 SF
WATER FEATURES	N/A	404 SF
DECORATIVE HARDSCAPE	N/A	907 SF
<b>TOTAL AREA</b>	<b>27,442 SF</b>	<b>27,442 SF</b>

	AREA OF WORK
IRRIGATED LANDSCAPE	4,390 SF
WATER FEATURES	404 SF
DECORATIVE HARDSCAPE	907 SF
<b>AGGREGATE LANDSCAPE AREA</b>	<b>5,701 SF</b>

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**STAMP**



**CLIENT**

**CONNOR**  
959 HIGHLAND DRIVE  
SOLANA BEACH, CA. 92075  
TEL: 760.855.7079

**PROJECT**

**CONNOR RESIDENCE**

**DATE**  
DRP SUBMITTAL - 10-15-22

**REVISIONS**

- ▲ REV 01 - 3.21.23
- ▲ REV 02 - 5.26.23
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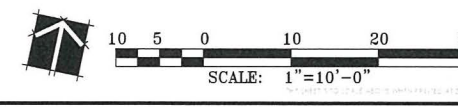
DRAWING BY: S.C. JD.  
SCALE: PER PLAN

**SHEET TITLE**  
LANDSCAPE CONSTRUCTION PLAN

**SHEET NUMBER**  
**L-1**  
SHEET 1 OF 6

**CONSTRUCTION LEGEND**

- EXISTING SITE ELEMENTS**
- 1 PROPERTY LINE
  - 2 EXISTING FENCE TO BE REMOVED
  - 3 EXISTING RETAINING WALL TO REMAIN - PROTECT IN PLACE
  - 4 EXISTING RETAINING WALL TO BE REMOVED
  - 5 EDGE OF PAVING
  - 6 SETBACK
  - 7 EXISTING SLOPE PLANTING TO REMAIN - SEE PLANTING PLAN
  - 8 PROPOSED ARCHITECTURAL COLUMNS - PER ARCHITECTS PLAN
  - 9 PROPOSED ARCHITECTURAL FOOT PRINT (UPPER LEVEL) - PER ARCHITECTS PLAN
  - 10 PROPOSED ARCHITECTURAL FOOT PRINT (LOWER LEVEL) - PER ARCHITECTS PLAN
- SITE FEATURES**
- 11 PROPOSED CONCRETE APRON
  - 12 3/8" CORTEN STEEL PLANTER WALL - 30" HT
  - 13 RAILING ON EXISTING RETAINING WALL\*\* - PER ARCHITECTS PLAN
  - 14 SCREEN WALL\*\* - BREEZE BLOCK
  - 15 MASONRY RETAINING WALL (+/- 4' HT)
  - 16 CONCRETE RETAINING WALL W/ BOARD FORM FINISH\*\*
  - 17 ENGINEERED RETAINING WALL\*\*
  - 18 PROPOSED WALL BUILT ON TOP OF EXISTING RETAINING WALL\*\*
  - 19 INFINITY EDGE POOL - BY POOL CONTRACTOR (UNDER SEPARATE PERMIT)
  - 20 ALUMINUM EDGING BY PERMALOCK 'BLACK'
  - 21 PREFAB NATURAL GAS FIREPIT - 'BLOC BOF62' BY LUMACAST. TO BE PURCHASED BY HOMEOWNER
  - 22 GUARD RAIL PER CIVIL
- \*\* SEE CIVIL ENG. PLAN FOR PROPOSED HEIGHTS



**NOTES**

ALL MEASUREMENTS ARE APPROXIMATE. CONTRACTOR TO VERIFY DIMENSIONS AND FINISH ELEVATIONS IN THE FIELD. MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER.

THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

CONTRACTOR TO PROVIDE CLIENT WITH SAMPLES OF ALL STONE MATERIAL, DECOMPOSED GRANITE, AND GROUT. CLIENT AND DESIGNER SHALL APPROVE SAMPLES BEFORE ORDERING MATERIALS. SEE SHEET LC-02 FOR GENERAL NOTES AND DRAINAGE AND GRADING NOTES.

THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS.

MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER. THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

**GENERAL NOTES**

1. BEFORE START OF ANY EXCAVATION OR TRENCHING IN LOCATION ON PROJECT SITE, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF RIGHT OF WAY UTILITIES AT 1-800-422-4133 AND PROPERTY OWNER FOR ON SITE UTILITIES A MINIMUM OF 48 WORKING HOURS PRIOR TO START OF ANY EXCAVATION. DO NOT COMMENCE ANY EXCAVATION UNTIL UTILITIES HAVE BEEN LOCATED.
2. CONTRACTOR AND/OR OWNER BUILDER IS TO BEAR FULL RESPONSIBILITY FOR OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH THE PERTINENT BUILDING DEPT. FOR THIS PROJECT.
3. CONTRACTOR SHALL ADHERE TO ALL PREVAILING BUILDING CODES, ZONING REQUIREMENTS AND SETBACKS RELATED TO THE PROJECT.
4. IN ADDITION, THE CONTRACTOR SHALL TAKE NOTE OF ANY UNUSUAL SITE CONDITIONS EFFECTING COST OR CONSTRUCTION FEASIBILITY AND WILL NOTIFY OWNER AND/OR LANDSCAPE DESIGNER PRIOR TO COMMENCEMENT OF WORK.
5. CONTRACTOR TO INSPECT SITE PRIOR TO START OF CONSTRUCTION AND VERIFY ALL SPECIAL CONDITIONS WHICH MIGHT INVOLVE ADDED COST, I.E. SITE PREP, DEMOLITION, HAULING COST, ETC. PROVIDE OWNER WITH WRITTEN ESTIMATE OF ALL ANTICIPATED COSTS.
6. CONTRACTOR TO VERIFY ALL PROPERTY LINES, EASEMENTS, AND SETBACKS IN THE FIELD PRIOR TO INSTALLATION OF WORK.

**HARDSCAPE LEGEND**

SYMBOL	MATERIAL	COLOR/FINISH	PATTERN / MANUFACT.
A	MORTAR SET TILE PAVING	BETON GREY	ARTERRA
B	CRUSHED STONE	3/4" DESERT GOLD OR EQUAL	
C	DECORATIVE PEBBLE	1" BLACK MEXICAN BEACH	
D	PERMEABLE PAVERS	AQUA VIA	ACKERSTONE
E	CONCRETE STEPPERS	PEWTER W/ SAND FINISH	

**NOTES**

THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS.

MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER. THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

MATCHLINE - SEE SHT L-2





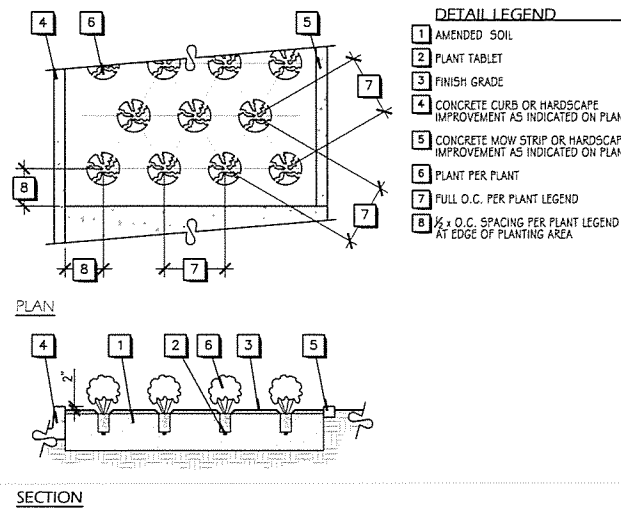




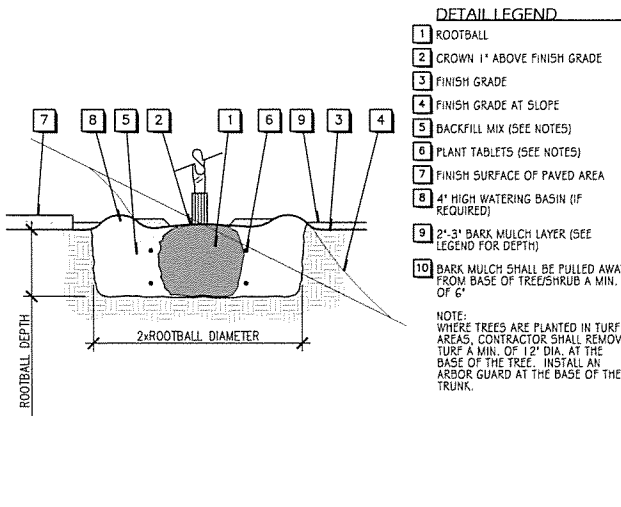
**PLANTING NOTES**

1. A. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.  
 B. QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.  
 C. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
2. LANDSCAPE CONTRACTOR SHALL APPLY A CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURERS SPECIFICATIONS A MINIMUM OF TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS BEFORE PROCEEDING WITH WORK.
3. AN AGRONOMIC SOILS TEST WILL BE REQUIRED PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL SUBMIT A SOIL ANALYSIS REPORT FROM AN AUTHORIZED TESTING AGENCY TO THE LANDSCAPE ARCHITECT BEFORE BEGINNING WORK.
4. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
5. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF LESS THAN 10%, SHALL BE CROSS-RIPPED TO A DEPTH OF SIX (6") INCHES AND THE FOLLOWING AMENDMENTS SPREAD EVENLY AND THOROUGHLY BLENDED IN PER 1,000 SQUARE FEET (QUANTITIES SUBJECT TO CHANGE PER SOIL ANALYSIS):  
 A. 4 CUBIC YARDS COMPOST  
 B. 100 POUNDS AGRICULTURAL GYPSUM  
 C. 15 POUNDS IRON SULPHATE  
 D. 25 POUNDS 16-6-8 SLOW RELEASE FERTILIZER
6. EACH PLANT SHALL RECEIVE "AGRIFORM" (OR EQUAL) PLANT TABLETS AS FOLLOWS:  
 A. ROOTED CUTTING/4" POT - (1) 5 GRAM  
 B. 1 GAL. CONTAINER - (1) 21 GRAM  
 C. 5 GAL. CONTAINER - (3) 21 GRAM  
 D. 15 GAL. CONTAINER - (5) 21 GRAM  
 E. BOX TREE - (1) 21 GRAM PER 3" BOX SIZE
7. PLANT BACK FILL SHALL BE 50% SITE SOIL, AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME.
8. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINER.
9. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF TWO YEARS.
10. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
11. STAKE ALL TREES PER DETAIL.
12. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT FENCES WITH GALV. NAILS AND GREEN NURSERY TAPE.
13. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
14. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (24") INCHES OF SPRINKLER HEADS.
15. SHRUBS SHOWN IN PLANT AREAS SHALL BE UNDER-PLANTED WITH GROUNDCOVER SHOWN BY ADJACENT SYMBOL, TO WITHIN 12" OF MAIN PLANT STEM.
16. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER.
17. FINISHED GRADES SHALL BE ONE (1) INCH BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN ALL AREAS. WHERE SOD IS LAID NEXT TO THESE IMPROVEMENTS-FINISH GRADE BEFORE LAYING SOD SHALL BE 1-1/2" BELOW THE TOP.
18. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
19. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
20. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS, MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER, AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.

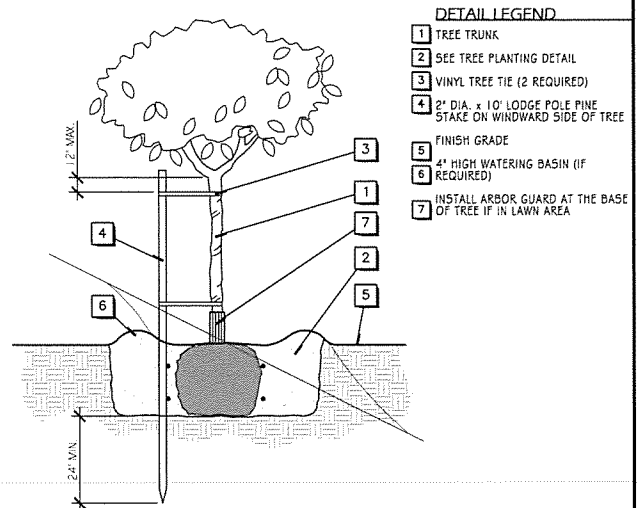
21. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC 142.0413(b)).
22. ALL TREES PLANTED WITHIN 5' FROM ANY HARDSCAPE PAVEMENT, OR CURBS SHALL RECEIVE A LB24-2 'DEEP ROOT' TREE ROOT BARRIER INSTALLED IN A 10' LINEAR APPLICATION, OR AS SHOWN ON PLANTING PLAN. ROOT BARRIER SHALL NOT ENCIRCLE THE ROOT BALL. SEE ROOT BARRIER DETAIL.
23. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
24. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.
25. THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK:  
 A. DAILY WATERING OF ALL PLANT MATERIAL.  
 B. WEEKLY MOWING OF ALL TURF AREAS.  
 C. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AREAS.  
 D. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR GROUND COVERS.  
 E. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.  
 F. ADJUSTING OF SPRINKLER HEAD HEIGHT AND WATERING SYSTEM.  
 G. FILLING AND RECOMPACTION OF ERODED AREAS.  
 H. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS.  
 I. AT 120 DAYS AFTER PLANTING AND PRIOR TO THE END OF THE MAINTENANCE PERIOD, ORGANIC FERTILIZER SHALL BE APPLIED TO PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.  
 J. AT 60 DAYS ORGANIC FERTILIZER SHALL BE APPLIED TO TURF AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.
26. PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A FINAL WALK THROUGH. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD.
27. ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY (60) DAYS AFTER THE COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
28. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS, WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.
29. ALL MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED BY PLANTING. IF NOT ALREADY INDICATED ON THE PLAN, ALLOW EIGHT 5-GALLON SHRUBS PER UTILITY TO BE PLACED DURING PLANT INSTALLATION AS NEEDED TO PROVIDE REQUIRED SCREENING.
30. A CERTIFICATE OF COMPLETION, USING THE CITY'S FORM AND SIGNED BY THE LICENSED PROFESSIONAL WHO PREPARED THE PLANS, WILL BE REQUIRED AT TIME OF COMPLETION OF INSTALLATION.



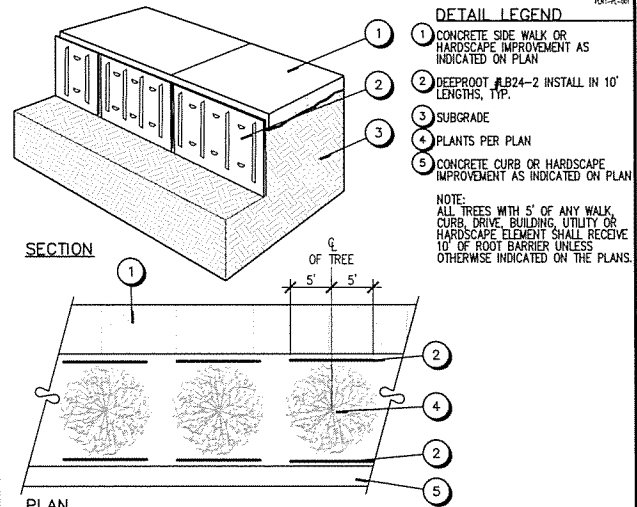
**A GROUNDCOVER PLANTING** NOT TO SCALE



**C TREE AND SHRUB PLANTING** NOT TO SCALE

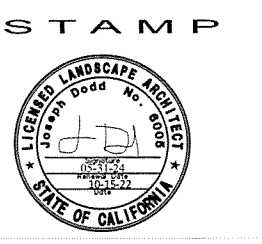


**B TREE SINGLE STAKING** NOT TO SCALE



**D ROOT BARRIER** NOT TO SCALE

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**CONNOR**  
 959 HIGHLAND DRIVE  
 SOLANA BEACH, CA. 92075  
 TEL: 760.855.7079

**PROJECT**  
**CONNOR RESIDENCE**

**DATE**  
 DRP SUBMITTAL - 10-15-22

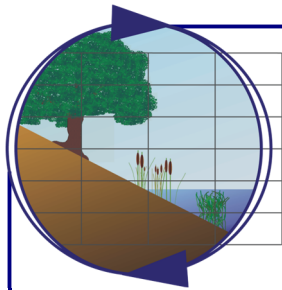
**REVISIONS**

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DRAWING BY: SC, JD  
 SCALE:

**SHEET TITLE**  
 PLANTING NOTES AND DETAILS  
**SHEET NUMBER**  
**L-6**  
 SHEET 6 OF 6

THE USE AND REPRODUCTION OF THESE PLANS, SPECIFICATIONS, AND DETAILS SHALL BE RESTRICTED TO THE ORIGINAL JOB AND PROJECT FOR WHICH THEY WERE PREPARED AND THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



# Merkel & Associates, Inc.

5434 Ruffin Road, San Diego, CA 92123

Tel: 858/560-5465 • Fax: 858/560-7779

August 18, 2023

M&A #22-041-01

Mr. John Heckel, Architect  
Eco Minded Solutions, Inc.  
9530 Padgett St., Suite #109  
San Diego, CA 92126

## Re: Initial ESHA Analysis of 959 Highland Drive (APN 298-270-12)

Dear Mr. Heckel:

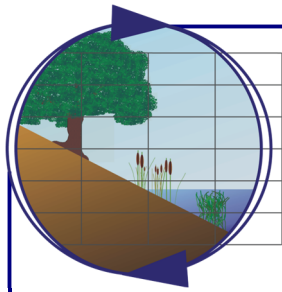
The attached revised ESHA Analysis of 959 Highland Drive incorporates comments provided by Helix resulting from their third-party review, dated July 25, 2023. Specifically, the following comments were addressed:

- **Comment 1.** Page 1, second paragraph: added statement that clarifies the ESHA analysis includes impact estimates resulting from the proposed development.
- **Comment 2.** Page 1, last paragraph; Page 3, fourth paragraph: confirmed and corrected the survey date of July 19, 2022.
- **Comment 3.** Page 5, Table 1: restructured table for clarity and consistency, and included new footnote that species that sewer lateral impacts are included, however not evident due to rounding (<1/1000<sup>th</sup> of an acre).
- **Comment 4.** Page 9, Conclusion, last paragraph: section added that summarizes potential revegetation and restoration planning for the project, if required by the City.

If you have any questions regarding this analysis or need any additional information, please do not hesitate to contact M&A biologist, Adam Behle (Project Manager), at [abehle@merkellinc.com](mailto:abehle@merkellinc.com) or (858) 560-5465.

Sincerely,

Adam H. Behle  
Senior Biologist



# Merkel & Associates, Inc.

5434 Ruffin Road, San Diego, CA 92123

Tel: 858/560-5465 • Fax: 858/560-7779

August 11, 2022, revised August 18, 2023

M&A #22-041-01

Mr. John Heckel, Architect  
Eco Minded Solutions, Inc.  
9530 Padgett St., Suite #109  
San Diego, CA 92126

## Re: Initial ESHA Analysis of 959 Highland Drive (APN 298-270-12)

Dear Mr. Heckel:

The purpose of this letter is to provide a brief analysis of APN 298-270-12 to determine the presence or absence of Environmentally Sensitive Habitat Area (ESHA) within or adjacent to the parcel boundary. The proposed project includes the construction of a Single-Family Residence (SFR) in a previously developed area located at 959 Highland Drive in the City of Solana Beach, California (Figure 1).

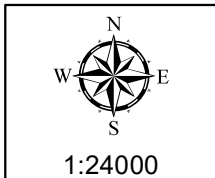
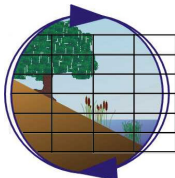
The current 2013 adopted and 2018 amended City of Solana Beach (City) Land Use Plan (LUP) did not identify the presence of ESHA or *potential* ESHA within or adjacent to 959 Highland Drive. In 2018, Merkel & Associates (M&A) performed a citywide ESHA update (currently in draft form) that further concluded that 959 Highland Drive included fragments of native habitat (disturbed Diegan coastal sage scrub and southern coastal bluff scrub); however, these portions of the site were not designated as ESHA due to their isolation, proximity to urban development, and surrounding non-native vegetation (M&A 2018, draft). This letter expands on this determination by examining the 959 Highland Drive parcel with greater site-specific detail and estimates preliminary potential impacts to vegetation communities resulting from the proposed project.

### Methods

Prior to the initiation of the field survey, historical and currently available biological literature and data pertaining to the project area was reviewed. This review included previous project site and project area biological studies and documents including the City of Solana Beach Land Use Plan ESHA Mapping Update Project (M&A 2018, draft); as well as aerial photography from Microsoft (Bing 2020) and ESRI imagery basemaps: (Digital Globe 2021) and Google Earth Pro (2021); and sensitive species records from USFWS (2019) and CDFW CNDDDB GIS databases (2021) for the project vicinity, where applicable.

Field surveys were conducted on July 19, 2022 and February 8, 2023 by M&A Senior Biologist, Adam Behle. Undeveloped areas of the parcel, including a 100-foot-wide habitat mapping buffer outside of the parcel boundary, were examined and photographed, noting dominant native and non-native flora, topographic features, and land uses. Onsite habitats were mapped with an approximate minimum mapping unit size of 100 square feet and were based on the observed flora during the field survey and review of the most recent publicly available aerial photographs of the project area.





**Project Vicinity Map**  
Biological Study for 959 Highland Drive, Solana Beach  
Source: USGS 7.5' Del Mar, CA Quadrangle

**Figure 1**

## Results

The existing conditions of 959 Highland Drive feature a previously installed series of terraced concrete footings, foundations, and retaining walls located on a northwestern facing slope along Highland Drive. Based on historical aerial imagery (i.e., Google Earth, Bing Maps), previous development of the site occurred sometime prior to 1994; furthermore, publicly available property records (i.e., Redfin, Zillow) indicate that the development may have occurred in the 1970's. Property records indicate change of ownership numerous times in recent years, yet most of the site has remained undeveloped. Aerial imagery from 2017 reveals that all brush was removed from and around the developed areas of the parcel at that time. Common naturally recruiting upland non-native and native vegetation have since recolonized the site, in addition to the surrounding ornamental vegetation from peripheral residential and commercial properties. Evidence of trespassing and transient activity was apparent during the field survey, including observations of foot trails, graffiti, trash, bedding, and personal belongings.

Previously developed areas of the parcel overlook single family residences to the north, urban development to the west (Valley Avenue and the Triple Crown Condominium complex), and urban, residential, and commercial development to the east and south (Highland Drive, single family residences, the Del Mar Corporate Center, and the Eden Gardens Sewer Pump Station).

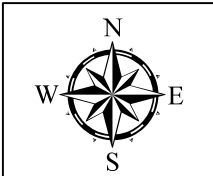
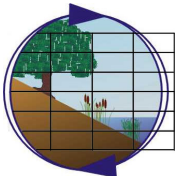
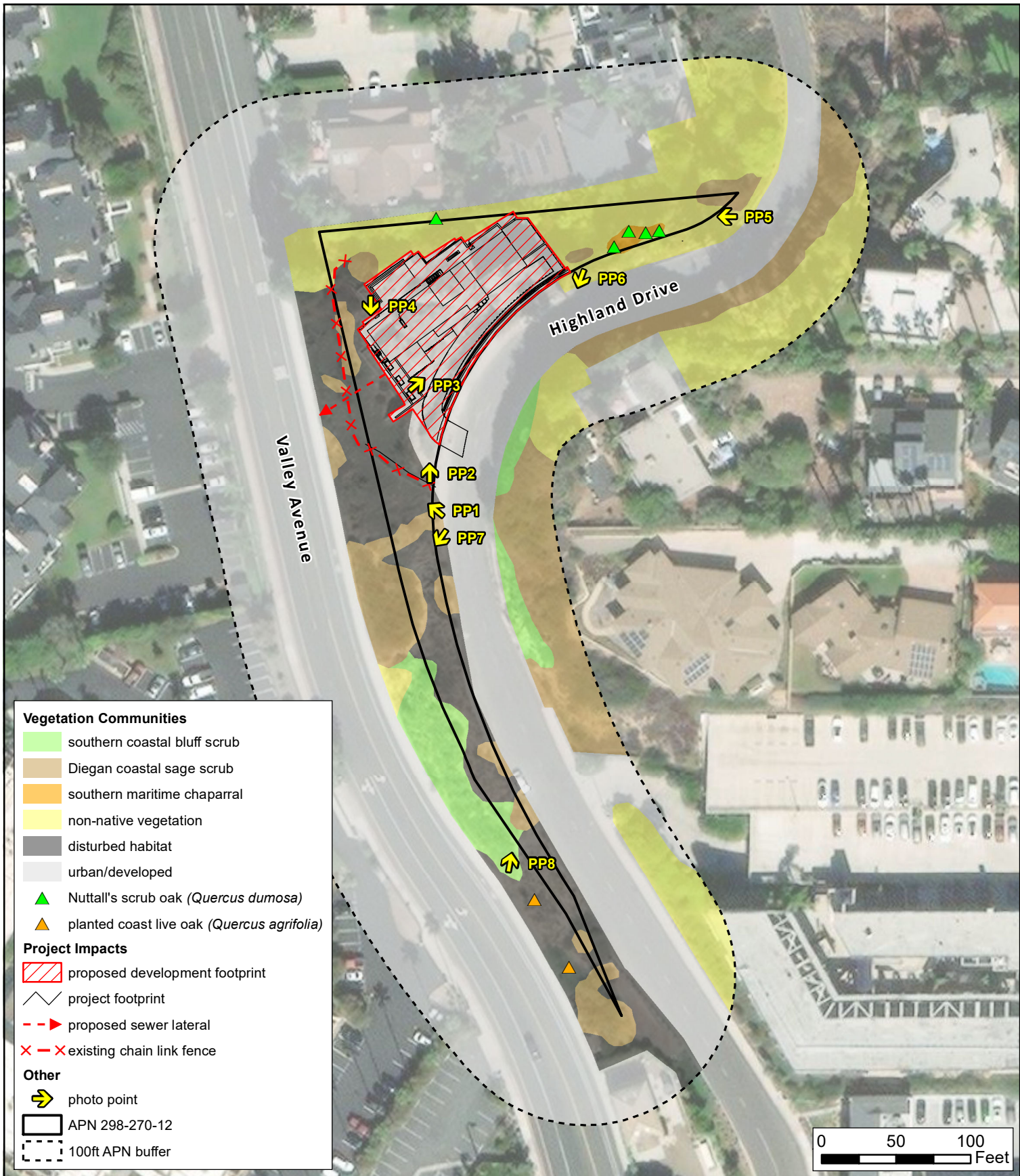
The 959 Highland Drive parcel includes five vegetation communities consisting of non-native vegetation (NNV), disturbed habitat (DHAB), southern coastal bluff scrub (SCBS), southern maritime chaparral (SMaC), and Diegan coastal sage scrub (DCSS), in addition to urban/developed lands (UD) (Figure 2). Undeveloped areas within the parcel boundary typically consist of NNV (i.e., urban landscape, ornamental shrubs and trees), DHAB, and a linear band of disturbed DCSS and SCBS that exists within the southern parcel boundary. Areas immediately surrounding the developed portion of the parcel consist of non-native vegetation, small fragments of disturbed native habitat, and urban development. A chain-link fence separates the existing development from mapped native habitats to the west and south, except for several native individuals growing along the fence line. All proposed development has been designed to occur within the eastern and northern limits of the existing chain-link fence, within the limits of the previously installed concrete footings and walls.

The enhanced, site-specific mapping of the site based on the July 19, 2022 field survey resulted in an increased amount of NNV and DHAB and decreased amount of DCSS and SCBS mapped onsite, compared to the mapping and findings of the updated 2018 citywide ESHA analysis. Discrepancies between the two mapping efforts are attributed to the increased habitat degradation and worsening drought conditions experienced in the general region. Table 1 lists acreages for each vegetation community mapped onsite during the July field survey and proposed impact acreages. Photographs of the existing conditions onsite and surrounding lands are provided in Appendix 1.

## Vegetation Communities

### ***Southern Coastal Bluff Scrub***

Southern coastal bluff scrub habitat includes eroded unvegetated bluffs interspersed with low growing shrubs and scattered mats consisting of various native and non-native succulents rooted in



**Biological Resources Map**  
 Biological Study for 959 Highland Drive, Solana Beach  
 Aerial Source Maxar, Oct. 2022  
 Revised on May 24, 2023

**Figure 2**

poorly developed sandy soils and sandstone. Larger individuals that are typically found in DCSS habitat were also observed, recruiting from surrounding parent populations.

Key species identified during the field survey within SCBS included both native and non-native species consisting of crystalline iceplant (*Mesembryanthemum crystallinum*), Perez’s marsh-rosemary (*Limonium perezii*), chalk dudleya (*Dudleya pulverulenta*), fish-hook cactus (*Mammillaria dioica*), ladies-fingers (*Dudleya edulis*), and freeway iceplant (*Carpobrotus edulis*), with occasional California encelia (*Encelia californica*), lemonadeberry (*Rhus integrifolia*), waterjacket (*Lycium andersonii*), coast cholla (*Cylindropuntia prolifera*), and coast prickly-pear (*Opuntia littoralis*). This habitat has moderate biological value; however, encroachment by non-native species and erosion spreading from the surrounding development has resulted in the continued degradation of the habitat.

**Table 1. Vegetation Communities within APN 298-270-12**

Habitat Type*	Onsite Acreage**	Estimated Impact Acreage
<b>Habitat Group B</b>		
Southern Coastal Bluff Scrub (31200)	0.01	none
Southern Maritime Chaparral (37C30)	0.01	none
<b>Group B Subtotal</b>	<b>0.02</b>	none
<b>Habitat Group C</b>		
Diegan Coastal Sage Scrub (32500)	0.06	none
<b>Group C Subtotal</b>	<b>0.06</b>	none
<b>Habitat Group F</b>		
Non-Native Vegetation (11000)	0.12	none
Disturbed Habitat (11300)	0.18	none***
Urban/Developed (12000)	0.25	0.24
<b>Group F Subtotal</b>	<b>0.55</b>	<b>0.24</b>
<b>Total</b>	<b>0.63</b>	<b>0.24</b>

\*Habitat Groups refer to the Multiple Habitat Conservation Program (MHCP) Habitat Classification System, with numerical codes from Holland (1986) and/or Oberbauer et al. (2008).

\*\*Acreage has been rounded to nearest hundredths for all habitats, and totals reflect overall rounding.

\*\*\*Estimated impacts for the installation of a sewer lateral were calculated to be less than one thousandth of an acre, and are not evident due to rounding to the nearest hundredth of an acre in Table 1.

**Southern Maritime Chaparral**

Southern maritime chaparral mapped within the parcel consisted exclusively of four Nuttall’s scrub oak (*Quercus dumosa*), a California Native Plant Society 1B.1 rare plant, grouped with a single toyon (*Heteromeles arbutifolia*). Nuttall’s scrub oak were identified along the steep slope on the eastern tip of the parcel boundary within surrounding non-native and ornamental vegetation. An additional Nuttall’s scrub oak was observed offsite, just north of the parcel boundary in non-native vegetation.

### **Diegan Coastal Sage Scrub**

Most of the DCSS mapped within the parcel is located in isolated patches within the southern portions of the parcel in addition to several stands that have colonized from seed in and around the previous development area. Areas of DCSS habitat located onsite included shrub species such as: flat-top buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemisia californica*), spreading goldenbush (*Isocoma menziesii* var. *menziesii*), laurel sumac (*Malosma laurina*), lemonadeberry, waterjacket, deerweed (*Acmispon glaber*), toyon, and bladderpod (*Peritoma arborea*). Non-native species were observed interspersed amongst the native shrub species to varying degrees. Non-native species included, but were not limited to, cyclops acacia (*Acacia cyclops*), freeway iceplant, tocalote (*Centaurea melitensis*), crimson fountain grass (*Pennisetum setaceum*), tree tobacco (*Nicotiana glauca*), and various non-native grasses. DCSS habitat was also observed offsite, east of Highland Drive, on a steep slope that interfaces with dense non-native vegetation cascading from residential and urban development located atop the bluff.

### **Non-native Vegetation**

Non-native vegetation onsite consists of ornamental landscape plantings and other non-native species that have encroached from adjacent development. Much of this habitat cascades down the steeply eroded slope along Highland Drive. Dominant non-native species observed onsite included freeway iceplant, black mustard (*Brassica nigra*), tocalote, Russian thistle (*Salsola tragus*), tree tobacco, Australian saltbush (*Atriplex semibaccata*), Brazilian pepper (*Schinus terebinthifolius*), crimson fountain grass, and numerous other non-native grasses.

### **Disturbed Habitat**

Disturbed habitat onsite occurs along the margins of urban development such as Highland Drive and Valley Avenue, where erosion, vegetation clearing, ornamental street plantings, and pedestrian access have degraded previously intact habitats. These areas typically include sparsely vegetated areas with non-native species that are adapted to frequent disturbance, including Russian thistle, tocalote, freeway iceplant, crystalline iceplant, crimson fountain grass, and various other non-native grasses. Along Valley Avenue, two plantings of coast live oak (*Quercus agrifolia*) were identified within the sidewalk streetscape.

### **Urban/Developed**

Urban/Developed lands that were mapped consist of paved roadways, sidewalks, adjacent residential development, and areas within the parcel where previous development has occurred. Observations of previous development include concrete footings, retaining walls, foundations, imported gravel, and bare and previously cleared ground. These areas are sparsely distributed with low growing non-native annuals and grasses, with lesser quantities of DCSS species that commonly recruit from seed (i.e., spreading goldenbush and flat-top buckwheat).

## **Fauna**

Wildlife use of the site is typical of disturbed habitats that are in proximity to urban development. Observations during the survey included western fence lizard (*Sceloporus occidentalis*) and California ground squirrel (*Spermophilus beecheyi nudipes*) within the DCSS and SCBS areas. Additionally, common birds including song sparrow (*Melospiza melodia*), house finch (*Carpodacus mexicanus*), Anna's hummingbird (*Calypte anna*), and black phoebe (*Sayornis nigricans*) were also observed.

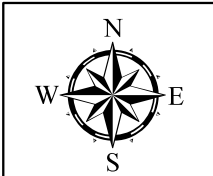
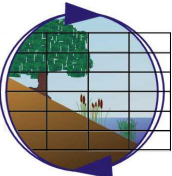
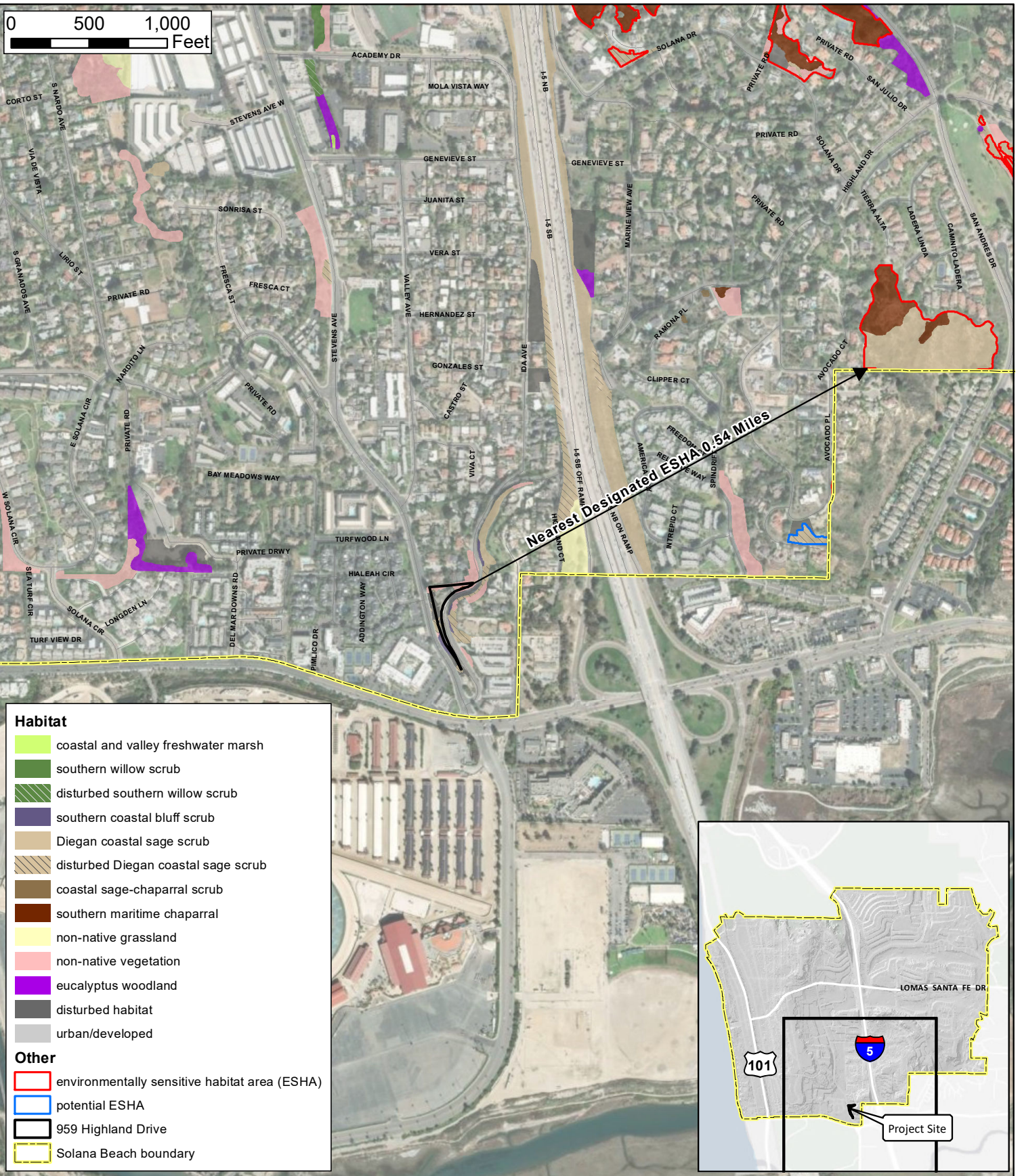
There is low potential for dispersing Coastal California gnatcatcher (*Poliophtila californica californica*) to utilize southern portions of the parcel for foraging, due to the fragmentation and isolation of onsite DCSS from more intact stands of suitable habitat located east of Interstate 5. The linear nature of the parcel, surrounded by two busy roadways, results in exposure to persistent disturbance from vehicle noise and movement. Onsite DCSS has limited quantities of California sagebrush and flat-top buckwheat shrubs that are typically used by Coastal California gnatcatcher for nesting; therefore, the species is not anticipated to utilize the site for nesting activities. More contiguous stands of DCSS are located approximately 1,500 feet east along Interstate 5, where dispersing Coastal California gnatcatcher have greater opportunities to link with the San Dieguito River Park and other areas of undisturbed DCSS located along Via De La Valle.

### **ESHA Analysis**

The Coastal Act and City LUP defines ESHA as: “Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments...”. Additional clarification of ESHA is provided in the LUP, which provides specific exclusions for candidates of potential areas for ESHA. Exclusions of otherwise appropriate areas of rare or valuable habitat are typically due to urban isolation or proximity to disturbed and developed lands. The SCBS, SMaC, and DCSS that occupy portions of the project site have low to moderate biological value that currently support native animal and plant species, including sensitive Nuttall’s scrub oak; however, the diminutive size, habitat isolation, fragmentation, and continued degradation of the site has decreased its overall biological value and would exclude it from being ESHA on its own.

No designated ESHA is located onsite or the immediately adjacent areas. The closest designated ESHA to 959 Highland Drive that was identified in the adopted City LUP and confirmed during the 2018 citywide draft ESHA update included a stand of southern maritime chaparral and DCSS located approximately 0.54-mile northeast of 959 Highland Drive (Figure 3). ESHA designated in this area has connectivity to the San Dieguito River Park located further south, and has high biological value due to its size, diversity, and adjacency to a regional open space preserve. Areas between the closest designated ESHA to the northeast and 959 Highland Drive consist exclusively of dense urban development, the Interstate 5 freeway, and ornamental vegetation, restricting potential movement of native wildlife, seed, or plant propagules.

The fragmentation of native habitats from urban development over time has resulted in the isolation of smaller pockets of native vegetation throughout the City. These isolated areas of native habitat have the potential to be of greater biological value when in close proximity to other habitat, providing “stepping stones” or wildlife corridors to more contiguous areas of open space. The DCSS and SCBS located onsite have low connectivity and habitat linkage potential due to isolation from adjacent stands of native habitat, the surrounding urban development, and abundant non-native vegetation. The unmanaged parcel inactivity, isolation, surrounding land use, and encroachment of non-native vegetation into the native habitats proximal to 959 Highland Drive have largely decreased its biological value in a greater regional context and thus would not be considered ESHA.



**Regional Setting Map**  
 Biological Study for 959 Highland Drive, Solana Beach

Aerial Source Maxar, Feb. 2022 Revised on Feb. 8, 2023

**Figure 3**

Independently, the onsite SCBS, SMaC, and DCSS habitats are unique and of moderate quality and should continue to persist on their own as these habitats have adapted for the xeric drought conditions that the region has been experiencing over the last decade.

## Conclusion

The site-specific field survey conducted on July 19, 2022 generally reflected the results from the citywide ESHA update that M&A performed in 2018, adding enhanced habitat mapping precision, refinement, and analysis to the original study. Both studies were consistent in the determination of the presence of native habitats but concluded that those habitats within and adjacent to the site were not designated as ESHA due to their isolation, fragmentation, proximity to urban development, and continued degradation from surrounding non-native vegetation.

Surrounding and onsite land uses and urban development have also continued to degrade the remnants of native habitat located within the 959 Highland Drive parcel. Nearby residential and commercial development in this area has allowed for the continued spread of non-native species via increased irrigation and maintenance activities. Development activities on the parcel itself have remained inactive for decades according to historical aerial imagery, and the parcel has periodically hosted transients and trespassers in the shelter of previously developed retaining walls and foundations. Vegetation clearing in developed areas has also occurred periodically for survey, preliminary design work, and brush management, prior to the current ownership of the parcel. The resultant vegetation within the previously developed areas is sparsely distributed with low growing non-native annuals and grasses, with lesser quantities of Diegan coastal sage scrub species that commonly recruit from seed (i.e., spreading goldenbush and flat-top buckwheat).

The currently proposed SFR project at 959 Highland Drive will not result in any impacts to ESHA, sensitive species, or native habitat observed onsite. The proposed development of a SFR and landscape within the existing development footprint is consistent with historical use of the parcel; therefore, the existing buffers that separate native habitats from development will remain unchanged. The existing chain-link fencing that generally separates the proposed development from native habitats located to the west and south will continue to provide protection to sensitive habitats during construction. Lesser quantities of native habitat identified along and within the fence-line should be flagged for avoidance prior to any construction. The identification and demarcation of Nuttall's scrub oak and other native tree species to be avoided should also be performed prior to any construction activities. Additionally, it is expected that the steep topography where the onsite and adjacent native habitat occurs may limit other potential construction temporary impacts to potential wildlife such as noise and light intrusion.

A new sewer lateral would be required to be installed from the proposed development, southwest to Valley Avenue through disturbed habitat located on an environmentally sensitive inland bluff. Installation of the lateral would rely on least-impactive construction methods (i.e., narrow trenching, directional drilling, etc.) to avoid unnecessary impacts to the bluff face, bluff stability, or adjacent native species. If impacts to the bluff face are unavoidable, a restoration plan or sheet may be required by the City to be prepared by a landscape architect or native habitat restoration specialist to restore areas impacted from the sewer lateral installation. Disturbed areas would be restored to blend with the native topography and revegetated with native plantings immediately following construction. Revegetation would be consistent with LUP Policy 3.45, summarized as:



- Requiring the use of native, non-invasive, drought-tolerant, salt-tolerant, and fire-resistant plant species.
- Prohibited use of invasive plant species.
- Success standards that include requirement for “90 percent vegetative coverage within five years, or that percentage of ground cover demonstrated locally appropriate for a healthy stand of the particular native vegetation type chosen for restoration.”.
- Including a monitoring period of five years (or less if directed by the City) following the completion of planting to ensure that performance standards are achieved. Adaptive management techniques may be required if the restoration effort fails to achieve any initial performance standards.

Implementation oversight of the restoration plan and monitoring of the restoration progress would be required to be performed by a habitat restoration specialist, biologist, or other qualified personnel with experience in native habitat restoration within coastal San Diego County. Brief annual letters would be prepared to report the qualitative status of the revegetation project, provide photo documentation, and prescribe any adaptive management measures required to ensure that success standards are met at the end of the monitoring period.

If you have any questions regarding this analysis or need any additional information, please do not hesitate to contact M&A biologist, Adam Behle (Project Manager), at [abehle@merkelinc.com](mailto:abehle@merkelinc.com) or (858) 560-5465.

Sincerely,



Adam H. Behle  
Senior Biologist

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**APPENDIX 1. PHOTOS**



**Photo Point 1.** Looking northwest along western boundary of pre-existing development and disturbed habitat. July 8, 2022.



**Photo Point 2.** View to the north at entry to site along Highland Drive. July 8, 2022.



**Photo Point 3.** Looking northeast within central location of pre-existing development and disturbed habitat. July 8, 2022.



**Photo Point 4.** Looking south at slope dominated by freeway iceplant and remnants of Diegan coastal sage scrub located above Valley Avenue. July 8, 2022.



**Photo Point 5.** View towards east, from the easternmost edge of the parcel at non-native vegetation and Nuttall's scrub oak adjacent to fan palm. August 1, 2022.



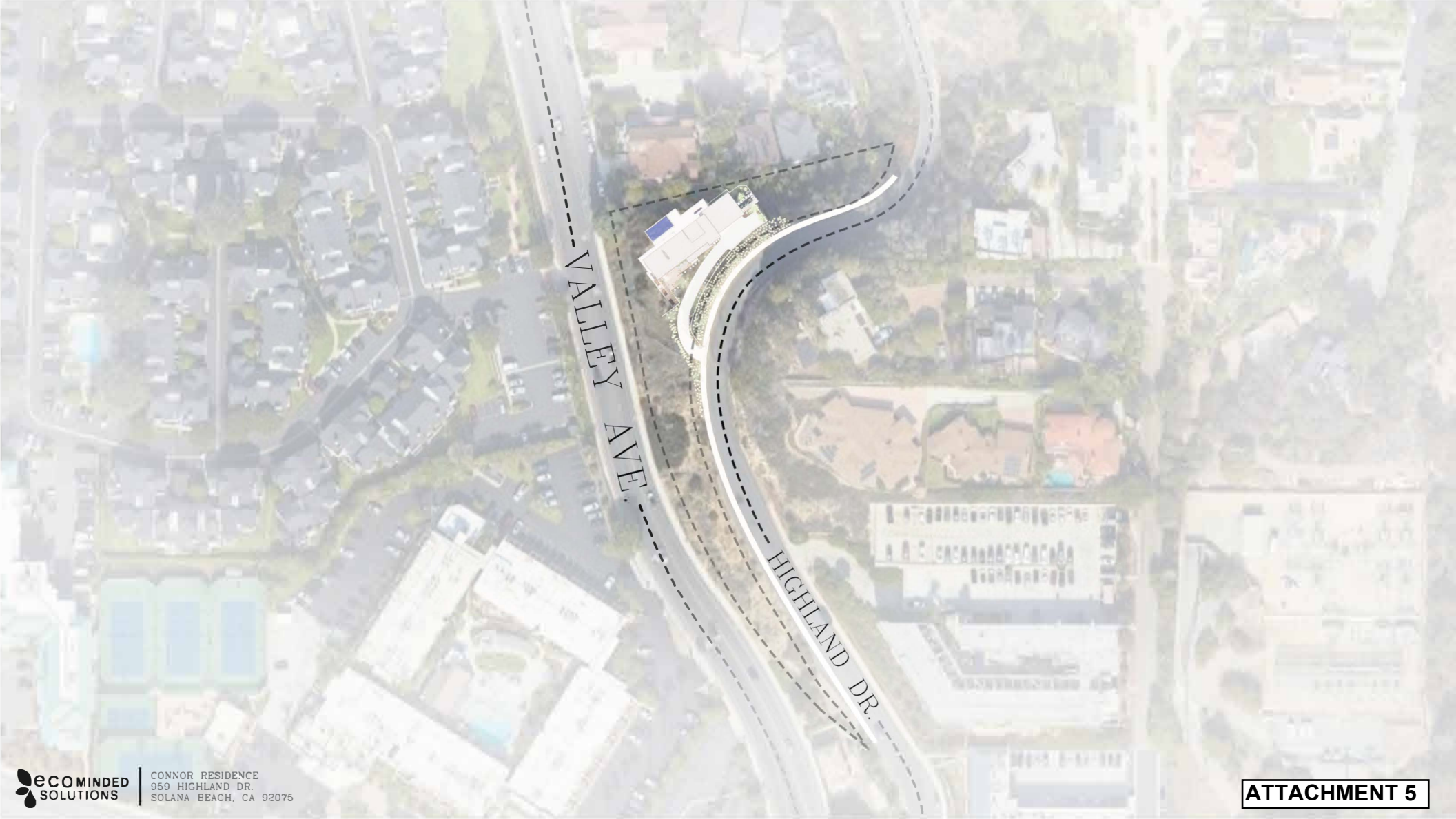
**Photo Point 6.** Looking southwest at offsite slope located across Highland Drive dominated by non-native vegetation and remnants of Diegan coastal sage scrub habitat. August 1, 2022.



**Photo Point 7.** View southwest towards Valley Avenue at disturbed habitat and patch of Diegan coastal sage scrub. August 1, 2022.



**Photo Point 8.** Looking northeast from Valley Avenue at disturbed southern coastal bluff scrub and disturbed habitat. August 1, 2022.



VALLEY AVE.

HIGHLAND DR.





HIGHLAND DR.

VALLEY AVE.



