



# CITY OF SOLANA BEACH

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

## AGENDA

### Joint REGULAR Meeting

Wednesday, April 28, 2021 \* 6:00 p.m.

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California  
This meeting will be conducted in accordance with Governor Newsom's Executive Order N-29-20 related to the COVID-19 virus.

#### MEETING LOCATION WILL NOT BE OPEN TO THE PUBLIC

Due to the Executive Order to stay home, in person participation at City Council meetings will not be allowed at this time. In accordance with the Executive Order to stay home, there will be no members of the public in attendance at Council Meetings. Alternatives to in-person attendance for viewing and participating in City Council meetings are being provided under provided below.

#### AGENDA MATERIALS

A full City Council agenda packet including relative supporting documentation is posted online [www.cityofsolanabeach.org](http://www.cityofsolanabeach.org) Closed Session Agendas are posted at least 72 hours prior to regular meetings and at least 24 hours prior to special meetings.

#### 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.

#### 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 before 3:00 p.m. (or 3 hrs. 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.
- The designated location for viewing supplemental documents is on the City's website [www.cityofsolanabeach.org](http://www.cityofsolanabeach.org) on the posted Agenda under the relative Agenda Item.

OR

Verbal comment participation: If you wish to provide a live verbal comment during the meeting, attend the virtual meeting via your computer or call in.

#### Before Meeting

- Sign up (register) to speak at the virtual meeting for the Zoom webinar as early as possible and at least 3 hours prior to the start of the meeting so that Staff can manage the speaker list.  
- Public Participation Link:  
[https://us02web.zoom.us/webinar/register/WN\\_H7GDsryRQfW5Roz3LX6LaQ](https://us02web.zoom.us/webinar/register/WN_H7GDsryRQfW5Roz3LX6LaQ)
- Follow the prompts to enter your name and email address and identify the item you are speaking on.
- Join the meeting by locating your confirmation email, that was sent immediately following registration, which will provide your log-in link.
- Join/Log-In to the meeting at least 15 minutes prior to the start time so that the City Clerk can verify you are ready to speak before the meeting begins.
- If your computer does not have a mic to speak or you have sound issues, you can use the call-in audio information (Zoom ID, Participant ID) from a landline or cell phone to join the meeting for the audio accessibility.
- If you call in as well for better audio, mute your computer's speakers to eliminate feedback so that you do not have two audios competing when you are speaking.

#### During Meeting:

- Choose Gallery View to see the presentations, when applicable.
- Participants will be called upon from those who have Registered and their name is identified by the City Clerk calling from the registration list. You will be called on by name and unmuted by the meeting organizer and then you may provide comments for the allotted time. Allotted speaker times are listed under each [Agenda](#) section.

**SPECIAL ASSISTANCE NEEDED - AMERICAN DISABILITIES ACT TITLE 2**

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 [clerkoffice@cosb.org](mailto:clerkoffice@cosb.org) at least 72 hours prior to the meeting.

| <b>CITY COUNCILMEMBERS</b>           |                                       |   |   |
|--------------------------------------|---------------------------------------|---|---|
| <b>Lesa Heebner, Mayor</b>           |                                       |   |   |
| <b>Kristi Becker</b><br>Deputy Mayor | <b>Kelly Harless</b><br>Councilmember | <b>David A. Zito</b><br>Councilmember<br>District 1 | <b>Jewel Edson</b><br>Councilmember<br>District 3 |

Gregory Wade  
**City Manager**

Johanna Canlas  
**City Attorney**

Angela Ivey  
**City Clerk**

**SPEAKERS:**

See Public Participation on the first page of the Agenda for publication participation options.

**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:**

**PROCLAMATIONS/CERTIFICATES:** *Ceremonial*  
*None at the posting of this agenda*

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

Congressman Mike Levin

**APPROVAL OF AGENDA:**

**ORAL COMMUNICATIONS:**

***Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.***

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 having submitted written comments for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda.

Comments relating to items on this evening's agenda are taken at the time the items are heard. Pursuant to the Brown Act, no action shall be taken by the City Council on public

comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

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

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

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

**Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.**

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 written correspondence for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be discussed immediately after approval of the Consent Calendar.

#### **A.1. Register Of Demands. (File 0300-30)**

Recommendation: That the City Council

1. Ratify the list of demands for March 27, 2021 – April 09, 2021.

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

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

#### **A.2. General Fund Budget Adjustments for Fiscal Year 2020/21. (File 0330-30)**

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2020-2021 General Fund Adopted Budget.

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

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

#### **A.3. Citywide Street Sweeping Services. (File 0820-35)**

Recommendation: That the City Council

1. Adopt **Resolution 2021-047**
  - a. Authorizing the City Manager to execute a Professional Services Agreement with CleanStreet, LLC for Citywide Street Sweeping Services for FY 2021/22 for a not-to-exceed amount of \$50,000.
  - b. Authorizing the City Manager, at his sole discretion, to extend the Professional Service Agreement with CleanStreet for up to four additional one-year terms, with an annual 1% escalator clause for year 2 and a 2% escalator clause for years 3 through 5.

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

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

#### **A.4. Solid Waste Rate Review Prop 218 Notification.** (File 1030-15)

Recommendation: That the City Council

1. Adopt **Resolution 2021-053** setting the Solid Waste Rate Review Public Hearing protest vote for June 23, 2021.

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

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

#### **B. PUBLIC HEARINGS: (B.1. – B.3.)**

**Note to Public:** Refer to [Public Participation](#) for information on how to submit public comment.

Any member of the public may address the City Council on an item of concern by submitting written correspondence for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

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

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.

#### **B.1. Public Hearing: 112 S. Cedros Ave., Applicant: Local Roots Kombucha, Case: CUP 20-001.** (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2021-048** conditionally approving a CUP for the project to allow for alcohol sales for on- and off-site consumption and a shared parking agreement at 112 South Cedros Avenue.

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

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

**B.2. Public Hearing: 330 S. Cedros Ave., Applicant: Brad Wise, Trust Restaurant Group, Case: MOD21-001.** (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council disclosures, Receive Public Testimony, Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines.
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2021-050** conditionally approving a modification to the approved DRP, SDP, CUP, MEC and CSP for a mixed use development at 330 S. Cedros Avenue, Solana Beach.

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

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

**B.3. Public Hearing: 330 S. Cedros Ave., Applicant: RAF Pacifica Group, Case: MOD21-002.** (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines.
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2021-051** conditionally approving a modification to the approved DRP, SDP, CUP, MEC and CSP for a mixed-use development at 330 S. Cedros Avenue, Solana Beach.

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

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

**C. STAFF REPORTS: (C.1. – C.2.)**

**Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.**

Any member of the public may address the City Council on an item of concern by submitting written correspondence for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

## **C.1. COVID TUP (Temporary Use Permit) Policy Extension.** (File 0230-20)

Recommendation: That the City Council

1. Consider approval of **Resolution 2021-049** authorizing extension of the Temporary Use Permit Policy until a specified date or until the emergency public health order limiting indoor dining and social distancing requirements is lifted.

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

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

## **C.2. Citizen Commission Vacancies: Public Arts Commission and Parks & Recreation Commission Appointments.** (File 0120-06)

Recommendation: That the City Council

1. Consider the application(s) submitted and make an appointment to the vacancy on the Public Arts Commission and the Parks & Recreation Commission with terms until January 2022.

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

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

## **WORK PLAN COMMENTS:**

*Adopted June 12, 2019*

## **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- Harless, Alternate-Edson
- d. Escondido Creek Watershed Authority: Becker /Staff (no alternate).
- e. League of Ca. Cities' San Diego County Executive Committee: Primary-Becker, Alternate-Harless. Subcommittees determined by its members.
- f. League of Ca. Cities' Local Legislative Committee: Primary-Harless, Alternate-Becker
- g. League of Ca. Cities' Coastal Cities Issues Group (CCIG): Primary-Becker, Alternate-Harless
- h. North County Dispatch JPA: Primary-Harless, Alternate-Becker
- i. North County Transit District: Primary-Edson, Alternate-Harless
- j. Regional Solid Waste Association (RSWA): Primary-Harless, Alternate-Zito
- 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-Harless, 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 – Harless, Edson
- c. Highway 101 / Cedros Ave. Development Committee – Edson, Heebner
- d. Parks and Recreation Committee – Zito, Harless
- e. Public Arts Committee – Edson, Heebner
- f. School Relations Committee – Becker, Harless
- g. Solana Beach-Del Mar Relations Committee – Heebner, Edson

**CITIZEN COMMISSION(S)**

- a. Climate Action Commission: Primary-Zito, Alternate-Becker

**ADJOURN:**

**Next Regularly Scheduled Meeting is May 12, 2021**

*Always refer the City's website Event Calendar for Special Meetings or an updated schedule.*

*Or Contact City Hall 858-720-2400*

[www.cityofsolanabeach.org](http://www.cityofsolanabeach.org)

**AFFIDAVIT OF POSTING**

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the April 28, 2021 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on April 21, 2021 at 4:15 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., April 28, 2021, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk \* City of Solana Beach, CA

**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**



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** April 28, 2021  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** Register of Demands

## **BACKGROUND:**

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

Register of Demands- 03/27/21 through 04/09/21

|   |               |    |            |
|---|---------------|----|------------|
| Check Register-Disbursement Fund (Attachment 1) |               | \$ | 213,940.85 |
| Net Payroll                                     | April 2, 2021 |    | 203,829.33 |
| Federal & State Taxes                           | April 2, 2021 |    | 56,852.85  |
| PERS Retirement (EFT)                           | April 2, 2021 |    | 47,699.85  |
| Council Payroll                                 | April 8, 2021 |    | 4,766.55   |
| Federal & State Taxes                           | April 8, 2021 |    | 397.82     |
| PERS Retirement (EFT)                           | April 8, 2021 |    | 714.93     |
| Retirement Payroll                              | April 9, 2021 |    | 4,648.00   |

|       |  |    |                   |
|-------|--|----|-------------------|
| TOTAL |  | \$ | <u>532,850.18</u> |
|-------|--|----|-------------------|

## **DISCUSSION:**

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

## **CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

## **FISCAL IMPACT:**

The register of demands for March 27, 2021 through April 9, 2021 reflects total expenditures of \$532,850.18 from various City funding sources.

|                                     |
|-------------------------------------|
| CITY COUNCIL ACTION: _____<br>_____ |
|-------------------------------------|



**WORK PLAN:**

N/A

**OPTIONS:**

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

**DEPARTMENT RECOMMENDATION:**

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

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



---

Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund

PENTAMATION  
 DATE: 04/12/2021  
 TIME: 20:02:35

CITY OF SOLANA BEACH, CA  
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1  
 ACCTPA21

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20210327 00:00:00.000' and '20210409 00:00:00.000'  
 ACCOUNTING PERIOD: 10/21

FUND - 001 - GENERAL FUND

| CASH ACCT   | CHECK NO | ISSUE DT | VENDOR | NAME                     | BUDGET UNIT | -----DESCRIPTION----- | SALES TAX | AMOUNT    |
|-------------|----------|----------|--------|--------------------------|-------------|-----------------------|-----------|-----------|
| 1011        | 98810    | 04/01/21 | 1135   | AFFORDABLE PIPELINE SERV | 00165006520 | H-STORM DRAIN MAINT   | 0.00      | 1,140.00  |
| 1011        | 98811    | 04/01/21 | 2137   | AFLAC                    | 001         | MARCH 21              | 0.00      | 803.86    |
| 1011        | 98812    | 04/01/21 | 4832   | AT&T CALNET 3            | 00150005450 | 9391012278 1/24-2/23  | 0.00      | 3,591.47  |
| 1011        | 98812    | 04/01/21 | 4832   | AT&T CALNET 3            | 00150005450 | 9391012282 1/24-2/23  | 0.00      | 22.25     |
| 1011        | 98812    | 04/01/21 | 4832   | AT&T CALNET 3            | 00150005450 | 9391053641 1/24-2/23  | 0.00      | 166.16    |
| 1011        | 98812    | 04/01/21 | 4832   | AT&T CALNET 3            | 00150005450 | 9391062899 1/24-2/23  | 0.00      | 166.16    |
| TOTAL CHECK |          |          |        |                          |             |                       | 0.00      | 3,946.04  |
| 1011        | 98813    | 04/01/21 | 127    | COX COMMUNICATIONS INC   | 00150005450 | CTYINTRNT 2/19-3/18   | 0.00      | 286.88    |
| 1011        | 98813    | 04/01/21 | 127    | COX COMMUNICATIONS INC   | 00150005450 | CTYINTRNT 1/19-2/18   | 0.00      | 590.28    |
| TOTAL CHECK |          |          |        |                          |             |                       | 0.00      | 877.16    |
| 1011        | 98814    | 04/01/21 | 134    | DIXIELINE LUMBER CO INC  | 00165006570 | MICRO PIN             | 0.00      | 11.63     |
| 1011        | 98814    | 04/01/21 | 134    | DIXIELINE LUMBER CO INC  | 00165006570 | SCREWDRIVER/NTS&BLTS  | 0.00      | 14.01     |
| 1011        | 98814    | 04/01/21 | 134    | DIXIELINE LUMBER CO INC  | 00165006570 | OUTLET RECEPTACLE     | 0.00      | 26.17     |
| 1011        | 98814    | 04/01/21 | 134    | DIXIELINE LUMBER CO INC  | 00165006530 | NOZZLE/ ARMOR ALL     | 0.00      | 32.94     |
| 1011        | 98814    | 04/01/21 | 134    | DIXIELINE LUMBER CO INC  | 00165006570 | CEMENT/SPREADER       | 0.00      | 41.27     |
| 1011        | 98814    | 04/01/21 | 134    | DIXIELINE LUMBER CO INC  | 00165006570 | GLOVES                | 0.00      | 56.01     |
| TOTAL CHECK |          |          |        |                          |             |                       | 0.00      | 182.03    |
| 1011        | 98815    | 04/01/21 | 5674   | EMANUELS JONES AND ASSOC | 00150005200 | PROF SVC-FEB          | 0.00      | 2,500.00  |
| 1011        | 98815    | 04/01/21 | 5674   | EMANUELS JONES AND ASSOC | 00150005200 | FPPC QTR4 FILNG 2020  | 0.00      | 75.00     |
| 1011        | 98815    | 04/01/21 | 5674   | EMANUELS JONES AND ASSOC | 00150005200 | PROF SVC-MAR          | 0.00      | 2,500.00  |
| 1011        | 98815    | 04/01/21 | 5674   | EMANUELS JONES AND ASSOC | 00150005200 | PROF SVC-JAN          | 0.00      | 2,500.00  |
| TOTAL CHECK |          |          |        |                          |             |                       | 0.00      | 7,575.00  |
| 1011        | 98816    | 04/01/21 | 94     | ESGIL CORPORATION        | 00155005560 | BLDG PRMT-FEB         | 0.00      | 19,650.54 |
| 1011        | 98817    | 04/01/21 | 87     | ISLA VERDE HOA           | 20575007530 | LNDSCAPE MAINT-FEB    | 0.00      | 425.00    |
| 1011        | 98818    | 04/01/21 | 5014   | MANAGED SOLUTION         | 00150005450 | PROF SVC-NOV          | 0.00      | 555.00    |
| 1011        | 98818    | 04/01/21 | 5014   | MANAGED SOLUTION         | 00150005450 | PROF SVC-FEB          | 0.00      | 750.00    |
| 1011        | 98818    | 04/01/21 | 5014   | MANAGED SOLUTION         | 00150005450 | PROF SVC-MAR          | 0.00      | 850.00    |
| 1011        | 98818    | 04/01/21 | 5014   | MANAGED SOLUTION         | 00150005450 | PROF SVC-JAN          | 0.00      | 1,062.00  |
| 1011        | 98818    | 04/01/21 | 5014   | MANAGED SOLUTION         | 00150005450 | PROF SVC-FEB          | 0.00      | 1,062.00  |
| 1011        | 98818    | 04/01/21 | 5014   | MANAGED SOLUTION         | 00150005450 | PROF SVC-MAR          | 0.00      | 1,098.00  |
| 1011        | 98818    | 04/01/21 | 5014   | MANAGED SOLUTION         | 00150005450 | PROF SVC-FEB          | 0.00      | 1,433.75  |
| TOTAL CHECK |          |          |        |                          |             |                       | 0.00      | 6,810.75  |
| 1011        | 98819    | 04/01/21 | 5549   | MICHAEL BAKER INTERNATIO | 22093826510 | 9382.03 LSF CORR-III  | 0.00      | 1,395.00  |
| 1011        | 98819    | 04/01/21 | 5549   | MICHAEL BAKER INTERNATIO | 22093826510 | 9382.03 LSF CORR-III  | 0.00      | 34,480.80 |
| 1011        | 98819    | 04/01/21 | 5549   | MICHAEL BAKER INTERNATIO | 22893826510 | 9382.03 LSF CORR-III  | 0.00      | 155.00    |
| 1011        | 98819    | 04/01/21 | 5549   | MICHAEL BAKER INTERNATIO | 22893826510 | 9382.03 LSF CORR-III  | 0.00      | 3,831.20  |
| TOTAL CHECK |          |          |        |                          |             |                       | 0.00      | 39,862.00 |
| 1011        | 98820    | 04/01/21 | 5407   | PJ CASTORENA, INC.       | 55000007750 | CCA WKLY 3/2 & 3/9    | 0.00      | 85.85     |
| 1011        | 98821    | 04/01/21 | 5395   | MIRACLE RECREATION EQUIP | 00165006560 | BOLTS/WINDOW/WSHRS    | 0.00      | 509.18    |
| 1011        | 98822    | 04/01/21 | 111    | MISSION LINEN & UNIFORM  | 50900007700 | LAUNDRY-PUB WORKS     | 0.00      | 9.53      |

PENTAMATION  
 DATE: 04/12/2021  
 TIME: 20:02:35

CITY OF SOLANA BEACH, CA  
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2  
 ACCTPA21

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20210327 00:00:00.000' and '20210409 00:00:00.000'  
 ACCOUNTING PERIOD: 10/21

FUND - 001 - GENERAL FUND

| CASH ACCT   | CHECK NO | ISSUE DT | VENDOR | NAME                     | BUDGET UNIT | -----DESCRIPTION-----  | SALES TAX | AMOUNT    |
|-------------|----------|----------|--------|--------------------------|-------------|------------------------|-----------|-----------|
| 1011        | 98822    | 04/01/21 | 111    | MISSION LINEN & UNIFORM  | 00165006560 | LAUNDRY-PUB WORKS      | 0.00      | 13.35     |
| 1011        | 98822    | 04/01/21 | 111    | MISSION LINEN & UNIFORM  | 00165006520 | LAUNDRY-PUB WORKS      | 0.00      | 13.36     |
| 1011        | 98822    | 04/01/21 | 111    | MISSION LINEN & UNIFORM  | 00165006530 | LAUNDRY-PUB WORKS      | 0.00      | 20.98     |
| TOTAL CHECK |          |          |        |                          |             |                        | 0.00      | 57.22     |
| 1011        | 98823    | 04/01/21 | 1377   | ONE DAY SIGNS            | 00165006560 | BBALL RULES SIGN       | 0.00      | 64.65     |
| 1011        | 98824    | 04/01/21 | 5979   | PRISM                    | 00150005400 | FY20/21 EAP APR-JUN    | 0.00      | 405.60    |
| 1011        | 98825    | 04/01/21 | 287    | SALIENT NETWORKS (FKA DI | 00150005450 | FY21 PHNE/VM/FAX MAINT | 0.00      | 97.50     |
| 1011        | 98825    | 04/01/21 | 287    | SALIENT NETWORKS (FKA DI | 00150005450 | FY21 PHNE/VM/FAX MAINT | 0.00      | 292.50    |
| TOTAL CHECK |          |          |        |                          |             |                        | 0.00      | 390.00    |
| 1011        | 98826    | 04/01/21 | 86     | SAN ELIJO HILLS II HOA   | 20775007550 | LNDSCAPE MAINT-FEB     | 0.00      | 6,550.00  |
| 1011        | 98827    | 04/01/21 | 88     | SANTA FE HILLS HOA       | 20475007520 | LNDSCAPE MAINT-FEB     | 0.00      | 16,250.00 |
| 1011        | 98828    | 04/01/21 | 141    | SANTA FE IRRIGATION DIST | 00165006560 | 005506015 0116-031521  | 0.00      | 117.34    |
| 1011        | 98828    | 04/01/21 | 141    | SANTA FE IRRIGATION DIST | 20375007510 | 007732000 0116-031521  | 0.00      | 169.63    |
| 1011        | 98828    | 04/01/21 | 141    | SANTA FE IRRIGATION DIST | 00165006560 | 005979003 0116-031521  | 0.00      | 223.59    |
| 1011        | 98828    | 04/01/21 | 141    | SANTA FE IRRIGATION DIST | 00165006560 | 005506016 0116-031521  | 0.00      | 300.64    |
| 1011        | 98828    | 04/01/21 | 141    | SANTA FE IRRIGATION DIST | 20375007510 | 005979004 0116-031521  | 0.00      | 392.29    |
| TOTAL CHECK |          |          |        |                          |             |                        | 0.00      | 1,203.49  |
| 1011        | 98829    | 04/01/21 | 169    | SDG&E CO INC             | 00165006540 | UTILITIES-02/04-03/08  | 0.00      | 459.94    |
| 1011        | 98829    | 04/01/21 | 169    | SDG&E CO INC             | 00165006530 | UTILITIES-02/04-03/08  | 0.00      | 464.59    |
| 1011        | 98829    | 04/01/21 | 169    | SDG&E CO INC             | 00165006530 | UTILITES-02/07-03/09   | 0.00      | 736.70    |
| 1011        | 98829    | 04/01/21 | 169    | SDG&E CO INC             | 00165006540 | UTILITES-02/07-03/09   | 0.00      | 938.15    |
| 1011        | 98829    | 04/01/21 | 169    | SDG&E CO INC             | 00165006570 | UTILITIES-02/04-03/08  | 0.00      | 1,642.46  |
| 1011        | 98829    | 04/01/21 | 169    | SDG&E CO INC             | 20375007510 | UTILITES-02/07-03/09   | 0.00      | 2,348.00  |
| 1011        | 98829    | 04/01/21 | 169    | SDG&E CO INC             | 00165006570 | UTILITES-02/07-03/09   | 0.00      | 4,767.37  |
| 1011        | 98829    | 04/01/21 | 169    | SDG&E CO INC             | 21100007600 | UTILITIES-02/04-03/08  | 0.00      | 7,141.99  |
| 1011        | 98829    | 04/01/21 | 169    | SDG&E CO INC             | 55000007750 | SEA CCA SVC-JAN        | 0.00      | 2,245.67  |
| 1011        | 98829    | 04/01/21 | 169    | SDG&E CO INC             | 55000007750 | SEA CCA SVC-FEB        | 0.00      | 2,261.70  |
| TOTAL CHECK |          |          |        |                          |             |                        | 0.00      | 23,006.57 |
| 1011        | 98830    | 04/01/21 | 6004   | SHILLING PARADISE CORP   | 001         | RFND-ENC20-0176/984 A  | 0.00      | 774.00    |
| 1011        | 98831    | 04/01/21 | 230    | SHURLOCK FENCE COMPANY   | 00165006560 | INSTL & RPR CHAIN LNK  | 0.00      | 875.00    |
| 1011        | 98832    | 04/01/21 | 5743   | STANDARD PLUMBING SUPPLY | 00165006570 | TOILET                 | 0.00      | 134.72    |
| 1011        | 98833    | 04/01/21 | 5967   | TING FIBER INC.          | 00150005450 | CH 1GB INTERNET-MAR    | 0.00      | 999.00    |
| 1011        | 98833    | 04/01/21 | 5967   | TING FIBER INC.          | 00150005450 | CH 1GB INTERNET-FEB    | 0.00      | 999.00    |
| 1011        | 98833    | 04/01/21 | 5967   | TING FIBER INC.          | 00150005450 | FS 1000MBPS-FEB        | 0.00      | 450.00    |
| 1011        | 98833    | 04/01/21 | 5967   | TING FIBER INC.          | 00150005450 | FS 1000MBPS-MAR        | 0.00      | 450.00    |
| 1011        | 98833    | 04/01/21 | 5967   | TING FIBER INC.          | 00150005450 | MS 1000MBPS-FEB        | 0.00      | 450.00    |
| 1011        | 98833    | 04/01/21 | 5967   | TING FIBER INC.          | 00150005450 | MS 1000MBPS-MAR        | 0.00      | 450.00    |
| 1011        | 98833    | 04/01/21 | 5967   | TING FIBER INC.          | 00150005450 | PW 1000MBPS-RFND       | 0.00      | -90.00    |
| 1011        | 98833    | 04/01/21 | 5967   | TING FIBER INC.          | 00150005450 | PW 1000MBPS-FEB        | 0.00      | 450.00    |
| 1011        | 98833    | 04/01/21 | 5967   | TING FIBER INC.          | 00150005450 | PW 1000MBPS-MAR        | 0.00      | 450.00    |
| TOTAL CHECK |          |          |        |                          |             |                        | 0.00      | 4,608.00  |

PENTAMATION  
 DATE: 04/12/2021  
 TIME: 20:02:35

CITY OF SOLANA BEACH, CA  
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 3  
 ACCTPA21

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20210327 00:00:00.000' and '20210409 00:00:00.000'  
 ACCOUNTING PERIOD: 10/21

FUND - 001 - GENERAL FUND

| CASH ACCT   | CHECK NO | ISSUE DT | VENDOR | NAME                     | BUDGET UNIT | -----DESCRIPTION----- | SALES TAX | AMOUNT |
|-------------|----------|----------|--------|--------------------------|-------------|-----------------------|-----------|--------|
| 1011        | 98834    | 04/01/21 | 30     | VERIZON WIRELESS-SD      | 00150005450 | IT CELL 12/24-01/23   | 0.00      | 152.04 |
| 1011        | 98834    | 04/01/21 | 30     | VERIZON WIRELESS-SD      | 00150005450 | IT CELL 1/24-2/23     | 0.00      | 152.04 |
| TOTAL CHECK |          |          |        |                          |             |                       | 0.00      | 304.08 |
| 1011        | 98835    | 04/01/21 | 3723   | WAGeworks                | 00150005400 | FSA ADMIN-MAR         | 0.00      | 128.75 |
| 1011        | 98836    | 04/01/21 | 4763   | WESTERN AUDIO VISUAL     | 00150005450 | CHMBRS TECH-1 YR MNT  | 0.00      | 499.00 |
| 1011        | 98837    | 04/08/21 | 1135   | AFFORDABLE PIPELINE SERV | 50900007700 | I-SEWER CLEANING      | 0.00      | 425.00 |
| 1011        | 98838    | 04/08/21 | 4832   | AT&T CALNET 3            | 00165006540 | 9391012279 2/24-3/23  | 0.00      | 49.15  |
| 1011        | 98838    | 04/08/21 | 4832   | AT&T CALNET 3            | 50900007700 | 9391012277 2/24-3/23  | 0.00      | 14.67  |
| TOTAL CHECK |          |          |        |                          |             |                       | 0.00      | 63.82  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00150005400 | REUSSABLE STRAWS RFND | 0.00      | -21.54 |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00150005450 | HOSTING DOMAINS-DEC   | 0.00      | 9.95   |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | HOOKS/HARDWARE        | 0.00      | 11.88  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | GAS TANK REPAIR       | 0.00      | 13.94  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 001         | CLCRD REIMBRSD CHARGE | 0.00      | 15.31  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00150005150 | ELECTION CERT FRAME   | 0.00      | 19.47  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006170 | STAKES-CAUTION TAPE   | 0.00      | 19.92  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | PUTTY                 | 0.00      | 21.39  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006170 | CPR CERT-MCPHEE       | 0.00      | 23.00  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006170 | CPR CERT-PAGANO       | 0.00      | 23.00  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | HARDWARE/PLUG         | 0.00      | 24.95  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006170 | BATTERIES             | 0.00      | 25.18  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00165006570 | POLE/SNAPIN/PORT      | 0.00      | 27.45  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | WIPER BLADES          | 0.00      | 30.15  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006170 | DISINFECTANT/KEYCHAIN | 0.00      | 33.38  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | PAINT/HARDWARE        | 0.00      | 34.21  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | DOME LAMP             | 0.00      | 35.44  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00155005550 | INK/PENS              | 0.00      | 37.39  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00150005200 | CALENDAR              | 0.00      | 38.40  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006170 | BENCH COVER           | 0.00      | 38.78  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | GLASS CLEANER         | 0.00      | 39.77  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00150005150 | MINUTES-01/13 MTG     | 0.00      | 42.75  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006170 | STAKES-CAUTION TAPE   | 0.00      | 43.63  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006170 | POWER STRIP/FILES     | 0.00      | 46.31  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006170 | N95 MASKS             | 0.00      | 48.97  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00150005200 | LA TIMES SUB-Q3       | 0.00      | 51.87  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00150005450 | CONSTANT CONTACT-JAN  | 0.00      | 55.00  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006170 | EMT RECERT CLASS      | 0.00      | 62.25  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | SWIVEL VISE W/ ANVIL  | 0.00      | 68.39  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00150005200 | GET WELL FLOWERS      | 0.00      | 69.14  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00150005100 | BUSINESS CARDS        | 0.00      | 73.25  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00155005560 | CARDSTOCK/PAD         | 0.00      | 73.30  |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00165006520 | THERMOMETER           | 0.00      | 105.80 |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | BATTIER TESTER        | 0.00      | 112.04 |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | BATTERIES             | 0.00      | 119.94 |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | TRUCK LIGHT           | 0.00      | 122.44 |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006170 | EMT RECERT COUNTY FEE | 0.00      | 125.50 |

PENTAMATION  
 DATE: 04/12/2021  
 TIME: 20:02:35

CITY OF SOLANA BEACH, CA  
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 4  
 ACCTPA21

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20210327 00:00:00.000' and '20210409 00:00:00.000'  
 ACCOUNTING PERIOD: 10/21

FUND - 001 - GENERAL FUND

| CASH ACCT   | CHECK NO | ISSUE DT | VENDOR | NAME                     | BUDGET UNIT | -----DESCRIPTION-----  | SALES TAX | AMOUNT   |
|-------------|----------|----------|--------|--------------------------|-------------|------------------------|-----------|----------|
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006170 | DISINFECTANT FOGGER    | 0.00      | 137.99   |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | CLEANER (6)            | 0.00      | 148.02   |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | BATTERY CHARGER        | 0.00      | 150.84   |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | LAMP AND MOUNT         | 0.00      | 180.25   |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00150005300 | ACA 2020 SFTWR/FORMS   | 0.00      | 242.91   |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | FUEL FOR CHAINSAW      | 0.00      | 244.52   |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00150005150 | COAST NEWS AD          | 0.00      | 275.00   |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00170007110 | DODGE DAK-BREAK MAINT  | 0.00      | 314.21   |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00150005200 | VIRT CM CONF           | 0.00      | 325.00   |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00160006120 | TISSUE/TWLS/BAGS/DTGT  | 0.00      | 339.89   |
| 1011        | 98841    | 04/08/21 | 1914   | US BANK                  | 00150005400 | STAFF HOODIES          | 0.00      | 938.25   |
| TOTAL CHECK |          |          |        |                          |             |                        | 0.00      | 5,018.88 |
| 1011        | 98842    | 04/08/21 | 2631   | CLEAN STREET             | 00165006550 | STREET SWP-MAR         | 0.00      | 3,431.28 |
| 1011        | 98843    | 04/08/21 | 134    | DIXIELINE LUMBER CO INC  | 00165006570 | SCRAPER/KWIK SEAL      | 0.00      | 10.11    |
| 1011        | 98843    | 04/08/21 | 134    | DIXIELINE LUMBER CO INC  | 00165006530 | SAFETY VEST            | 0.00      | 18.41    |
| 1011        | 98843    | 04/08/21 | 134    | DIXIELINE LUMBER CO INC  | 00165006570 | CHAIN/CLST KIT/SEALNT  | 0.00      | 69.55    |
| 1011        | 98843    | 04/08/21 | 134    | DIXIELINE LUMBER CO INC  | 00165006570 | GLOVES/BOLTS           | 0.00      | 84.87    |
| TOTAL CHECK |          |          |        |                          |             |                        | 0.00      | 182.94   |
| 1011        | 98844    | 04/08/21 | 5086   | ENVIRONMENTAL SCIENCE AS | 21355005550 | B20-0587/1539 SANTA SA | 0.00      | 862.50   |
| 1011        | 98845    | 04/08/21 | 1792   | HARRIS & ASSOC. INC.     | 21355005550 | B20-0475/918 SANTA HIL | 0.00      | 2,991.26 |
| 1011        | 98846    | 04/08/21 | 1011   | HDL-HINDERLITER, DE LLAM | 00150005300 | Q3 CY20 STAX AUDIT     | 0.00      | 584.12   |
| 1011        | 98846    | 04/08/21 | 1011   | HDL-HINDERLITER, DE LLAM | 00150005300 | Q3 FY STAX CONTRACT    | 0.00      | 1,216.80 |
| TOTAL CHECK |          |          |        |                          |             |                        | 0.00      | 1,800.92 |
| 1011        | 98847    | 04/08/21 | 5200   | CHARLES MEAD             | 00150005400 | MSTRS BUS ADMIN-MEAD   | 0.00      | 2,000.00 |
| 1011        | 98848    | 04/08/21 | 111    | MISSION LINEN & UNIFORM  | 50900007700 | LAUNDRY-PUB WORKS      | 0.00      | 9.54     |
| 1011        | 98848    | 04/08/21 | 111    | MISSION LINEN & UNIFORM  | 00165006560 | LAUNDRY-PUB WORKS      | 0.00      | 13.35    |
| 1011        | 98848    | 04/08/21 | 111    | MISSION LINEN & UNIFORM  | 00165006520 | LAUNDRY-PUB WORKS      | 0.00      | 13.35    |
| 1011        | 98848    | 04/08/21 | 111    | MISSION LINEN & UNIFORM  | 00165006530 | LAUNDRY-PUB WORKS      | 0.00      | 20.98    |
| TOTAL CHECK |          |          |        |                          |             |                        | 0.00      | 57.22    |
| 1011        | 98849    | 04/08/21 | 5361   | HABITAT PROTECTION, INC  | 00160006130 | DEAD ANML RVML-03/09   | 0.00      | 350.00   |
| 1011        | 98850    | 04/08/21 | 1112   | RANCHO SANTA FE SECURITY | 00165006560 | RESTRM LCK/UNLOCK-MAR  | 0.00      | 583.57   |
| 1011        | 98850    | 04/08/21 | 1112   | RANCHO SANTA FE SECURITY | 00165006560 | ALARM MONITORING-MAR   | 0.00      | 252.00   |
| TOTAL CHECK |          |          |        |                          |             |                        | 0.00      | 835.57   |
| 1011        | 98851    | 04/08/21 | 1073   | SEASIDE HEATING & AIR CO | 00165006570 | AS NEEDED RPR-3/09     | 0.00      | 2,680.00 |
| 1011        | 98852    | 04/08/21 | 3909   | SECTRAN SECURITY INC     | 12050005460 | COURIER FUEL-MAR       | 0.00      | 17.52    |
| 1011        | 98852    | 04/08/21 | 3909   | SECTRAN SECURITY INC     | 12050005460 | COURIER SVC-MAR        | 0.00      | 113.37   |
| TOTAL CHECK |          |          |        |                          |             |                        | 0.00      | 130.89   |
| 1011        | 98853    | 04/08/21 | 156    | SHARP REES-STEALY MEDICA | 00150005400 | PRE-EMPLOYMENT SCREEN  | 0.00      | 480.00   |
| 1011        | 98854    | 04/08/21 | 5725   | SIEMENS MOBILITY, INC.   | 00165006540 | TRAFFIC SGNL MNT       | 0.00      | 1,087.36 |

PENTAMATION  
 DATE: 04/12/2021  
 TIME: 20:02:35

CITY OF SOLANA BEACH, CA  
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 5  
 ACCTPA21

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20210327 00:00:00.000' and '20210409 00:00:00.000'  
 ACCOUNTING PERIOD: 10/21

FUND - 001 - GENERAL FUND

| CASH ACCT          | CHECK NO | ISSUE DT | VENDOR | NAME                     | BUDGET UNIT | -----DESCRIPTION----- | SALES TAX | AMOUNT     |
|--------------------|----------|----------|--------|--------------------------|-------------|-----------------------|-----------|------------|
| 1011               | 98854    | 04/08/21 | 5725   | SIEMENS MOBILITY, INC.   | 00165006540 | TRAFFIC CALL OUT-FEB  | 0.00      | 948.53     |
| 1011               | 98854    | 04/08/21 | 5725   | SIEMENS MOBILITY, INC.   | 21100007600 | ST LIGHT REPAIR-FEB   | 0.00      | 726.13     |
| 1011               | 98854    | 04/08/21 | 5725   | SIEMENS MOBILITY, INC.   | 21100007600 | MARKOUTS-FEB          | 0.00      | 2,430.63   |
| TOTAL CHECK        |          |          |        |                          |             |                       | 0.00      | 5,192.65   |
| 1011               | 98855    | 04/08/21 | 5743   | STANDARD PLUMBING SUPPLY | 00165006570 | BRASS NIPPLES         | 0.00      | 42.01      |
| 1011               | 98856    | 04/08/21 | 5890   | TYLER TECHNOLOGIES, INC. | 13550005300 | IMPLMNTN-NON-HR-FEB   | 0.00      | 640.00     |
| 1011               | 98856    | 04/08/21 | 5890   | TYLER TECHNOLOGIES, INC. | 13550005300 | IMPLMNTN-NON-HR-MAR   | 0.00      | 7,680.00   |
| 1011               | 98856    | 04/08/21 | 5890   | TYLER TECHNOLOGIES, INC. | 13550005200 | IMPLMNTN-HR-FEB       | 0.00      | 1,280.00   |
| 1011               | 98856    | 04/08/21 | 5890   | TYLER TECHNOLOGIES, INC. | 13550005200 | PROJ MANMNT-FEB       | 0.00      | 384.00     |
| 1011               | 98856    | 04/08/21 | 5890   | TYLER TECHNOLOGIES, INC. | 13550005300 | PROJ MANMNT-FEB       | 0.00      | 896.00     |
| TOTAL CHECK        |          |          |        |                          |             |                       | 0.00      | 10,880.00  |
| 1011               | 98857    | 04/08/21 | 2097   | UT SAN DIEGO - NRTH COUN | 00155005550 | HSNG ELMNT 10.6 ADOPT | 0.00      | 314.06     |
| 1011               | 98857    | 04/08/21 | 2097   | UT SAN DIEGO - NRTH COUN | 00155005550 | PUB HRNG-DRP20-013    | 0.00      | 392.46     |
| 1011               | 98857    | 04/08/21 | 2097   | UT SAN DIEGO - NRTH COUN | 00155005550 | PUB HRNG-1718.17DRP   | 0.00      | 423.15     |
| TOTAL CHECK        |          |          |        |                          |             |                       | 0.00      | 1,129.67   |
| 1011               | 98858    | 04/08/21 | 4844   | WARWICK GROUP CONSULTANT | 45099266190 | 9926.21 PROF SVC-MAR  | 0.00      | 4,945.00   |
| 1011               | V9000259 | 04/01/21 | 11     | ICMA PLAN 302817         | 001         | PLAN NUMBER:302817    | 0.00      | 12,765.04  |
| 1011               | V9000260 | 04/01/21 | 3859   | ICMA RHS 801939          | 001         | PLAN NUMBER:801939    | 0.00      | 1,993.01   |
| 1011               | V9000261 | 04/01/21 | 1130   | MCDUGAL LOVE ECKIS SMIT  | 00150005250 | PROF SERV PE 08/31/20 | 0.00      | 3,850.00   |
| 1011               | V9000262 | 04/01/21 | 5843   | MIDAMERICA               | 16053005360 | CTYSOLANAG5-APR 21    | 0.00      | 5,870.00   |
| 1011               | V9000263 | 04/01/21 | 13     | SOLANA BEACH FIREFIGHTER | 001         | FD DUES PD 04/02/21   | 0.00      | 813.50     |
| 1011               | V9000264 | 04/08/21 | 11     | ICMA PLAN 302817         | 001         | ICMA PD 04/08/21      | 0.00      | 6,536.20   |
| 1011               | V9000265 | 04/08/21 | 3066   | SUMMIT ENVIRONMENTAL GRO | 45099266190 | 9926 PROF SVC SND-MAR | 0.00      | 1,495.00   |
| TOTAL CASH ACCOUNT |          |          |        |                          |             |                       | 0.00      | 213,940.85 |
| TOTAL FUND         |          |          |        |                          |             |                       | 0.00      | 213,940.85 |
| TOTAL REPORT       |          |          |        |                          |             |                       | 0.00      | 213,940.85 |



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** April 28, 2021  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** **Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2020/21**

**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 April 14, 2021.

**DISCUSSION:**

The following table reports the revenue, expenditures, and transfers for 1) the Adopted General Fund Budget approved by Council on June 12, 2019 (Resolution 2019-085) and 2) any resolutions passed by Council that amended the Adopted General Fund Budget.

| GENERAL FUND - ADOPTED BUDGET PLUS CHANGES |                                    |            |              |                      |     |             |
|--|------------------------------------|------------|--------------|----------------------|-----|-------------|
| As of April 14, 2021                       |                                    |            |              |                      |     |             |
| Action                                     | Description                        | Revenues   | Expenditures | Transfers<br>from GF |     | Net Surplus |
| Reso 2019-085                              | Adopted Budget                     | 19,827,600 | (19,602,500) | (151,100)            | (1) | \$ 74,000   |
| Reso 2020-101                              | FY2020/21 Amended                  | (495,000)  | 361,000      | 80,000               | (2) | 20,000      |
| Reso 2021-021                              | Mid-Year Budget Adjustments        | 354,000    | (354,993)    | -                    |     | 19,007      |
|  | (1) Transfers to:                  |            | 151,100      |                      |     |             |
|  | Debt Service for Public Facilities |            |              | 151,100              |     |             |
|  | (2) Transfer to:                   |            | (80,000)     |                      |     |             |
|  | City CIP Fund                      |            |              | (80,000)             |     |             |

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA

**COUNCIL ACTION:**

---



---

**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 2020-2021 General Fund Adopted Budget.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



---

Gregory Wade, City Manager





# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** April 28, 2021  
**ORIGINATING DEPT:** Engineering Department  
**SUBJECT:** **Consideration of Resolution 2021-047 – Approving a Professional Services Agreement with CleanStreet for Street Sweeping Services**

---

## **BACKGROUND:**

Street sweeping is an important program in maintaining the general appearance of the community for residents and those who visit the City. Street sweeping is also a critical element of the City’s best management practices (BMP) to aid in reducing the amount of trash and other contaminants that enter into the storm drain system, and eventually the ocean. In July 2016, the City entered into a contract with CleanStreet to perform street sweeping services. The agreement has been renewed in subsequent years. The agreement and all approved extensions of the agreement with CleanStreet will expire on June 30, 2021.

This item is before the Council to consider Resolution 2021-047 authorizing the City Manager to execute a Professional Services Agreement for street sweeping services with CleanStreet for one year with the option to extend the agreement for up to four additional one-year terms.

## **DISCUSSION:**

In order to explore the market for professional street sweeping services, Staff sent out a Request for Proposals (RFP) to obtain vendor qualifications and solicit cost proposals. On March 9, 2021, the RFP was posted with an electronic bid service, ebidboard.com. The RFP was obtained by CleanStreet LLC, the City’s current service provider as well as two other street sweeping firms. The only proposal received was from CleanStreet, LLC (CleanStreet).

The City’s current program includes sweeping of all City streets once per month and major City streets once per week. The RFP requested line item costs for the sweeping of all City Streets, the alley west of Highway 101 between Ocean and Cliff, each City

CITY COUNCIL ACTION:

---

---

parking lot and the I-5 freeway underpass on Lomas Santa Fe Drive. The proposal also solicited a cost for additional “per mile” sweeping for on-call services that may be required after storm events, traffic accidents or scheduled City special events. Finally, the City requested that the selected street sweeping contractor use recycled water during the operation and be equipped to “top load” from the street sweeper directly into a 20-yard dumpster.

CleanStreet has been providing street sweeping services in the City since 2006, so Staff is confident that they are able to provide the services associated with the proposed Professional Services Agreement (PSA). CleanStreet is very responsive to the City’s needs and are very familiar with our street network, the traffic patterns and local needs. In general, Staff is satisfied with their performance. Once the recycled water line was extended along Via de la Valle and the recycled water fill station was installed near the Solana Gate to the fairgrounds, CleanStreet retrofitted their equipment to use recycled water instead of potable water.

The RFP requested monthly costs for sweeping City streets at the frequency mentioned above. Each proposer was also asked to submit their cost for extension options for years two through five. If authorized by the City Council, CleanStreet requested a 1% increase to the PSA as part of the first extension that would be executed in year 2 of the agreement and a 2% increase in the second, third and fourth extensions that would be executed in years 3 through 5 of the agreement. The PSA is drafted in such a fashion that the City has a unilateral authority to terminate the agreement prior at any time and seek services of other contractors.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

A total of \$50,000 will be included in the Fiscal Year (FY) 2021/22 Proposed Budget in Street Sweeping Professional Services. The Professional Services Agreement with CleanStreet shall be for a not to exceed amount of \$50,000. Street sweeping services following the normal schedule will be \$46,500 (rounded) per year under this agreement and the remaining balance of \$4,500 will be used for “special street sweeping” for events such as Fiesta Del Sol, after windy or stormy conditions when debris accumulates in the street and after traffic accidents. Funding for the entire street sweeping program is paid for through the City’s franchise agreement with EDCO for solid waste and recycling services.

**WORK PLAN:**

N/A

**OPTIONS:**

- Approve Staff recommendation.
- Do not approve Staff recommendation and provide direction.


**DEPARTMENT RECOMMENDATION:**

Staff recommends the City Council adopt Resolution 2021-047:

1. Authorizing the City Manager to execute a Professional Services Agreement with CleanStreet, LLC for Citywide Street Sweeping Services for FY 2021/22 for a not-to-exceed amount of \$50,000.
2. Authorizing the City Manager, at his sole discretion, to extend the Professional Service Agreement with CleanStreet for up to four additional one-year terms, with an annual 1% escalator clause for year 2 and a 2% escalator clause for years 3 through 5.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

---

Gregory Wade, City Manager

Attachments:

1. Resolution No. 2021-047

## RESOLUTION 2021-047

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AWARDING A ONE YEAR MAINTENANCE CONTRACT FOR STREET SWEEPING SERVICES TO CLEANSTREET, LLC AND AUTHORIZING EXTENSIONS OF THE AGREEMENT FOR UP TO FOUR ADDITIONAL YEARS

**WHEREAS**, street sweeping is an important program in maintaining the general appearance of the community for residents and those who visit the City and is also a critical element of the City's best management practice (BMP) to aid in reducing the amount of trash and other contaminants that collect in the storm drain system, and eventually the ocean; and

**WHEREAS**, the City issued a Request for Proposals to solicit proposals from qualified street sweeping companies for City-wide street sweeping services, and the City received one proposal that was evaluated by Staff; and

**WHEREAS**, funding for street sweeping services is identified in the Fiscal Year (FY) 2021/22 Proposed Budget in the Street Sweeping/Professional Services account; and

**WHEREAS**, the proposal submitted by CleanStreet, LLC includes up to four additional one year terms, with an annual 1% escalator clause for year 2 and a 2% escalator clause for years 3 through 5.

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

1. That the above recitations are true.
2. That the City Council authorizes the City Manager to execute a Professional Services Agreement with CleanStreet, LLC for City-wide Street Sweeping Services for FY 2021/22 for a not-to-exceed amount of \$50,000.

- 3. That the City Council authorizes the City Manager, at his sole discretion, to extend the Professional Service Agreement with CleanStreet for up to four additional one year terms, with an annual 1% escalator clause for year 2 and a 2% escalator clause for years 3 through 5.

**PASSED AND ADOPTED** this 28th day of April, 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

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

APPROVED AS TO FORM:

ATTEST:

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

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



# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** April 28, 2021  
**ORIGINATING DEPT:** City Manager's Department  
**SUBJECT:** **Solid Waste Rate Review – Consideration of Resolution 2021–053 Authorizing the City to proceed with Proposition 218 Public Noticing and Majority Protest Voting Procedures**

---

### **BACKGROUND:**

The City of Solana Beach (City) has a Franchise Agreement (Agreement) with EDCO Waste and Recycling Services (EDCO) to provide residential and commercial solid waste and recycling collection services. Under the terms of the Agreement, EDCO may request a rate review annually to adjust the amount charged for providing services. The Agreement contains specific language regarding the rate review methodology. Rates may only be increased due to tipping fee (landfill disposal) and cost of living (CPI) increases on the base rate. The City is a member of the Regional Solid Waste Association (RSWA) that regulates the tipping fee for its member agencies. The proposed tipping fee and CPI increases are reviewed and approved by RSWA before being submitted to the City. City Staff then reviews the rate tables submitted by EDCO and, if appropriate, brings the requests before the City Council for consideration.

This item is before City Council to consider approving Resolution 2021–053 authorizing the City to proceed with the proper Proposition 218 noticing and majority protest voting procedures including setting a Public Hearing to disclose any protest votes for the solid waste rate increases on June 23, 2021.

### **DISCUSSION:**

EDCO has submitted a rate review adjustment request for Fiscal Year 2021/2022. The CPI increased 1.38% for the period from December 2019 to December 2020 and the tipping fee increased 1.50%, or from \$50.50 per ton (at the time of the last rate increase

COUNCIL ACTION:

---

---

in 2020) to \$51.26 per ton. Therefore, the proposed rate for residential services would increase from \$26.11 to \$26.48 (not including the National Pollutant Discharge Elimination System 'NPDES' fee) and the commercial rate for the most common service (3-yard bin picked up 1 time per week) will increase from \$110.87 to \$112.47 (not including the NPDES fee).

In addition, to comply with SB 1383, the State's new organics recycling law, the City Council must consider an incremental increase in commercial rates that will vary for each customer, based upon service levels needed. The current commercial organics rate for a 65 gallon cart, serviced one time per week is \$89.72 per month. The proposed commercial organics rate for the same level of service would increase to \$90.92 per month. It is important to note that these rates will not be charged to commercial customers on July 1, 2021, but rather when the commercial organics program is implemented for each customer. EDCO staff will review each customer's needs and apply the appropriate adjustment as the program is implemented prior to January 1, 2022.

The full rate review package can be found in Attachment 2 including the Commercial Commingled Organics rates proposed for the fiscal year. These requests must go through the Proposition 218 noticing requirements, which Staff and EDCO have initiated. Residential and commercial customers will receive notification through the mail on the proposed rate increases and will have a chance to submit a protest vote if they oppose. The vote outcome will be revealed during the Public Hearing at the City Council meeting on June 23, 2021.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

There is no fiscal impact to the City for the Proposition 218 noticing. These costs are paid for by the customers and will be reflected as a separate line item on the first bill clearly identifying the charge as the Proposition 218 noticing fee.

**WORK PLAN:**

N/A

**OPTIONS:**

- Approve Staff recommendation
- Do not approve Staff recommendation
- Provide alternative direction to Staff

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution 2021–053 setting the Solid Waste Rate Review Public Hearing protest vote for June 23, 2021.

**CITY MANAGER’S RECOMMENDATION:**

Approve Department Recommendation



---

Gregory Wade, City Manager

Attachments:

1. Resolution 2021 – 053
2. EDCO Rate Review Packet



**RESOLUTION NO. 2021 – 053**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ESTABLISHING A PUBLIC HEARING DATE TO DISCLOSE ANY PROTEST VOTES FOR THE PROPOSED FY 2021/2022 SOLID WASTE RATE INCREASES**

**WHEREAS**, the City of Solana Beach (City) entered into a Franchise Agreement (Agreement) with EDCO Waste and Recycling Services (EDCO) to provide solid waste and recycling collection services; and

**WHEREAS**, under the terms of the Agreement, EDCO may request a rate review annually to adjust the amount charged for providing services; and

**WHEREAS**, EDCO has submitted a rate review adjustment request for Fiscal Year 2021/2022; and

**WHEREAS**, the rate review request must go through the proper Proposition 218 noticing requirements and majority protest proceedings; and

**WHEREAS**, the protest hearing be conducted during a Public Hearing at a duly noticed City Council Meeting.

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

1. That the above recitals are all true and correct.
2. That a Public Hearing be conducted to disclose any protest votes at the June 23, 2021 regularly scheduled City Council Meeting.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of April, 2021, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

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

APPROVED AS TO FORM:

ATTEST:

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

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

# EDCO

## WASTE & RECYCLING SERVICES

March 25, 2021

Mr. Dan King  
Assistant City Manager  
City of Solana Beach  
635 S. Highway 101  
Solana Beach, CA 92075

RE: CPI Rate Adjustment for Solid Waste and Recycling Collection Services

Dear Dan:

The Franchise Agreement between the City of Solana Beach and EDCO allows for annual rate adjustments. EDCO last adjusted rates in July 2020. Section 8.3 of the Agreement includes the details of the rate adjustment procedures. As outlined, following a Prop 218 review, rates may be increased due to changes in landfill tipping fees and increases in the Los Angeles-Anaheim Consumer Price Index (CPI). EDCO is requesting an allowable rate adjustment based on changes in the CPI and the Regional Solid Waste Association (RSWA) disposal fee. The effective date of this rate adjustment will be July 1, 2021.

### **CPI Adjustment**

To calculate the CPI portion of the adjustment, the second half of the 2019 index (276.03) was compared to the second half of 2020 index (279.832) which produced a 3.802 point change or 1.38% increase. The CPI indexes are attached for your reference. The 1.38% increase is applied to current rates after franchise fees, AB939 and disposal fees are deducted from the current gross rate. A copy of the applicable CPI is attached for your reference.

### **RSWA Disposal Fee Adjustment**

The City is a member of RSWA that regulates waste disposal tipping fees for its member agencies. Tipping fees were last adjusted in 2020 rate change. Currently the tip fee for Solana Beach is \$50.50 per ton. Effective July 1, 2021, the tip fee for Solana Beach will increase to \$51.26, representing a 1.50% increase in the tip fee component of the rate calculation.

### **Anaerobic Digestion Facility**

Earlier this year, EDCO completed construction of the Anaerobic Digestion (AD) facility, which will enable the City to comply with the future application of SB 1383 by

*“We’ll Take Care of It”*

224 S. Las Posas Road • San Marcos, California 92078  
(760) 744-2700 • Fax: (760) 752-8339 • edcodisposal.com • Printed on Recycled Paper

**ATTACHMENT 2**



## WASTE & RECYCLING SERVICES

diverting residential organics from being landfilled. This exciting new facility will also assist in achieving the Climate Action Plan through the conversion of source separated

commingled organics into Renewable Natural Gas that will be directly injected into the pipeline.

With the AD facility becoming operational by March 1, 2021, EDCO rolled out the Solana Beach residential organics recycling program and adjusted rates according to approval provided by city council on July 8, 2020. At that time, residential rates for single family residents increased \$3.11/month. Effective July 1, 2021, this additional organics rate will be incorporated into the residential base rate and adjusted each year by the approved CPI and RSWA tipping fee adjustment.

Throughout the remainder of 2021, EDCO plans to roll out organics recycling to all multi-family and commercial businesses. The rate increase approved for adding organics recycling services to these customers was also approved on July 8, 2020, and will be adjusted on July 1, 2021 by the same CPI and RSWA tipping fee increase.

As was accomplished with the residential organics program roll out, EDCO will provide an extensive and robust direct educational outreach for commercial and multi-family customers. In addition, the food scrap container for kitchens will continue to be offered to all residents for the interior collection of food waste to assist in facilitating the material to the current green waste carts. Our collective goal is to educate and create awareness to increase diversion and work cohesively to assist the City in meeting SB 1383 regulations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Ambroso', written over a white background.

Jim Ambroso  
General Manager

Attachments

*“We’ll Take Care of It”*

224 S. Las Posas Road • San Marcos, California 92078

(760) 744-2700 • Fax: (760) 752-8339 • edcodisposal.com • Printed on Recycled Paper

**City of Solana Beach  
Multi-Family and Residential Rates  
Effective July 1st, 2021**

|                           |                       |
|---------------------------|-----------------------|
| RSWA Tip Fee 2020         | \$ 50.50              |
| RSWA Tip Fee 2020         | \$ 51.26              |
| Change                    | \$ 0.76               |
| <b>% Change - Tip Fee</b> | <b><u>1.5050%</u></b> |

|                                     |                     |
|-------------------------------------|---------------------|
| CPI Consumer Price Index 12/31/2019 | 276.0               |
| CPI Consumer Price Index 12/31/2020 | 279.8               |
| Change                              | 3.8                 |
| <b>% Change - CPI</b>               | <b><u>1.38%</u></b> |
| Cap % 4%                            |                     |

| Description                               | Frequency per Week | Rates 7.1.2020        |                    |                     |                          |          |                           | Rate Adjustments effective 7.1.21 |                          |                     |                          | Rates 7.1.2021        |                    |                     |                          |          |                           |
|---|--------------------|-----------------------|--------------------|---------------------|--------------------------|----------|---------------------------|-----------------------------------|--------------------------|---------------------|--------------------------|-----------------------|--------------------|---------------------|--------------------------|----------|---------------------------|
|   |                    | Net Operating Expense | Disposal Component | Franchise Fee 10.0% | Customer Total w/o NPDES | NPDES    | Customer Total with NPDES | 1.38% Net Operating Expense       | 1.50% Disposal Component | Franchise Fee 10.0% | Customer Total w/o NPDES | Net Operating Expense | Disposal Component | Franchise Fee 10.0% | Customer Total w/o NPDES | NPDES    | Customer Total with NPDES |
| <b>Commercial Multi- Family Rates</b>     |                    |                       |                    |                     |                          |          |                           |                                   |                          |                     |                          |                       |                    |                     |                          |          |                           |
| <b>Commercial - Two Yard Bin</b>          |                    |                       |                    |                     |                          |          |                           |                                   |                          |                     |                          |                       |                    |                     |                          |          |                           |
|   | 1                  | \$ 37.31              | \$ 27.68           | \$ 7.22             | \$ 72.21                 | \$ 5.56  | \$ 77.77                  | \$ 0.51                           | \$ 0.42                  | \$ 0.10             | \$ 1.03                  | \$ 37.82              | \$ 28.10           | \$ 7.32             | \$ 73.24                 | \$ 5.56  | \$ 78.80                  |
|   | 2                  | \$ 59.50              | \$ 55.36           | \$ 12.76            | \$ 127.62                | \$ 11.12 | \$ 138.74                 | \$ 0.82                           | \$ 0.83                  | \$ 0.18             | \$ 1.83                  | \$ 60.32              | \$ 56.19           | \$ 12.94            | \$ 129.45                | \$ 11.12 | \$ 140.57                 |
|   | 3                  | \$ 65.17              | \$ 83.04           | \$ 16.47            | \$ 164.68                | \$ 16.68 | \$ 181.36                 | \$ 0.90                           | \$ 1.25                  | \$ 0.24             | \$ 2.39                  | \$ 66.07              | \$ 84.29           | \$ 16.71            | \$ 167.07                | \$ 16.68 | \$ 183.75                 |
|   | 4                  | \$ 81.88              | \$ 110.74          | \$ 21.40            | \$ 214.02                | \$ 22.24 | \$ 236.26                 | \$ 1.13                           | \$ 1.67                  | \$ 0.31             | \$ 3.11                  | \$ 83.01              | \$ 112.41          | \$ 21.71            | \$ 217.13                | \$ 22.24 | \$ 239.37                 |
|   | 5                  | \$ 98.50              | \$ 138.42          | \$ 26.33            | \$ 263.25                | \$ 27.80 | \$ 291.05                 | \$ 1.36                           | \$ 2.08                  | \$ 0.38             | \$ 3.82                  | \$ 99.86              | \$ 140.50          | \$ 26.71            | \$ 267.07                | \$ 27.80 | \$ 294.87                 |
| <b>Commercial - Three Yard Bin</b>        |                    |                       |                    |                     |                          |          |                           |                                   |                          |                     |                          |                       |                    |                     |                          |          |                           |
|   | 1                  | \$ 56.01              | \$ 41.53           | \$ 10.83            | \$ 108.37                | \$ 8.34  | \$ 116.71                 | \$ 0.77                           | \$ 0.63                  | \$ 0.16             | \$ 1.56                  | \$ 56.78              | \$ 42.16           | \$ 10.99            | \$ 109.93                | \$ 8.34  | \$ 118.27                 |
|   | 2                  | \$ 91.00              | \$ 83.04           | \$ 19.34            | \$ 193.38                | \$ 16.68 | \$ 210.06                 | \$ 1.25                           | \$ 1.25                  | \$ 0.28             | \$ 2.78                  | \$ 92.25              | \$ 84.29           | \$ 19.62            | \$ 196.16                | \$ 16.68 | \$ 212.84                 |
|   | 3                  | \$ 125.98             | \$ 124.58          | \$ 27.84            | \$ 278.40                | \$ 25.02 | \$ 303.42                 | \$ 1.74                           | \$ 1.87                  | \$ 0.40             | \$ 4.01                  | \$ 127.72             | \$ 126.45          | \$ 28.24            | \$ 282.41                | \$ 25.02 | \$ 307.43                 |
|   | 4                  | \$ 160.91             | \$ 166.10          | \$ 36.33            | \$ 363.34                | \$ 33.36 | \$ 396.70                 | \$ 2.22                           | \$ 2.50                  | \$ 0.52             | \$ 5.24                  | \$ 163.13             | \$ 168.60          | \$ 36.85            | \$ 368.58                | \$ 33.36 | \$ 401.94                 |
|   | 5                  | \$ 200.30             | \$ 207.62          | \$ 45.33            | \$ 453.25                | \$ 41.70 | \$ 494.95                 | \$ 2.76                           | \$ 3.12                  | \$ 0.65             | \$ 6.53                  | \$ 203.06             | \$ 210.74          | \$ 45.98            | \$ 459.78                | \$ 41.70 | \$ 501.48                 |
| <b>Commercial - Four Yard Bin</b>         |                    |                       |                    |                     |                          |          |                           |                                   |                          |                     |                          |                       |                    |                     |                          |          |                           |
|   | 1                  | \$ 69.20              | \$ 55.36           | \$ 13.84            | \$ 138.40                | \$ 11.12 | \$ 149.52                 | \$ 0.95                           | \$ 0.83                  | \$ 0.20             | \$ 1.98                  | \$ 70.15              | \$ 56.19           | \$ 14.04            | \$ 140.38                | \$ 11.12 | \$ 151.50                 |
|   | 2                  | \$ 108.15             | \$ 110.73          | \$ 24.32            | \$ 243.20                | \$ 22.24 | \$ 265.44                 | \$ 1.49                           | \$ 1.67                  | \$ 0.35             | \$ 3.51                  | \$ 109.64             | \$ 112.40          | \$ 24.67            | \$ 246.71                | \$ 22.24 | \$ 268.95                 |
|   | 3                  | \$ 147.06             | \$ 166.10          | \$ 34.80            | \$ 347.96                | \$ 33.36 | \$ 381.32                 | \$ 2.03                           | \$ 2.50                  | \$ 0.50             | \$ 5.03                  | \$ 149.09             | \$ 168.60          | \$ 35.30            | \$ 352.99                | \$ 33.36 | \$ 386.35                 |
|   | 4                  | \$ 186.00             | \$ 221.47          | \$ 45.27            | \$ 452.74                | \$ 44.48 | \$ 497.22                 | \$ 2.56                           | \$ 3.33                  | \$ 0.65             | \$ 6.54                  | \$ 188.56             | \$ 224.80          | \$ 45.92            | \$ 459.28                | \$ 44.48 | \$ 503.76                 |
|   | 5                  | \$ 224.61             | \$ 276.82          | \$ 55.72            | \$ 557.15                | \$ 55.60 | \$ 612.75                 | \$ 3.09                           | \$ 4.17                  | \$ 0.81             | \$ 8.07                  | \$ 227.70             | \$ 280.99          | \$ 56.53            | \$ 565.22                | \$ 55.60 | \$ 620.82                 |
| <b>Commercial - Five Yard Bin</b>         |                    |                       |                    |                     |                          |          |                           |                                   |                          |                     |                          |                       |                    |                     |                          |          |                           |
|   | 1                  | \$ 82.40              | \$ 69.20           | \$ 16.84            | \$ 168.44                | \$ 13.90 | \$ 182.34                 | \$ 1.13                           | \$ 1.04                  | \$ 0.24             | \$ 2.41                  | \$ 83.53              | \$ 70.24           | \$ 17.08            | \$ 170.85                | \$ 13.90 | \$ 184.75                 |
|   | 2                  | \$ 126.95             | \$ 138.42          | \$ 29.48            | \$ 294.85                | \$ 27.80 | \$ 322.65                 | \$ 1.75                           | \$ 2.08                  | \$ 0.43             | \$ 4.26                  | \$ 128.70             | \$ 140.50          | \$ 29.91            | \$ 299.11                | \$ 27.80 | \$ 326.91                 |
|   | 3                  | \$ 172.28             | \$ 207.62          | \$ 42.21            | \$ 422.11                | \$ 41.70 | \$ 463.81                 | \$ 2.37                           | \$ 3.12                  | \$ 0.61             | \$ 6.10                  | \$ 174.65             | \$ 210.74          | \$ 42.82            | \$ 428.21                | \$ 41.70 | \$ 469.91                 |
|   | 4                  | \$ 215.98             | \$ 276.82          | \$ 54.76            | \$ 547.56                | \$ 55.60 | \$ 603.16                 | \$ 2.97                           | \$ 4.17                  | \$ 0.79             | \$ 7.93                  | \$ 218.95             | \$ 280.99          | \$ 55.55            | \$ 555.49                | \$ 55.60 | \$ 611.09                 |
|   | 5                  | \$ 260.21             | \$ 346.04          | \$ 67.37            | \$ 673.62                | \$ 69.50 | \$ 743.12                 | \$ 3.58                           | \$ 5.21                  | \$ 0.98             | \$ 9.77                  | \$ 263.79             | \$ 351.25          | \$ 68.35            | \$ 683.39                | \$ 69.50 | \$ 752.89                 |
| <b>Muti Family Recycling Rate</b>         |                    |                       |                    |                     |                          |          |                           |                                   |                          |                     |                          |                       |                    |                     |                          |          |                           |
|   | 1                  | \$ 1.42               | \$ -               | \$ 0.16             | \$ 1.58                  | \$ -     | \$ 1.58                   | \$ 0.02                           | \$ -                     | \$ -                | \$ 0.02                  | \$ 1.44               | \$ -               | \$ 0.16             | \$ 1.60                  | \$ -     | \$ 1.60                   |
| <b>Commercial Can (1-Trash 1-Recy)</b>    |                    |                       |                    |                     |                          |          |                           |                                   |                          |                     |                          |                       |                    |                     |                          |          |                           |
|   | 1                  | \$ 24.06              | \$ 13.84           | \$ 4.21             | \$ 42.11                 | \$ 3.52  | \$ 45.63                  | \$ 0.33                           | \$ 0.21                  | \$ 0.06             | \$ 0.60                  | \$ 24.39              | \$ 14.05           | \$ 4.27             | \$ 42.71                 | \$ 3.52  | \$ 46.23                  |
|   | Extra Cart         | \$ 1.76               | \$ -               | \$ 0.20             | \$ 1.96                  | \$ 1.76  | \$ 3.72                   | \$ 0.02                           | \$ -                     | \$ -                | \$ 0.02                  | \$ 1.78               | \$ -               | \$ 0.20             | \$ 1.98                  | \$ 1.76  | \$ 3.74                   |
|   | 2                  | \$ 20.40              | \$ 55.36           | \$ 8.41             | \$ 84.17                 | \$ 7.04  | \$ 91.21                  | \$ 0.28                           | \$ 0.83                  | \$ 0.12             | \$ 1.23                  | \$ 20.68              | \$ 56.19           | \$ 8.53             | \$ 85.40                 | \$ 7.04  | \$ 92.44                  |
|   | Extra Cart         | \$ 3.52               | \$ -               | \$ 0.39             | \$ 3.91                  | \$ 3.52  | \$ 7.43                   | \$ 0.05                           | \$ -                     | \$ 0.01             | \$ 0.06                  | \$ 3.57               | \$ -               | \$ 0.40             | \$ 3.97                  | \$ 3.52  | \$ 7.49                   |
| <b>Multi-family Temp Bin(1 wk rental)</b> |                    |                       |                    |                     |                          |          |                           |                                   |                          |                     |                          |                       |                    |                     |                          |          |                           |
|   | 1                  | \$ 45.16              | \$ 41.53           | \$ 9.64             | \$ 96.33                 | \$ 8.34  | \$ 104.67                 | \$ 0.62                           | \$ 0.63                  | \$ 0.14             | \$ 1.39                  | \$ 45.78              | \$ 42.16           | \$ 9.78             | \$ 97.72                 | \$ 8.34  | \$ 106.06                 |

**City of Solana Beach  
Multi-Family and Residential Rates  
Effective July 1st, 2021**

|                    |                |
|--------------------|----------------|
| RSWA Tip Fee 2020  | \$ 50.50       |
| RSWA Tip Fee 2020  | \$ 51.26       |
| Change             | \$ 0.76        |
| % Change - Tip Fee | <u>1.5050%</u> |

|                                     |              |
|-------------------------------------|--------------|
| CPI Consumer Price Index 12/31/2019 | 276.0        |
| CPI Consumer Price Index 12/31/2020 | 279.8        |
| Change                              | 3.8          |
| % Change - CPI                      | <u>1.38%</u> |
| Cap % 4%                            |              |

| Description                                   | Frequency per Week | Rates 7.1.2020        |                    |                     |                          |         |                           | Rate Adjustments effective 7.1.21 |                          |                     |                          | Rates 7.1.2021 |                       |                    |                     |                          |          |                           |
|---|--------------------|-----------------------|--------------------|---------------------|--------------------------|---------|---------------------------|-----------------------------------|--------------------------|---------------------|--------------------------|----------------|-----------------------|--------------------|---------------------|--------------------------|----------|---------------------------|
|   |                    | Net Operating Expense | Disposal Component | Franchise Fee 10.0% | Customer Total w/o NPDES |         | Customer Total with NPDES | 1.38% Net Operating Expense       | 1.50% Disposal Component | Franchise Fee 10.0% | Customer Total w/o NPDES |                | Net Operating Expense | Disposal Component | Franchise Fee 10.0% | Customer Total w/o NPDES |          | Customer Total with NPDES |
|   |                    |                       |                    |                     | NPDES                    | NPDES   |                           |                                   |                          |                     | NPDES                    | NPDES          |                       |                    |                     | NPDES                    | NPDES    |                           |
| <b>Residential Rates (Including Organics)</b> |                    |                       |                    |                     |                          |         |                           |                                   |                          |                     |                          |                |                       |                    |                     |                          |          |                           |
| Solid Waste Service (1 cart)                  | 96 gal             | \$ 19.06              | \$ 4.44            | \$ 2.61             | \$ 26.11                 | \$ 1.32 | \$ 27.43                  | \$ 0.26                           | \$ 0.07                  | \$ 0.04             | \$ 0.37                  | \$ 19.32       | \$ 4.51               | \$ 2.65            | \$ 26.48            | \$ 1.32                  | \$ 27.80 |                           |
|   | 64 gal             | \$ 19.06              | \$ 4.44            | \$ 2.61             | \$ 26.11                 | \$ 0.88 | \$ 26.99                  | \$ 0.26                           | \$ 0.07                  | \$ 0.04             | \$ 0.37                  | \$ 19.32       | \$ 4.51               | \$ 2.65            | \$ 26.48            | \$ 0.88                  | \$ 27.36 |                           |
|   | 35 gal             | \$ 19.06              | \$ 4.44            | \$ 2.61             | \$ 26.11                 | \$ 0.44 | \$ 26.55                  | \$ 0.26                           | \$ 0.07                  | \$ 0.04             | \$ 0.37                  | \$ 19.32       | \$ 4.51               | \$ 2.65            | \$ 26.48            | \$ 0.44                  | \$ 26.92 |                           |
| Recycling Service (1 cart)                    | 96 gal             |                       |                    |                     |                          | \$ 1.32 | \$ 1.32                   |                                   |                          |                     |                          |                |                       |                    |                     | \$ 1.32                  | \$ 1.32  |                           |
|   | 64 gal             |                       |                    |                     |                          | \$ 0.88 | \$ 0.88                   |                                   |                          |                     |                          |                |                       |                    |                     | \$ 0.88                  | \$ 0.88  |                           |
|   | 35 gal             |                       |                    |                     |                          | \$ 0.44 | \$ 0.44                   |                                   |                          |                     |                          |                |                       |                    |                     | \$ 0.44                  | \$ 0.44  |                           |
| Extra Cart                                    | 96 gal             | \$ 2.94               | \$ -               | \$ 0.33             | \$ 3.27                  | \$ 1.32 | \$ 4.59                   | \$ 0.04                           | \$ -                     | \$ -                | \$ 0.04                  | \$ 2.98        | \$ -                  | \$ 0.33            | \$ 3.31             | \$ 1.32                  | \$ 4.63  |                           |
|   | 64 gal             | \$ 2.94               | \$ -               | \$ 0.33             | \$ 3.27                  | \$ 0.88 | \$ 4.15                   | \$ 0.04                           | \$ -                     | \$ -                | \$ 0.04                  | \$ 2.98        | \$ -                  | \$ 0.33            | \$ 3.31             | \$ 0.88                  | \$ 4.19  |                           |
|   | 35 gal             | \$ 2.94               | \$ -               | \$ 0.33             | \$ 3.27                  | \$ 0.44 | \$ 3.71                   | \$ 0.04                           | \$ -                     | \$ -                | \$ 0.04                  | \$ 2.98        | \$ -                  | \$ 0.33            | \$ 3.31             | \$ 0.44                  | \$ 3.75  |                           |

**Rolloff Rates**

|                                  |           |          |          |           |           |         |         |         |         |           |          |          |           |           |
|----------------------------------|-----------|----------|----------|-----------|-----------|---------|---------|---------|---------|-----------|----------|----------|-----------|-----------|
| Haul Rate                        | \$ 245.82 | \$ -     | \$ 27.31 | \$ 273.13 | \$ 273.13 | \$ 3.39 | \$ -    | \$ 0.38 | \$ 3.77 | \$ 249.21 | \$ -     | \$ 27.69 | \$ 276.90 | \$ 276.90 |
| Disposal Fee per Ton - Trash     | \$ -      | \$ 50.50 | \$ 5.61  | \$ 56.11  | \$ 56.11  | \$ -    | \$ 0.76 | \$ 0.08 | \$ 0.84 | \$ -      | \$ 51.26 | \$ 5.69  | \$ 56.95  | \$ 56.95  |
| Disposal Fee per Ton - CDI (New) |           | \$ 72.00 | \$ 8.00  | \$ 80.00  | \$ 80.00  | \$ -    | \$ 1.08 | \$ 0.12 | \$ 1.20 | \$ -      | \$ 73.08 | \$ 8.12  | \$ 81.20  | \$ 81.20  |

**OTHER FEES:**

|  |          |         |         |          |          |         |         |         |         |          |         |         |          |          |
|--|----------|---------|---------|----------|----------|---------|---------|---------|---------|----------|---------|---------|----------|----------|
| Bin Exchange   | \$ 39.28 | \$ -    | \$ 4.36 | \$ 43.64 | \$ 43.64 | \$ 0.54 | \$ -    | \$ 0.06 | \$ 0.60 | \$ 39.82 | \$ -    | \$ 4.42 | \$ 44.24 | \$ 44.24 |
| Lock Fees  | \$ 8.34  | \$ -    | \$ 0.93 | \$ 9.27  | \$ 9.27  | \$ 0.11 | \$ -    | \$ 0.01 | \$ 0.12 | \$ 8.45  | \$ -    | \$ 0.94 | \$ 9.39  | \$ 9.39  |
| Pull Out Fees  |          |         |         | \$ -     | \$ -     |         |         |         |         |          |         |         | \$ -     | \$ -     |
| 16' - 50' per bin, per number of service days          | \$ 3.79  | \$ -    | \$ 0.41 | \$ 4.20  | \$ 4.20  | \$ 0.05 | \$ -    | \$ 0.01 | \$ 0.06 | \$ 3.84  | \$ -    | \$ 0.42 | \$ 4.26  | \$ 4.26  |
| 51' or more per bin, per number of service days        | \$ 5.13  | \$ -    | \$ 0.57 | \$ 5.70  | \$ 5.70  | \$ 0.07 | \$ -    | \$ 0.01 | \$ 0.08 | \$ 5.20  | \$ -    | \$ 0.58 | \$ 5.78  | \$ 5.78  |
| Reinstate Fee:   | \$ 24.55 | \$ -    | \$ 2.73 | \$ 27.28 | \$ 27.28 | \$ 0.34 | \$ -    | \$ 0.04 | \$ 0.38 | \$ 24.89 | \$ -    | \$ 2.77 | \$ 27.66 | \$ 27.66 |
| Late Fee: Minimum \$3 charge on any delinquent account | \$ 2.70  | \$ -    | \$ 0.30 | \$ 3.00  | \$ 3.00  |         |         |         |         | \$ 2.70  | \$ -    | \$ 0.30 | \$ 3.00  | \$ 3.00  |
| Bulky Items  | \$ 27.57 | \$ 9.27 | \$ 4.09 | \$ 40.93 | \$ 40.93 | \$ 0.38 | \$ 0.14 | \$ 0.06 | \$ 0.58 | \$ 27.95 | \$ 9.41 | \$ 4.15 | \$ 41.51 | \$ 41.51 |
| Each Addtl Bulky Item                                  | \$ 3.74  | \$ 1.26 | \$ 0.56 | \$ 5.56  | \$ 5.56  | \$ 0.05 | \$ 0.02 | \$ 0.01 | \$ 0.08 | \$ 3.79  | \$ 1.28 | \$ 0.57 | \$ 5.64  | \$ 5.64  |
| Recycling Contamination Fee                            | \$ 31.66 | \$ 9.27 | \$ 4.55 | \$ 45.48 | \$ 45.48 | \$ 0.44 | \$ 0.14 | \$ 0.06 | \$ 0.64 | \$ 32.10 | \$ 9.41 | \$ 4.61 | \$ 46.12 | \$ 46.12 |
| Overage Fee  | \$ 31.57 | \$ 9.27 | \$ 4.54 | \$ 45.38 | \$ 45.38 | \$ 0.43 | \$ 0.14 | \$ 0.06 | \$ 0.63 | \$ 32.00 | \$ 9.41 | \$ 4.60 | \$ 46.01 | \$ 46.01 |
| Cart Delivery Fee                                      | \$ 14.73 | \$ -    | \$ 1.64 | \$ 16.37 | \$ 16.37 | \$ 0.20 | \$ -    | \$ 0.02 | \$ 0.22 | \$ 14.93 | \$ -    | \$ 1.66 | \$ 16.59 | \$ 16.59 |
| Extra Pickup All Bin Sizes                             | \$ 36.92 | \$ -    | \$ 4.10 | \$ 41.02 | \$ 41.02 | \$ 0.51 | \$ -    | \$ 0.06 | \$ 0.57 | \$ 37.43 | \$ -    | \$ 4.16 | \$ 41.59 | \$ 41.59 |

City of Solana Beach  
Commercial Rates  
Effective July 1st, 2021

|                           |              |
|---------------------------|--------------|
| RSWA Tip Fee 2020         | \$ 50.50     |
| RSWA Tip Fee 2020         | \$ 51.26     |
| Change                    | \$ 0.76      |
| <b>% Change - Tip Fee</b> | <b>1.50%</b> |

|                                     |              |
|-------------------------------------|--------------|
| CPI Consumer Price Index 12/31/2019 | 276.03       |
| CPI Consumer Price Index 12/31/2020 | 279.832      |
| Change                              | 3.8          |
| <b>% Change - CPI</b>               | <b>1.38%</b> |
| Cap % 4%                            |              |

| Description                        | Frequency per Week | Rates 7.1.2020        |                    |                     |                          |                           | Rate Adjustments effective 7.1.21 |                          |                     |                          |                           | Rates 7.1.2021        |                    |                     |                          |                           |           |
|------------------------------------|--------------------|-----------------------|--------------------|---------------------|--------------------------|---------------------------|-----------------------------------|--------------------------|---------------------|--------------------------|---------------------------|-----------------------|--------------------|---------------------|--------------------------|---------------------------|-----------|
|                                    |                    | Net Operating Expense | Disposal Component | Franchise Fee 10.0% | Customer Total w/o NPDES | Customer Total with NPDES | 1.38% Net Operating Expense       | 1.50% Disposal Component | Franchise Fee 10.0% | Customer Total w/o NPDES | Customer Total with NPDES | Net Operating Expense | Disposal Component | Franchise Fee 10.0% | Customer Total w/o NPDES | Customer Total with NPDES |           |
| <b>Commercial - Two Yard Bin</b>   |                    |                       |                    |                     |                          |                           |                                   |                          |                     |                          |                           |                       |                    |                     |                          |                           |           |
| 1                                  |                    | \$ 31.51              | \$ 35.18           | \$ 7.41             | \$ 74.10                 | \$ 6.83                   | \$ 80.93                          | \$ 0.43                  | \$ 0.53             | \$ 0.11                  | \$ 1.07                   | \$ 31.94              | \$ 35.71           | \$ 7.52             | \$ 75.17                 | \$ 6.83                   | \$ 82.00  |
| 2                                  |                    | \$ 54.72              | \$ 61.08           | \$ 12.87            | \$ 128.67                | \$ 13.67                  | \$ 142.34                         | \$ 0.75                  | \$ 0.92             | \$ 0.19                  | \$ 1.86                   | \$ 55.47              | \$ 62.00           | \$ 13.06            | \$ 130.53                | \$ 13.67                  | \$ 144.20 |
| 3                                  |                    | \$ 77.79              | \$ 86.83           | \$ 18.29            | \$ 182.91                | \$ 20.50                  | \$ 203.41                         | \$ 1.07                  | \$ 1.31             | \$ 0.26                  | \$ 2.64                   | \$ 78.86              | \$ 88.14           | \$ 18.55            | \$ 185.55                | \$ 20.50                  | \$ 206.05 |
| 4                                  |                    | \$ 100.12             | \$ 111.74          | \$ 23.54            | \$ 235.40                | \$ 27.34                  | \$ 262.74                         | \$ 1.38                  | \$ 1.68             | \$ 0.34                  | \$ 3.40                   | \$ 101.50             | \$ 113.42          | \$ 23.88            | \$ 238.80                | \$ 27.34                  | \$ 266.14 |
| 5                                  |                    | \$ 123.90             | \$ 138.29          | \$ 29.13            | \$ 291.32                | \$ 34.17                  | \$ 325.49                         | \$ 1.71                  | \$ 2.08             | \$ 0.42                  | \$ 4.21                   | \$ 125.61             | \$ 140.37          | \$ 29.55            | \$ 295.53                | \$ 34.17                  | \$ 329.70 |
| 6                                  |                    | \$ 147.03             | \$ 164.12          | \$ 34.57            | \$ 345.72                | \$ 41.00                  | \$ 386.72                         | \$ 2.03                  | \$ 2.47             | \$ 0.50                  | \$ 5.00                   | \$ 149.06             | \$ 166.59          | \$ 35.07            | \$ 350.72                | \$ 41.00                  | \$ 391.72 |
| <b>Commercial - Three Yard Bin</b> |                    |                       |                    |                     |                          |                           |                                   |                          |                     |                          |                           |                       |                    |                     |                          |                           |           |
| 1                                  |                    | \$ 47.14              | \$ 52.63           | \$ 11.10            | \$ 110.87                | \$ 10.25                  | \$ 121.12                         | \$ 0.65                  | \$ 0.79             | \$ 0.16                  | \$ 1.60                   | \$ 47.79              | \$ 53.42           | \$ 11.26            | \$ 112.47                | \$ 10.25                  | \$ 122.72 |
| 2                                  |                    | \$ 81.78              | \$ 91.28           | \$ 19.23            | \$ 192.29                | \$ 20.50                  | \$ 212.79                         | \$ 1.13                  | \$ 1.37             | \$ 0.28                  | \$ 2.78                   | \$ 82.91              | \$ 92.65           | \$ 19.51            | \$ 195.07                | \$ 20.50                  | \$ 215.57 |
| 3                                  |                    | \$ 117.45             | \$ 131.10          | \$ 27.62            | \$ 276.17                | \$ 30.75                  | \$ 306.92                         | \$ 1.62                  | \$ 1.97             | \$ 0.40                  | \$ 3.99                   | \$ 119.07             | \$ 133.07          | \$ 28.02            | \$ 280.16                | \$ 30.75                  | \$ 310.91 |
| 4                                  |                    | \$ 151.01             | \$ 168.58          | \$ 35.51            | \$ 355.10                | \$ 41.00                  | \$ 396.10                         | \$ 2.08                  | \$ 2.54             | \$ 0.51                  | \$ 5.13                   | \$ 153.09             | \$ 171.12          | \$ 36.02            | \$ 360.23                | \$ 41.00                  | \$ 401.23 |
| 5                                  |                    | \$ 185.57             | \$ 207.14          | \$ 43.64            | \$ 436.35                | \$ 51.26                  | \$ 487.61                         | \$ 2.56                  | \$ 3.12             | \$ 0.63                  | \$ 6.31                   | \$ 188.13             | \$ 210.26          | \$ 44.27            | \$ 442.66                | \$ 51.26                  | \$ 493.92 |
| 6                                  |                    | \$ 220.09             | \$ 245.67          | \$ 51.75            | \$ 517.51                | \$ 61.51                  | \$ 579.02                         | \$ 3.03                  | \$ 3.70             | \$ 0.75                  | \$ 7.48                   | \$ 223.12             | \$ 249.37          | \$ 52.50            | \$ 524.99                | \$ 61.51                  | \$ 586.50 |
| <b>Commercial - Four Yard Bin</b>  |                    |                       |                    |                     |                          |                           |                                   |                          |                     |                          |                           |                       |                    |                     |                          |                           |           |
| 1                                  |                    | \$ 62.68              | \$ 69.97           | \$ 14.73            | \$ 147.38                | \$ 13.67                  | \$ 161.05                         | \$ 0.86                  | \$ 1.05             | \$ 0.21                  | \$ 2.12                   | \$ 63.54              | \$ 71.02           | \$ 14.94            | \$ 149.50                | \$ 13.67                  | \$ 163.17 |
| 2                                  |                    | \$ 108.88             | \$ 121.53          | \$ 25.60            | \$ 256.01                | \$ 27.34                  | \$ 283.35                         | \$ 1.50                  | \$ 1.83             | \$ 0.37                  | \$ 3.70                   | \$ 110.38             | \$ 123.36          | \$ 25.97            | \$ 259.71                | \$ 27.34                  | \$ 287.05 |
| 3                                  |                    | \$ 155.07             | \$ 173.10          | \$ 36.46            | \$ 364.63                | \$ 41.00                  | \$ 405.63                         | \$ 2.14                  | \$ 2.61             | \$ 0.53                  | \$ 5.28                   | \$ 157.21             | \$ 175.71          | \$ 36.99            | \$ 369.91                | \$ 41.00                  | \$ 410.91 |
| 4                                  |                    | \$ 201.16             | \$ 224.53          | \$ 47.30            | \$ 472.99                | \$ 54.67                  | \$ 527.66                         | \$ 2.77                  | \$ 3.38             | \$ 0.68                  | \$ 6.83                   | \$ 203.93             | \$ 227.91          | \$ 47.98            | \$ 478.82                | \$ 54.67                  | \$ 534.49 |
| 5                                  |                    | \$ 247.27             | \$ 276.00          | \$ 58.14            | \$ 581.41                | \$ 68.34                  | \$ 649.75                         | \$ 3.41                  | \$ 4.15             | \$ 0.84                  | \$ 8.40                   | \$ 250.68             | \$ 280.15          | \$ 58.98            | \$ 589.81                | \$ 68.34                  | \$ 658.15 |
| 6                                  |                    | \$ 293.26             | \$ 327.33          | \$ 68.96            | \$ 689.55                | \$ 82.01                  | \$ 771.56                         | \$ 4.04                  | \$ 4.93             | \$ 1.00                  | \$ 9.97                   | \$ 297.30             | \$ 332.26          | \$ 69.96            | \$ 699.52                | \$ 82.01                  | \$ 781.53 |
| <b>Commercial - Five Yard Bin</b>  |                    |                       |                    |                     |                          |                           |                                   |                          |                     |                          |                           |                       |                    |                     |                          |                           |           |
| 1                                  |                    | \$ 78.18              | \$ 87.27           | \$ 18.38            | \$ 183.83                | \$ 17.09                  | \$ 200.92                         | \$ 1.08                  | \$ 1.31             | \$ 0.27                  | \$ 2.66                   | \$ 79.26              | \$ 88.58           | \$ 18.65            | \$ 186.49                | \$ 17.09                  | \$ 203.58 |
| 2                                  |                    | \$ 135.95             | \$ 151.75          | \$ 31.96            | \$ 319.66                | \$ 34.17                  | \$ 353.83                         | \$ 1.87                  | \$ 2.28             | \$ 0.46                  | \$ 4.61                   | \$ 137.82             | \$ 154.03          | \$ 32.42            | \$ 324.27                | \$ 34.17                  | \$ 358.44 |
| 3                                  |                    | \$ 193.68             | \$ 216.18          | \$ 45.54            | \$ 455.40                | \$ 51.26                  | \$ 506.66                         | \$ 2.67                  | \$ 3.25             | \$ 0.66                  | \$ 6.58                   | \$ 196.35             | \$ 219.43          | \$ 46.20            | \$ 461.98                | \$ 51.26                  | \$ 513.24 |
| 4                                  |                    | \$ 283.84             | \$ 316.84          | \$ 66.74            | \$ 667.42                | \$ 68.34                  | \$ 735.76                         | \$ 3.91                  | \$ 4.77             | \$ 0.96                  | \$ 9.64                   | \$ 287.75             | \$ 321.61          | \$ 67.70            | \$ 677.06                | \$ 68.34                  | \$ 745.40 |
| 5                                  |                    | \$ 308.97             | \$ 344.88          | \$ 72.65            | \$ 726.50                | \$ 85.43                  | \$ 811.93                         | \$ 4.26                  | \$ 5.19             | \$ 1.05                  | \$ 10.50                  | \$ 313.23             | \$ 350.07          | \$ 73.70            | \$ 737.00                | \$ 85.43                  | \$ 822.43 |
| 6                                  |                    | \$ 367.10             | \$ 409.77          | \$ 86.32            | \$ 863.19                | \$ 102.51                 | \$ 965.70                         | \$ 5.06                  | \$ 6.17             | \$ 1.25                  | \$ 12.48                  | \$ 372.16             | \$ 415.94          | \$ 87.57            | \$ 875.67                | \$ 102.51                 | \$ 978.18 |

City of Solana Beach  
Commercial Rates  
Effective July 1st, 2021

RSWA Tip Fee 2020 \$ 50.50  
RSWA Tip Fee 2020 \$ 51.26  
Change \$ 0.76  
% Change - Tip Fee 1.50%

CPI Consumer Price Index 12/31/2019 276.03  
CPI Consumer Price Index 12/31/2020 279.832  
Change 3.8  
% Change - CPI 1.38%  
Cap % 4%

| Description                           | Frequency per Week | Rates 7.1.2020        |                    |                     |                          |          | Rate Adjustments effective 7.1.21 |                             |                          |                     |                          | Rates 7.1.2021 |                           |                       |                    |                     |                          |       |
|---------------------------------------|--------------------|-----------------------|--------------------|---------------------|--------------------------|----------|-----------------------------------|-----------------------------|--------------------------|---------------------|--------------------------|----------------|---------------------------|-----------------------|--------------------|---------------------|--------------------------|-------|
|                                       |                    | Net Operating Expense | Disposal Component | Franchise Fee 10.0% | Customer Total w/o NPDES | NPDES    | Customer Total with NPDES         | 1.38% Net Operating Expense | 1.50% Disposal Component | Franchise Fee 10.0% | Customer Total w/o NPDES | NPDES          | Customer Total with NPDES | Net Operating Expense | Disposal Component | Franchise Fee 10.0% | Customer Total w/o NPDES | NPDES |
| <b>Commercial Rates</b>               |                    |                       |                    |                     |                          |          |                                   |                             |                          |                     |                          |                |                           |                       |                    |                     |                          |       |
| <b>Recycle - Two Yard Bin</b>         |                    |                       |                    |                     |                          |          |                                   |                             |                          |                     |                          |                |                           |                       |                    |                     |                          |       |
|                                       | 1                  | \$ 40.15              | \$ -               | \$ 4.46             | \$ 44.61                 | \$ 6.83  | \$ 51.44                          | \$ 0.55                     | \$ -                     | \$ 0.06             | \$ 0.61                  | \$ 40.70       | \$ -                      | \$ 4.52               | \$ 45.22           | \$ 6.83             | \$ 52.05                 |       |
|                                       | 2                  | \$ 73.53              | \$ -               | \$ 8.18             | \$ 81.71                 | \$ 13.67 | \$ 95.38                          | \$ 1.01                     | \$ -                     | \$ 0.11             | \$ 1.12                  | \$ 74.54       | \$ -                      | \$ 8.29               | \$ 82.83           | \$ 13.67            | \$ 96.50                 |       |
|                                       | 3                  | \$ 106.45             | \$ -               | \$ 11.83            | \$ 118.28                | \$ 20.50 | \$ 138.78                         | \$ 1.47                     | \$ -                     | \$ 0.16             | \$ 1.63                  | \$ 107.92      | \$ -                      | \$ 11.99              | \$ 119.91          | \$ 20.50            | \$ 140.41                |       |
|                                       | 4                  | \$ 139.39             | \$ -               | \$ 15.50            | \$ 154.89                | \$ 27.34 | \$ 182.23                         | \$ 1.92                     | \$ -                     | \$ 0.21             | \$ 2.13                  | \$ 141.31      | \$ -                      | \$ 15.71              | \$ 157.02          | \$ 27.34            | \$ 184.36                |       |
|                                       | 5                  | \$ 172.32             | \$ -               | \$ 19.16            | \$ 191.48                | \$ 34.17 | \$ 225.65                         | \$ 2.37                     | \$ -                     | \$ 0.26             | \$ 2.63                  | \$ 174.69      | \$ -                      | \$ 19.42              | \$ 194.11          | \$ 34.17            | \$ 228.28                |       |
| <b>Recycle - Three Yard Bin</b>       |                    |                       |                    |                     |                          |          |                                   |                             |                          |                     |                          |                |                           |                       |                    |                     |                          |       |
|                                       | 1                  | \$ 48.51              | \$ -               | \$ 5.39             | \$ 53.90                 | \$ 10.25 | \$ 64.15                          | \$ 0.67                     | \$ -                     | \$ 0.07             | \$ 0.74                  | \$ 49.18       | \$ -                      | \$ 5.46               | \$ 54.64           | \$ 10.25            | \$ 64.89                 |       |
|                                       | 2                  | \$ 88.04              | \$ -               | \$ 9.78             | \$ 97.82                 | \$ 20.50 | \$ 118.32                         | \$ 1.21                     | \$ -                     | \$ 0.13             | \$ 1.34                  | \$ 89.25       | \$ -                      | \$ 9.91               | \$ 99.16           | \$ 20.50            | \$ 119.66                |       |
|                                       | 3                  | \$ 127.53             | \$ -               | \$ 14.18            | \$ 141.71                | \$ 30.75 | \$ 172.46                         | \$ 1.76                     | \$ -                     | \$ 0.20             | \$ 1.96                  | \$ 129.29      | \$ -                      | \$ 14.38              | \$ 143.67          | \$ 30.75            | \$ 174.42                |       |
|                                       | 4                  | \$ 167.02             | \$ -               | \$ 18.57            | \$ 185.59                | \$ 41.00 | \$ 226.59                         | \$ 2.30                     | \$ -                     | \$ 0.26             | \$ 2.56                  | \$ 169.32      | \$ -                      | \$ 18.83              | \$ 188.15          | \$ 41.00            | \$ 229.15                |       |
|                                       | 5                  | \$ 206.54             | \$ -               | \$ 22.95            | \$ 229.49                | \$ 51.26 | \$ 280.75                         | \$ 2.84                     | \$ -                     | \$ 0.32             | \$ 3.16                  | \$ 209.38      | \$ -                      | \$ 23.27              | \$ 232.65          | \$ 51.26            | \$ 283.91                |       |
| <b>Recycle - Four Yard Bin</b>        |                    |                       |                    |                     |                          |          |                                   |                             |                          |                     |                          |                |                           |                       |                    |                     |                          |       |
|                                       | 1                  | \$ 53.79              | \$ -               | \$ 5.98             | \$ 59.77                 | \$ 13.67 | \$ 73.44                          | \$ 0.74                     | \$ -                     | \$ 0.08             | \$ 0.82                  | \$ 54.53       | \$ -                      | \$ 6.06               | \$ 60.59           | \$ 13.67            | \$ 74.26                 |       |
|                                       | 2                  | \$ 99.88              | \$ -               | \$ 11.09            | \$ 110.97                | \$ 27.34 | \$ 138.31                         | \$ 1.38                     | \$ -                     | \$ 0.15             | \$ 1.53                  | \$ 101.26      | \$ -                      | \$ 11.24              | \$ 112.50          | \$ 27.34            | \$ 139.84                |       |
|                                       | 3                  | \$ 145.99             | \$ -               | \$ 16.22            | \$ 162.21                | \$ 41.00 | \$ 203.21                         | \$ 2.01                     | \$ -                     | \$ 0.22             | \$ 2.23                  | \$ 148.00      | \$ -                      | \$ 16.44              | \$ 164.44          | \$ 41.00            | \$ 205.44                |       |
|                                       | 4                  | \$ 192.08             | \$ -               | \$ 21.34            | \$ 213.42                | \$ 54.67 | \$ 268.09                         | \$ 2.65                     | \$ -                     | \$ 0.29             | \$ 2.94                  | \$ 194.73      | \$ -                      | \$ 21.63              | \$ 216.36          | \$ 54.67            | \$ 271.03                |       |
|                                       | 5                  | \$ 238.18             | \$ -               | \$ 26.47            | \$ 264.65                | \$ 68.34 | \$ 332.99                         | \$ 3.28                     | \$ -                     | \$ 0.36             | \$ 3.64                  | \$ 241.46      | \$ -                      | \$ 26.83              | \$ 268.29          | \$ 68.34            | \$ 336.63                |       |
| <b>Recycle - Five Yard Bin</b>        |                    |                       |                    |                     |                          |          |                                   |                             |                          |                     |                          |                |                           |                       |                    |                     |                          |       |
|                                       | 1                  | \$ 60.38              | \$ -               | \$ 6.71             | \$ 67.09                 | \$ 17.09 | \$ 84.18                          | \$ 0.83                     | \$ -                     | \$ 0.09             | \$ 0.92                  | \$ 61.21       | \$ -                      | \$ 6.80               | \$ 68.01           | \$ 17.09            | \$ 85.10                 |       |
|                                       | 2                  | \$ 113.06             | \$ -               | \$ 12.56            | \$ 125.62                | \$ 34.17 | \$ 159.79                         | \$ 1.56                     | \$ -                     | \$ 0.17             | \$ 1.73                  | \$ 114.62      | \$ -                      | \$ 12.73              | \$ 127.35          | \$ 34.17            | \$ 161.52                |       |
|                                       | 3                  | \$ 165.73             | \$ -               | \$ 18.41            | \$ 184.14                | \$ 51.26 | \$ 235.40                         | \$ 2.28                     | \$ -                     | \$ 0.25             | \$ 2.53                  | \$ 168.01      | \$ -                      | \$ 18.66              | \$ 186.67          | \$ 51.26            | \$ 237.93                |       |
|                                       | 4                  | \$ 218.42             | \$ -               | \$ 24.27            | \$ 242.69                | \$ 68.34 | \$ 311.03                         | \$ 3.01                     | \$ -                     | \$ 0.33             | \$ 3.34                  | \$ 221.43      | \$ -                      | \$ 24.60              | \$ 246.03          | \$ 68.34            | \$ 314.37                |       |
|                                       | 5                  | \$ 271.10             | \$ -               | \$ 30.12            | \$ 301.22                | \$ 85.43 | \$ 386.65                         | \$ 3.73                     | \$ -                     | \$ 0.41             | \$ 4.14                  | \$ 274.83      | \$ -                      | \$ 30.53              | \$ 305.36          | \$ 85.43            | \$ 390.79                |       |
| <b>Commercial Cardboard Recycling</b> |                    |                       |                    |                     |                          |          |                                   |                             |                          |                     |                          |                |                           |                       |                    |                     |                          |       |
| <b>2 - Yards</b>                      |                    |                       |                    |                     |                          |          |                                   |                             |                          |                     |                          |                |                           |                       |                    |                     |                          |       |
|                                       | 1 x week           | \$ 27.93              | \$ -               | \$ 3.10             | \$ 31.03                 | \$ 6.83  | \$ 37.86                          | \$ 0.38                     | \$ -                     | \$ 0.04             | \$ 0.42                  | \$ 28.31       | \$ -                      | \$ 3.14               | \$ 31.45           | \$ 6.83             | \$ 38.28                 |       |
| <b>3 - Yards</b>                      |                    |                       |                    |                     |                          |          |                                   |                             |                          |                     |                          |                |                           |                       |                    |                     |                          |       |
|                                       | 1 x week           | \$ 41.87              | \$ -               | \$ 4.65             | \$ 46.52                 | \$ 10.25 | \$ 56.77                          | \$ 0.58                     | \$ -                     | \$ 0.06             | \$ 0.64                  | \$ 42.45       | \$ -                      | \$ 4.71               | \$ 47.16           | \$ 10.25            | \$ 57.41                 |       |
| <b>4 - Yards</b>                      |                    |                       |                    |                     |                          |          |                                   |                             |                          |                     |                          |                |                           |                       |                    |                     |                          |       |
|                                       | 1 x week           | \$ 55.81              | \$ -               | \$ 6.21             | \$ 62.02                 | \$ 13.67 | \$ 75.69                          | \$ 0.77                     | \$ -                     | \$ 0.09             | \$ 0.86                  | \$ 56.58       | \$ -                      | \$ 6.30               | \$ 62.88           | \$ 13.67            | \$ 76.55                 |       |
| <b>5 - Yards</b>                      |                    |                       |                    |                     |                          |          |                                   |                             |                          |                     |                          |                |                           |                       |                    |                     |                          |       |
|                                       | 1 x week           | \$ 69.97              | \$ -               | \$ 7.77             | \$ 77.74                 | \$ 17.09 | \$ 94.83                          | \$ 0.96                     | \$ -                     | \$ 0.11             | \$ 1.07                  | \$ 70.93       | \$ -                      | \$ 7.88               | \$ 78.81           | \$ 17.09            | \$ 95.90                 |       |

City of Solana Beach  
Commercial Rates  
Effective July 1st, 2021

|                           |                     |
|---------------------------|---------------------|
| RSWA Tip Fee 2020         | \$ 50.50            |
| RSWA Tip Fee 2020         | \$ 51.26            |
| Change                    | \$ 0.76             |
| <b>% Change - Tip Fee</b> | <b><u>1.50%</u></b> |

|                                     |                     |
|-------------------------------------|---------------------|
| CPI Consumer Price Index 12/31/2019 | 276.03              |
| CPI Consumer Price Index 12/31/2020 | <u>279.832</u>      |
| Change                              | <u>3.8</u>          |
| <b>% Change - CPI</b>               | <b><u>1.38%</u></b> |
| Cap % 4%                            |                     |

| Description  | Frequency per Week | Rates 7.1.2020        |                    |                     |                          |       |                           | Rate Adjustments effective 7.1.21 |                          |                     |                          | Rates 7.1.2021        |                    |                     |                          |       |                           |
|--|--------------------|-----------------------|--------------------|---------------------|--------------------------|-------|---------------------------|-----------------------------------|--------------------------|---------------------|--------------------------|-----------------------|--------------------|---------------------|--------------------------|-------|---------------------------|
|  |                    | Net Operating Expense | Disposal Component | Franchise Fee 10.0% | Customer Total w/o NPDES | NPDES | Customer Total with NPDES | 1.38% Net Operating Expense       | 1.50% Disposal Component | Franchise Fee 10.0% | Customer Total w/o NPDES | Net Operating Expense | Disposal Component | Franchise Fee 10.0% | Customer Total w/o NPDES | NPDES | Customer Total with NPDES |
| <b>Commercial Rates</b>                                |                    |                       |                    |                     |                          |       |                           |                                   |                          |                     |                          |                       |                    |                     |                          |       |                           |
| <b>OTHER FEES:</b>                                     |                    |                       |                    |                     |                          |       |                           |                                   |                          |                     |                          |                       |                    |                     |                          |       |                           |
| Bin Exchange   |                    | \$ 39.28              | \$ -               | \$ 4.36             | \$ 43.64                 | \$ -  | \$ 43.64                  | \$ 0.54                           | \$ -                     | \$ 0.06             | \$ 0.60                  | \$ 39.82              | \$ -               | \$ 4.42             | \$ 44.24                 | \$ -  | \$ 44.24                  |
| Lock Fees  |                    | \$ 8.34               | \$ -               | \$ 0.93             | \$ 9.27                  | \$ -  | \$ 9.27                   | \$ 0.11                           | \$ -                     | \$ 0.01             | \$ 0.12                  | \$ 8.45               | \$ -               | \$ 0.94             | \$ 9.39                  | \$ -  | \$ 9.39                   |
| Pull Out Fees  |                    |                       |                    |                     |                          |       |                           |                                   |                          |                     |                          |                       |                    |                     |                          |       |                           |
| 16' - 50' per bin, per number of service days          |                    | \$ 3.79               | \$ -               | \$ 0.41             | \$ 4.20                  | \$ -  | \$ 4.20                   | \$ 0.05                           | \$ -                     | \$ 0.01             | \$ 0.06                  | \$ 3.84               | \$ -               | \$ 0.42             | \$ 4.26                  | \$ -  | \$ 4.26                   |
| 51' or more per bin, per number of service days        |                    | \$ 5.13               | \$ -               | \$ 0.57             | \$ 5.70                  | \$ -  | \$ 5.70                   | \$ 0.07                           | \$ -                     | \$ 0.01             | \$ 0.08                  | \$ 5.20               | \$ -               | \$ 0.58             | \$ 5.78                  | \$ -  | \$ 5.78                   |
| Reinstate Fee:   |                    | \$ 24.55              | \$ -               | \$ 2.73             | \$ 27.28                 | \$ -  | \$ 27.28                  | \$ 0.34                           | \$ -                     | \$ 0.04             | \$ 0.38                  | \$ 24.89              | \$ -               | \$ 2.77             | \$ 27.66                 | \$ -  | \$ 27.66                  |
| Late Fee: Minimum \$3 charge on any delinquent account |                    |                       |                    |                     |                          |       |                           |                                   |                          |                     |                          |                       |                    |                     |                          |       |                           |
| Bulky Items  |                    | \$ 27.57              | \$ 9.27            | \$ 4.09             | \$ 40.93                 | \$ -  | \$ 40.93                  | \$ 0.38                           | \$ 0.14                  | \$ 0.06             | \$ 0.58                  | \$ 27.95              | \$ 9.41            | \$ 4.15             | \$ 41.51                 | \$ -  | \$ 41.51                  |
| Each Addtl Bulky Item                                  |                    | \$ 3.74               | \$ 1.26            | \$ 0.56             | \$ 5.56                  | \$ -  | \$ 5.56                   | \$ 0.05                           | \$ 0.02                  | \$ 0.01             | \$ 0.08                  | \$ 3.79               | \$ 1.28            | \$ 0.57             | \$ 5.64                  | \$ -  | \$ 5.64                   |
| Recycling Contamination Fee                            |                    | \$ 31.66              | \$ 9.27            | \$ 4.55             | \$ 45.48                 | \$ -  | \$ 45.48                  | \$ 0.44                           | \$ 0.14                  | \$ 0.06             | \$ 0.64                  | \$ 32.10              | \$ 9.41            | \$ 4.61             | \$ 46.12                 | \$ -  | \$ 46.12                  |
| Overage Fee  |                    | \$ 31.57              | \$ 9.27            | \$ 4.54             | \$ 45.38                 | \$ -  | \$ 45.38                  | \$ 0.43                           | \$ 0.14                  | \$ 0.06             | \$ 0.63                  | \$ 32.00              | \$ 9.41            | \$ 4.60             | \$ 46.01                 | \$ -  | \$ 46.01                  |
| Cart Delivery Fee                                      |                    | \$ 14.73              | \$ -               | \$ 1.64             | \$ 16.37                 | \$ -  | \$ 16.37                  | \$ 0.20                           | \$ -                     | \$ 0.02             | \$ 0.22                  | \$ 14.93              | \$ -               | \$ 1.66             | \$ 16.59                 | \$ -  | \$ 16.59                  |
| Extra Pickup All Bin Sizes                             |                    | \$ 36.92              | \$ -               | \$ 4.10             | \$ 41.02                 | \$ -  | \$ 41.02                  | \$ 0.51                           | \$ -                     | \$ 0.06             | \$ 0.57                  | \$ 37.43              | \$ -               | \$ 4.16             | \$ 41.59                 | \$ -  | \$ 41.59                  |



**City of Solana Beach**  
**Commercial Commingled Organics**  
**Effective July 1st, 2021**

|                                     |                |
|-------------------------------------|----------------|
| CPI Consumer Price Index 12/31/2019 | 276.03         |
| CPI Consumer Price Index 12/31/2020 | <u>279.832</u> |
| Change                              | 3.802          |
| % Change - CPI                      | 1.377%         |

**7/1/21 Proposed CPI -adjusted Rates**

**Commercial Commingled Organics**

**1st Container**

| Size         | Frequency |           |           | Extra Pickup | % Incr |
|--------------|-----------|-----------|-----------|--------------|--------|
|              | 1         | 2         | 3         |              |        |
| Cart (65 gl) | \$ 90.96  | \$ 181.90 | \$ 272.85 | \$ 36.38     | 1.38%  |
| Cart (96 gl) | \$ 102.57 | \$ 205.15 | \$ 307.74 | \$ 41.04     | 1.38%  |
| 2 CY         | \$ 166.36 | \$ 332.73 | \$ 499.08 | \$ 66.54     | 1.38%  |

**Each Additional Container**

| Size         | Frequency |           |           | % Incr |
|--------------|-----------|-----------|-----------|--------|
|              | 1         | 2         | 3         |        |
| Cart (65 gl) | \$ 86.40  | \$ 172.81 | \$ 259.20 | 1.38%  |
| Cart (96 gl) | \$ 97.45  | \$ 194.90 | \$ 292.35 | 1.38%  |
| 2 CY         | \$ 158.05 | \$ 316.08 | \$ 474.13 | 1.38%  |

Series Id: CUURS49ASA0

Not Seasonally Adjusted

Series Title: All items in Los Angeles-Long Beach-Anaheim, CA, all urban consumers, not seasonally adjusted

Area: Los Angeles-Long Beach-Anaheim, CA

Item: All items

Base Period: 1982-84=100

| Year | Jan     | Feb     | Mar     | Apr     | May     | Jun     | Jul     | Aug     | Sep     | Oct     | Nov     | Dec     | Annual  | HALF1   | HALF2   |
|------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2011 | 228.652 | 229.729 | 232.241 | 233.319 | 233.367 | 232.328 | 231.303 | 231.833 | 233.022 | 233.049 | 232.731 | 231.567 | 231.928 | 231.606 | 232.251 |
| 2012 | 233.441 | 234.537 | 236.941 | 236.866 | 237.032 | 236.025 | 235.776 | 237.222 | 238.104 | 240.111 | 237.675 | 236.042 | 236.648 | 235.807 | 237.488 |
| 2013 | 238.015 | 239.753 | 239.995 | 239.043 | 239.346 | 239.223 | 238.92  | 239.219 | 239.611 | 239.94  | 238.677 | 238.742 | 239.207 | 239.229 | 239.185 |
| 2014 | 239.857 | 241.059 | 242.491 | 242.437 | 243.362 | 243.528 | 243.727 | 243.556 | 243.623 | 243.341 | 241.753 | 240.475 | 242.434 | 242.122 | 242.746 |
| 2015 | 239.724 | 241.297 | 243.738 | 243.569 | 246.093 | 245.459 | 247.066 | 246.328 | 245.431 | 245.812 | 245.711 | 245.357 | 244.632 | 243.313 | 245.951 |
| 2016 | 247.155 | 247.113 | 247.873 | 248.368 | 249.554 | 249.789 | 249.784 | 249.7   | 250.145 | 251.098 | 250.185 | 250.189 | 249.246 | 248.309 | 250.184 |
| 2017 | 252.373 | 253.815 | 254.525 | 254.971 | 255.674 | 255.275 | 256.023 | 256.739 | 257.89  | 258.883 | 259.135 | 259.22  | 256.21  | 254.439 | 257.982 |
| 2018 | 261.235 | 263.012 | 264.158 | 265.095 | 266.148 | 265.522 | 266.007 | 266.665 | 268.032 | 269.482 | 268.56  | 267.631 | 265.962 | 264.195 | 267.73  |
| 2019 | 269.468 | 269.608 | 271.311 | 273.945 | 274.479 | 274.38  | 274.682 | 274.579 | 276.054 | 278.075 | 277.239 | 275.553 | 274.114 | 272.199 | 276.03  |
| 2020 | 277.755 | 278.657 | 276.589 | 275.853 | 276.842 | 278.121 | 279.899 | 280.116 | 279.366 | 279.947 | 280.102 | 279.56  | 278.567 | 277.303 | 279.832 |

CPI Index Change 3.802  
CPI % Change 1.377%



## Memo

**To:** James Eggart, General Manager- RSWA  
**From:** Steve South, CEO- EDCO  
**Date:** February 18<sup>th</sup> 2021  
**Re:** RSWA Tip Fee Calculation for FY 2021/22

---

As specified in the disposal contract between our organizations, the following formula is used to calculate the RSWA tip fee for the upcoming fiscal year beginning July 1, 2021. Please refer to the attached spreadsheet for 2020 tonnage data and the Consumer Price Index used in the calculation.

The LA-Riverside-Orange County CPI for all Urban Consumers increased 1.45% from December 2019 to December 2020 and therefore the floor of 1.50% will be used.

- $\frac{2}{3}$  (or .6667) of the current tip fee increases by the change in the CPI (floor) of 1.50%.  $\frac{2}{3} \times 1.50\% = 1.000\%$ .
- $\frac{1}{3}$  (or .3333) of the current tip fee changes by the difference between the CPI (floor) increase of 1.50% and the percentage change in solid waste tonnage generated by RSWA cities from the previous calendar year. In 2020, RSWA tonnage decreased -2.58% when compared to 2019 and therefore will also be adjusted at the CPI floor rate of 1.50%
- $\frac{1}{3}$  (or .3333) of 1.5000% = .5000%.
- The combined effect of the CPI (1.000%) and the decreased tonnage calculation (.50%), results in an allowable increase of 1.5000% applied to the entire rate.

1. Del Mar, Encinitas, Solana Beach and Vista Tip Fee Calculation.

The current tip fee of \$50.50 per ton is increased 1.5000% resulting in an increase of \$.7575 per ton or \$.76 per ton. The new tip fee for these four cities on July 1, 2021 is \$51.26 per ton.

2. National City & Poway

The current tip fee in these two cities of \$45.54 is increased 1.5000% resulting in an increase of \$.6831 or \$.68 per ton. The new tip fee for these cities on July 1, 2021 is \$46.22 per ton.

### 3. Volume Rebate Calculation

The current annual volume rebate of \$283,229.69 is multiplied by the CPI (floor) increase of 1.50%, which generates an additional \$4,284.45 in rebate revenue. The adjusted volume rebate is \$287,478.14. 1/3 of this amount (\$95,826.05), is adjusted by the percentage change in tonnage generated in 2020, (-2.58%). This negative change in tonnage results in a 0% change for this component of the rate. The total volume rebate to be paid to RSWA beginning July 1, 2021 is \$287,478.14.

Please review these calculations at your earliest convenience so we may proceed with rate changes in all RSWA cities.



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** April 28, 2021  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing: CUP for Sale of Alcoholic Beverages for Off-Site Consumption and Shared Parking Agreement at 112 South Cedros Avenue Ave (Case # CUP 20-001 Applicant: Ryan White, Local Roots Kombucha; APN: 298-073-40-00; Resolution No. 2021-048)**

---

## **BACKGROUND:**

The Applicant, Ryan White of Local Roots Kombucha, is requesting the approval of a Conditional Use Permit (CUP) for the sale of alcoholic beverages for off-site consumption and for an on-site shared parking agreement to operate a tasting room, café and retail store at 112 South Cedros Avenue. The Applicant is proposing to have a retail kombucha shop as part of the business that will sell alcoholic kombucha for on- and off-site consumption, and offer kombucha tastings and limited food service. All production and retail activities will occur inside the tenant space. The property is zoned Special Commercial (SC) and is located within in the Plaza District of the Highway 101 Specific Plan (HWY 101 SP), and the Scenic Area Overlay Zone (SAOZ).

A CUP is required by Solana Beach Municipal Code (SBMC) Section 17.12.020 for alcohol sales for off-site consumption and SBMC Section 17.52.050 for a shared parking agreement.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request for a Conditional Use Permit as contained in Resolution 2021-048. (Attachment 1)

## **DISCUSSION:**

The property is a rectangular 14,496 square-foot lot with approximately 59 feet of frontage on the east side of South Cedros Avenue and approximately 164 feet of frontage on the south side of Lomas Santa Fe Drive. The lot slopes upward as you

CITY COUNCIL ACTION:

---

---

move east across the property. The property is developed with a 6,745 square-foot two story multi-tenant commercial building with the main floor tenant spaces accessible from the east side of South Cedros Avenue. The property then slopes up as it follows Lomas Santa Fe Drive with the second floor tenant spaces accessed from an onsite parking lot consisting of twenty-six (26) parking spaces to the east of the building.

The Applicant is proposing to improve and utilize the interior of a 1,490 square foot tenant space located in the southernmost tenant space on the first floor. The proposed use would include onsite tastings, retail sales activities, and food preparation and service, located entirely inside the building. The remaining tenant spaces in the building would not change. The other spaces on the first floor are a 1,050 square-foot retail-clothing store and another 986 square-foot retail-clothing store. The second floor is made up of an existing 1,155 square-foot coffee shop (Peet's) and a 2,066 square-foot real estate office. The project plans are provided in Attachment 2.

The property is located within the boundaries of the Plaza District of the HWY 101 SP and the SC Zone. The proposed use would be classified as a "restaurant, café, bar, night club or other eating and drinking establishments" which are permitted uses within the SC Zone. The SC Zone is intended to preserve and perpetuate those areas of the community affording unique pedestrian-oriented commercial centers characterized by a wide variety of uses including small specialty retail shops, light industrial uses, offices, and residential loft apartments. The property is within the Coastal Zone. As a condition of approval, the Applicant would be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of a building permit.

Resolution 2021-048 (Attachment 1) provides the full text of the pertinent CUP regulations. Staff has prepared draft findings for approval of the project for Council's consideration based upon the information in this report and Staff's analysis of the proposed project. It provides the applicable SBMC sections in italicized text. Conditions from the Planning, Engineering and Fire Departments have been incorporated into the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions as it deems appropriate as a part of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for an action to be taken at a subsequent Council meeting.

The following is a discussion of the development standards established by the Zoning Ordinance and the findings for a CUP as each applies to the proposed project.

#### Conditional Use Permit Compliance

The following is a discussion of the required findings set forth in Title 17 (Zoning) for the SBMC necessary for the Council to approve a CUP for sale of alcoholic beverages for off-site consumption and also to approve a shared parking agreement.

In accordance with Section 17.68.010 (Conditional Use Permits) of the City of Solana Beach Municipal Code, the City Council must make the following findings to approve a Conditional Use Permit for the site:

1. That the proposed use is in accord with the general plan, the general intent of this title, and the purposes of the zone in which the site is located;
2. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity;
3. That the proposed use complies with each of the applicable provisions of the zoning ordinance, unless a variance is granted pursuant to SBMC 17.68.020.

The proposed use could be found to be in accordance with the General Plan, the general intent of Title 17 of the Solana Beach Municipal Code (Zoning Ordinance), and the purposes of the Special Commercial Zone (SC), which allows for alcohol sales for on- and off-site consumption as well as retail use and restaurant/café use. Furthermore, the Applicant's request is in accordance with the spirit and intent of the General Plan, Zoning Ordinance and the purposes of the Special Commercial Zone (SC), which are intended to provide for commercial activities and light industrial uses that have a limited impact on the residential areas. The Applicant proposes to operate a kombucha tasting room, retail store and café. The sale of alcoholic kombucha for off-site consumption is consistent with other similar tasting rooms, markets and grocery stores within the area. The sale of alcoholic beverages for off-site consumption is permitted within the Special Commercial Zone (SC) with City Council approval of a Conditional Use Permit.

The project site has a history of existing retail uses with legally existing, non-conforming parking. The property currently has twenty-six (26) parking spaces onsite. The proposed project will not require any modifications to the existing building in terms of height, setbacks or floor area. As conditioned, approval of the Conditional Use Permit shall not allow additional use of the site, which may result in the requirement to provide additional onsite parking.

### **Sale of Alcoholic Beverages for Off-Site Consumption**

The request for a tasting room and retail store that sells alcoholic beverages for on- and off-site consumption in conjunction with a café is in accordance with the spirit and intent of the General Plan and is a permitted use within the SC Zone, provided the Applicant receives approval of a CUP. The project as discussed in this report could be found to be in compliance with the provisions of the Zoning Ordinance and the Applicant is not requesting a Variance with this application.

The 1,490 square-foot tasting room, retail store and café is proposed in the southwest corner of the lower level of the mixed-use development. As indicated by the Applicant, the proposed tasting room and café would serve pre-prepared plant-based foods. The

hours of operation would be from 10:00 a.m. to 10:00 p.m. Monday through Friday, and 11:00 a.m. to 10:00 p.m. Saturday and Sunday.

The proposed use will not result in an over-concentration of on- or off-site alcoholic beverages sales establishments in the area. Within 300 feet of the proposed location, there is one (1) establishment that sells alcohol for on-site consumption, two (2) establishments that sell alcohol for both on-site and off-site consumption and one (1) establishment that sells alcohol for off-site consumption only.

The proposed use is not located within close proximity to public and/or private schools for minors. Solana Beach Child Development Center (public) is the closest school, at approximately 1,858 feet or 0.35 of a mile from the proposed location. Earl Warren Middle School (public) is approximately 3,696 feet or 0.70 of a mile from the proposed location. Skyline Elementary School (public) is 4,752 feet or 0.90 of a mile away. St. James Academy (private) is 4,228 feet or 0.80 of a mile away, and Santa Fe Christian School (private) is 5,808 feet or 1.10 miles from the from the subject property as measured by public street.

The proposed use is not within close proximity to any public parks or beach access points. La Colonia Park is over 5,808 feet or 1.10 miles away from the subject site and the closest beach access point, Fletcher Cove Beach Park, is approximately 1,056 feet or 0.20 of a mile from the proposed location by public street.

A condition of the project approval will require that the Applicant submit an application and receive conditional approval of a Department of Alcoholic Beverage Control (ABC) license to sell alcoholic beverages for on- and off-site consumption from the ABC prior to occupancy. The Applicant shall abide by all ABC conditions. Should the conditions of approval imposed by the ABC be more restrictive than those of this CUP, the ABC condition(s) shall prevail.

The Applicant is not proposing to have live entertainment on the premises; if they decide to propose this in the future, a modification to the CUP would be required. In addition, should the project be approved the proposed conditions require that any modifications to their ABC license shall be subject to the prior review and approval of the Community Development Director for conformance with this Condition Use Permit (CUP).

As conditioned, the Council may find that the proposed use of the site as a tasting room and café would not be detrimental to the public health, safety or materially injurious to properties or improvements in the vicinity.

### **Shared Parking Agreement**

The SBMC Section 17.52.050 allows for shared parking agreements so that multiple uses or structures can share a parking facility when their businesses operate at different times, or when their hours of peak use vary. The Applicant has the burden of proof for a



reduction in the total number of required off-street parking spaces for shared parking purposes. Shared parking may be permitted pursuant to a CUP issued by the Director of Community Development or concurrently with another application reviewed by the City Council subject to the following minimum conditions:

1. A sufficient number of spaces (both shared and separate) are provided to meet the greater parking demand of the participating uses.
2. Satisfactory evidence, as deemed by the hearing authority, has been submitted by the parties operating the shared parking facility, demonstrating that substantial conflict will not exist in the principal hours or periods of peak demand for the uses for which the shared parking is proposed.
3. Shared parking facilities shall not be located further than 600 feet from any structure or use served, unless it can be shown that increased distances are feasible through use of alternative transportation modes such as shuttle services.
4. A written agreement, covenant, deed restriction or other document as determined necessary by the hearing authority shall be executed by all parties to assure the continued availability of the shared parking spaces for the life of the proposed development or use.

The current building has conforming parking in that 26 parking spaces are required for the existing uses and there are 26 parking spaces onsite. The following is a breakdown of the existing uses and required parking:

| Use:                                   | Square Footage: | Required Parking Ratio:                                    | Total Parking Required:   |
|--|-----------------|--|---------------------------|
| Commercial Office<br>(1 tenant space)  | 2,066 SF        | 1 space per 300 SF<br>of g.f.a.                            | 6.88 spaces               |
| Commercial Retail<br>(3 tenant spaces) | 3,524 SF        | 1 space per 312 SF<br>of g.f.a. in a mixed-<br>use project | 11.29 spaces              |
| Restaurant/Café<br>(1 tenant spaces)   | 1,155 SF        | 1 space per 143 SF<br>of g.f.a. in a mixed-<br>use project | 8.07 spaces               |
| <b>Total Parking Spaces Required</b>   |                 |  | <b>26.24 or 26 spaces</b> |

The previous use of the tenant space was Commercial Retail which would have required  $1,490 \text{ SF} / 312 \text{ SF} = 4.77$  or 5 parking spaces. Changing the tenant space to a café would require additional parking spaces per the SBMC parking ratios for the SC Zone as follows:

| Use:  | Square Footage: | Required Parking Ratio:                             | Total Parking Required:   |
|---|-----------------|---|---------------------------|
| Commercial Office<br>(1 existing tenant space)  | 2,066 SF        | 1 space per 300 SF of g.f.a.                        | 6.88 spaces               |
| Commercial Retail<br>(2 existing tenant spaces) | 2,034 SF        | 1 space per 312 SF of g.f.a. in a mixed-use project | 6.51 spaces               |
| Restaurant/Café<br>(1 existing tenant spaces)   | 1,155 SF        | 1 space per 143 SF of g.f.a. in a mixed-use project | 8.07 spaces               |
| Restaurant/Café<br>(1 proposed tenant space)    | 1,490 SF        | 1 space per 143 SF of g.f.a. in a mixed-use project | 10.42 spaces              |
| <b>Total Parking Spaces Required</b>            |                 |   | <b>31.88 or 32 spaces</b> |

Therefore, six (6) additional parking spaces would be required for the proposed use. Due to the limited size of the on-site parking lot, additional parking spaces cannot be provided onsite. The Applicant is requesting to enter a shared parking agreement with an on-site office use (Beal Real Estate). The Applicant has provided their analysis of how the proposed shared parking scenario would comply with the requirements of the SBMC (Attachment 3) and is requesting Council approval of a shared parking agreement to allow six (6) of the ten (10) parking spaces required for the proposed use to be shared with an existing on-site commercial office use, Beal Real Estate. Beal Real Estate is a 2,066 square-foot office use that requires six (6) parking spaces. Their hours of operation are from 9:00 a.m. to 5:00 p.m. Monday through Friday. After 5:00 p.m., Beal Real Estate no longer utilizes these spaces. The Applicant has provided a written agreement with Beal Real Estate to assure the continued availability of the shared parking spaces for the life of the proposed development or use (Attachment 4).

The greatest potential peak demand is between 10:00 a.m. and 5:00 p.m. when all businesses onsite are operating. At the time of the parking study, the building had 1,490 sq. ft. or 22 percent of the total project space vacant. To account for the maximum potential parking demand onsite, the Applicant applied a vacancy adjustment by increasing the car counts by 22 percent to reflect the additional parking demand at 100% occupancy. The parking analysis provided by the Applicant indicates that the parking lot was busiest during the hours of 3:00 p.m. and 6:59 p.m. Given the operational hours of the existing businesses, the parking analysis, with adjustments, shows the demand is less than the actual parking required.

Data was collected between July 11, 2020 and November 1, 2020. The peak season is June through August; therefore, a seasonal adjustment of 10 percent was only applied to data collected after the month of August.

There is no industry guideline for a parking adjustment to account for the effects of the COVID-19 pandemic. The Applicant applied a 20 percent adjustment to account for any decrease in on-site parking.

**PUBLIC HEARING NOTICE:**

Notice of the City Council Public Hearing for this project was published in the San Diego Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners within 300 feet of the proposed project site, more than 10 days prior to the planned public hearing date of April 28, 2021. As of the date of preparation of this Staff Report, Staff has not received any letters, phone calls, or emails from neighbors or interested parties in support of, or in opposition to, the proposed project.

In conclusion, Staff has determined that, as conditioned, the proposed project could be found to be consistent with the General Plan, Title 17 (Zoning) of the Solana Beach Municipal Code and the Highway 101 Corridor Specific Plan. If Council can make the required findings to approve the project, Staff recommends approval of the CUP for the Council's consideration.

**CEQA COMPLIANCE STATEMENT:**

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines.

**FISCAL IMPACT:** N/A

**WORKPLAN:** N/A

**OPTIONS:**

- Approve Staff recommendation adopting the attached Resolution 2021-048.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a CUP.
- Deny the project if all required findings for the CUP cannot be made.

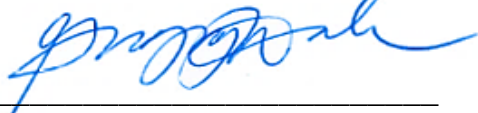
**DEPARTMENT RECOMMENDATION:**

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2021-048 conditionally approving a CUP for the project to allow for alcohol sales for on- and off-site consumption and a shared parking agreement at 112 South Cedros Avenue.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



---

Gregory Wade, City Manager

Attachments:

1. Resolution 2021-048
2. Project Plans
3. Applicant's Shared Parking Analysis
4. Signed Shared Parking Agreement

## RESOLUTION 2021-048

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A CONDITIONAL USE PERMIT FOR SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION AND A SHARED PARKING AGREEMENT AT 112 SOUTH CEDROS AVENUE AVE.

**APPLICANT:** Ryan White, Local Roots Kombucha  
**CASE NO.:** CUP 20-001

**WHEREAS**, Ryan White, Local Roots Kombucha (hereinafter referred to as “Applicant”), has submitted an application for a Conditional Use Permit pursuant to Title 17 (Zoning), of the Solana Beach Municipal Code (SBMC); and

**WHEREAS**, at the Public Hearing on April 28, 2021, the City Council received and considered evidence concerning the proposed application as revised; and

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

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

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

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

1. That the foregoing recitations are true and correct.
2. That the request for a Conditional Use Permit for the sale of alcoholic beverages for off-site consumption and a shared parking agreement for 112 South Cedros Avenue on file with the Community Development Department, is conditionally approved based upon the following Findings and subject to the following Conditions:
3. FINDINGS

In accordance with Section 17.68.010 (Conditional Use Permits) of the City of Solana Beach Municipal Code (SBMC), the City Council must make the following findings to approve a use for the sale of alcoholic beverages for off-site consumption on property within the Special Commercial Zone (SC):

- I. That the proposed use is in accord with the general plan, the general intent of this title, and the purposes of the zone in which the site is located;*

The proposed use could be found to be in accordance with the General Plan, the general intent of Title 17 of the SBMC (Zoning Ordinance), and the purposes of the Special Commercial Zone (SC), which allows for alcohol sales for on- and off-site consumption as well as retail use and restaurant/café use. Furthermore, the Applicant's request is in accordance with the spirit and intent of the General Plan, Zoning Ordinance and the purposes of the Special Commercial Zone (SC), which are intended to provide for commercial activities and light industrial uses that have a limited impact on the residential areas. The Applicant proposes to operate a kombucha tasting room, retail store and café. The sale of alcoholic kombucha for off-site consumption is consistent with what other similar tasting rooms, markets and grocery stores within the area. The sale of alcoholic beverages for off-site consumption is permitted within the Special Commercial Zone (SC) with City Council approval of a Conditional Use Permit.

The project site has a history of existing retail uses on the site with legally existing, non-conforming parking. The property currently has twenty-six (26) parking spaces onsite. The proposed project will not require any modifications to the existing building in terms of height, setbacks or floor area. As conditioned, approval of the Conditional Use Permit shall not allow additional use of the site, which may result in the requirement to provide additional onsite parking.

- II. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity;*

No outdoor activities related to this use are permitted unless a special event permit has been issued by the City.

The Applicant will be required to receive approval or conditional approval of an ABC license prior to conducting business onsite. In addition, the project approval is conditioned to indicate that any modifications to their ABC license shall be subject to the prior review and approval of the Community Development Director for conformance with this Conditional Use Permit (CUP).

As conditioned, the proposed use of the site as a tasting room as well as the retail sale of alcoholic beverages for on- and off-site consumption will not be detrimental to the public health, safety, or materially injurious to properties or improvements in the vicinity.

- III. That the proposed use complies with all applicable provisions of the zoning ordinance, including each of the three required provisions of*

*Zoning Ordinance Section 17.60.030.A (Alcoholic Beverage Sales for off-premises consumption):*

SBMC Section 17.60.030 indicates that when evaluating a CUP for alcohol sales for off-site consumption, the City Council should consider whether establishment of the use will result in an over concentration of off-site and on-site alcoholic beverage sales establishments in the area within 300 feet of the proposed location, the proximity of the proposed use to public and private schools for minors, and the proximity of the proposed use to public parks and beach accesses.

- a. *Establishment of the use will not result in an over concentration of off-site and onsite alcoholic beverages sales establishments in the area within 300 feet of the proposed location.*

The proposed use will not result in an over-concentration of on- and off-site alcoholic beverages sales establishments in the area. Within 300 feet of the proposed location, there is one (1) establishment that sells alcohol for on-site consumption, two (2) establishments that sell alcohol for both on-site and off-site consumption and one (1) establishment that sells alcohol for off-site consumption only.

- b. *The use is not located within close proximity to public and private schools for minors.*

The proposed use is not located within close proximity to public and/or private schools for minors. Solana Beach Child Development Center (public) is the closest school, at approximately 1,858 feet or 0.35 of a mile from the proposed location. Earl Warren Middle School (public) is approximately 3,696 feet or 0.70 of a mile from the proposed location. Skyline Elementary School (public) is 4,752 feet or 0.90 of a mile away. St. James Academy (private) is 4,228 feet or 0.80 of a mile away, and Santa Fe Christian School (private) is 5,808 feet or 1.10 miles from the from the subject property as measured by public street.

- c. *The use will not be within close proximity to any public parks or beach access points.*

The proposed use is not within close proximity to any public parks or beach access points. La Colonia Park is over 5,808 feet or 1.10 miles away from the subject site, and the closest beach access point, Fletcher Cove Beach Park, is approximately 1,056 feet or 0.20 of a mile from the proposed location by public street.

The property is sited far enough away from such institutions as well as public parks and beach accesses to negate any harmful or injurious impacts establishment of the use at this location might create.

In accordance with Section 17.52.050 (Shared Parking) of the City of Solana Beach Municipal Code, the City Council must make the following findings to approve a shared parking agreement:

- I. *A sufficient number of spaces (both shared and separate) are provided to meet the greater parking demand of the participating uses.*

[Finding language to be inserted after Council discussion]

- II. *Satisfactory evidence, as deemed by the hearing authority, has been submitted by the parties operating the shared parking facility, demonstrating that substantial conflict will not exist in the principal hours or periods of peak demand for the uses for which the shared parking is proposed.*

[Finding language to be inserted after Council discussion]

- III. *Shared parking facilities shall not be located further than 600 feet from any structure or use served, unless it can be shown that increased distances are feasible through use alternative transportation modes such as shuttle services.*

The Applicant would share the existing parking onsite with the existing office use onsite. The existing parking lot is approximately 120 feet from the entry to the tenant space.

- IV. *A written agreement, covenant, deed restriction or other document as determined necessary by the hearing authority shall be executed by all parties to assure the continued availability of the shared parking spaces for the life of the proposed development or use.*

[Finding language to be inserted after Council discussion]

#### 4. CONDITIONS

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

##### A. Community Development Department Conditions:

- I. The Applicant shall obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of a building permit.
- II. Any change to the alcohol sales license issued by the Department of Alcoholic Beverage Control (ABC) shall be subject to the prior review and approval of the Community Development Director for



conformance with this Conditional Use Permit (CUP).

- III. All on-site signage shall be regulated pursuant to the Sign Regulations contained in SBMC Section 17.64.
- IV. All of the conditions of this Conditional Use Permit are continuing conditions. Failure of the Applicant to comply with any or all of said conditions at any time may result in the revocation of the permit granted for the use of the property.
- V. A written agreement, covenant, deed restriction or other document as determined necessary by the hearing authority shall be executed by all parties to assure the continued availability of the shared parking spaces for the life of the proposed development or use.
- VI. The operation hours shall be as follows:
  - a. Monday through Friday from 10:00 a.m. to 10:00 p.m. and Saturday and Sunday from 11:00 a.m. to 10:00 p.m.

B. Fire Department Conditions:

- I. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a 1/2" inch stroke width for residential buildings, 8" high with a 1/2" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers. A 70-4 Placard shall be applied on the front of the structure or each access to a room or area. The Placard shall identify the hazards of health flammability or instability per NFPA 708. CFC407.3 and 5003.5.

C. Engineering Department Conditions:

- I. The Applicant shall pay in full the **one-time Sewer Capacity Fee** of \$4500.00 per Equivalent Dwelling Unit (EDU). The EDU assignment is determined by SBMC 14.08.060.

The project proposes converting the existing retail space into a sit down tasting room with food service which is classified as restaurant space. The current EDU assignment for the retail space is 1.5 EDU.

The EDU assignment for restaurants is **3.0 EDU**. Since the Applicant is currently being charged by the City 1.5 EDU, the Applicant will only pay a difference of 1.5 EDU (3.0 – 1.5) generated by the project. The **total cost** the Applicant is responsible for is **\$6,750.00** (1.5 EDU X \$4500) prior to Building Permit Issuance.

- II. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
  - III. Due to actual field conditions encountered during construction, additional Engineering Department conditions may be added as warranted.
5. **TERM:** The term of the Conditional Use Permit is for 10 years or until April 28, 2031. The City Council may extend the term of the Conditional Use Permit after the initial term. Upon City staff determination that no change in the approved use, a new application for an extension of the Conditional Use Permit shall be required one year prior to the end of the term. Should there be a change in the approved use, a new application for a Conditional Use Permit shall be required one year prior to the end of the term. Termination or revocation of the Conditional Use Permit by the City Council is subject to applicable due process procedures.
  6. **EXPIRATION:** The approval of the project will expire 24 months from the date of this approval, unless the Applicant has obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council. The Conditional Use Permit will expire 10 years from the date of this approval unless the term is extended by the City Council.
  7. **INDEMNIFICATION AGREEMENT:** The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Applicant shall pay all of the costs related thereto including, without limitation, reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by Applicant.

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

PASSED AND ADOPTED at a special meeting of the City Council of the City of Solana Beach, California, held on the 28<sup>th</sup> day of April 2021, 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

**SITE PLAN KEYNOTES**

- 1 AREA OF TENANT IMPROVEMENT AT 1ST FLOOR (112 S. CEDROS)
- 2 EXISTING WALL MOUNTED MAILBOX TO REMAIN
- 3 EXISTING CABLE/INTERNET PEDESTAL TO REMAIN
- 4 EXISTING UTILITY BOX TO REMAIN
- 5 EXISTING CONCRETE ACCESSIBLE RAMP TO REMAIN
- 6 EXISTING CONCRETE STAIR TO REMAIN
- 7 EXISTING METAL RAILING TO REMAIN
- 8 EXISTING CEDROS AVE. SIGN POLE TO REMAIN
- 9 EXISTING LOW WALL TO REMAIN
- 10 EXISTING CONCRETE CURB TO REMAIN
- 11 EXISTING TELEPHONE PEDESTAL TO REMAIN
- 12 EXISTING FIRE HYDRANT TO REMAIN
- 13 EXISTING ELECTRICAL TRANSFORMER TO REMAIN
- 14 EXISTING FEET'S PATIO/DECK WITH GUARDRAIL TO REMAIN
- 15 EXISTING GUARDRAIL TO REMAIN
- 16 EXISTING DRIVEWAY CURB CUT TO REMAIN
- 17 EXISTING OFF-STREET PARKING SPACES TO REMAIN
- 18 EXISTING TRASH ENCLOSURE TO REMAIN
- 19 EXISTING LANDSCAPED AREA TO REMAIN
- 20 EXISTING ACCESSIBLE PARKING TO REMAIN
- 21 EXISTING BICYCLE RACK TO REMAIN
- 22 EXISTING CONCRETE WALKWAY TO REMAIN
- 23 EXISTING COLUMNS TO REMAIN

**PARKING REQUIREMENTS**

| ADDRESS   | BUSINESS         | AREA (SF) | USE               | PARKING RATIO | REQUIRED SPACES   |
|---|------------------|-----------|-------------------|---------------|-------------------|
| 100 S. CEDROS   | UN BACIO         | 1,050     | RETAIL            | 1/312         | 3.36              |
| 108 S. CEDROS   | JULEZ BRYANT     | 984       | RETAIL            | 1/312         | 3.15              |
| 112 S. CEDROS   | LOCAL ROOTS      | 1,440     | RESTAURANT / CAFE | 1/143         | 10.42             |
| <b>2ND FLOOR</b>  |                  |           |                   |               |                   |
| 127 LOMAS SANTA FE  | BEAL REAL ESTATE | 2,066     | OFFICE            | 1/300         | 6.88              |
| 125 LOMAS SANTA FE  | PEET'S COFFEE    | 1,155     | RESTAURANT / CAFE | 1/143         | 8.07              |
| <b>TOTAL SPACES REQUIRED</b>                                      |                  |           |                   |               | <b>31.88 = 32</b> |
| <b>TOTAL SPACES ON SITE (INCLUDING ACCESSIBLE PARKING SPACES)</b> |                  |           |                   |               | <b>26</b>         |
| <b>PARKING DEFICIT *</b>  |                  |           |                   |               | <b>6</b>          |
| * SEE EXPLANATION BELOW   |                  |           |                   |               |                   |

**EXPLANATION:**

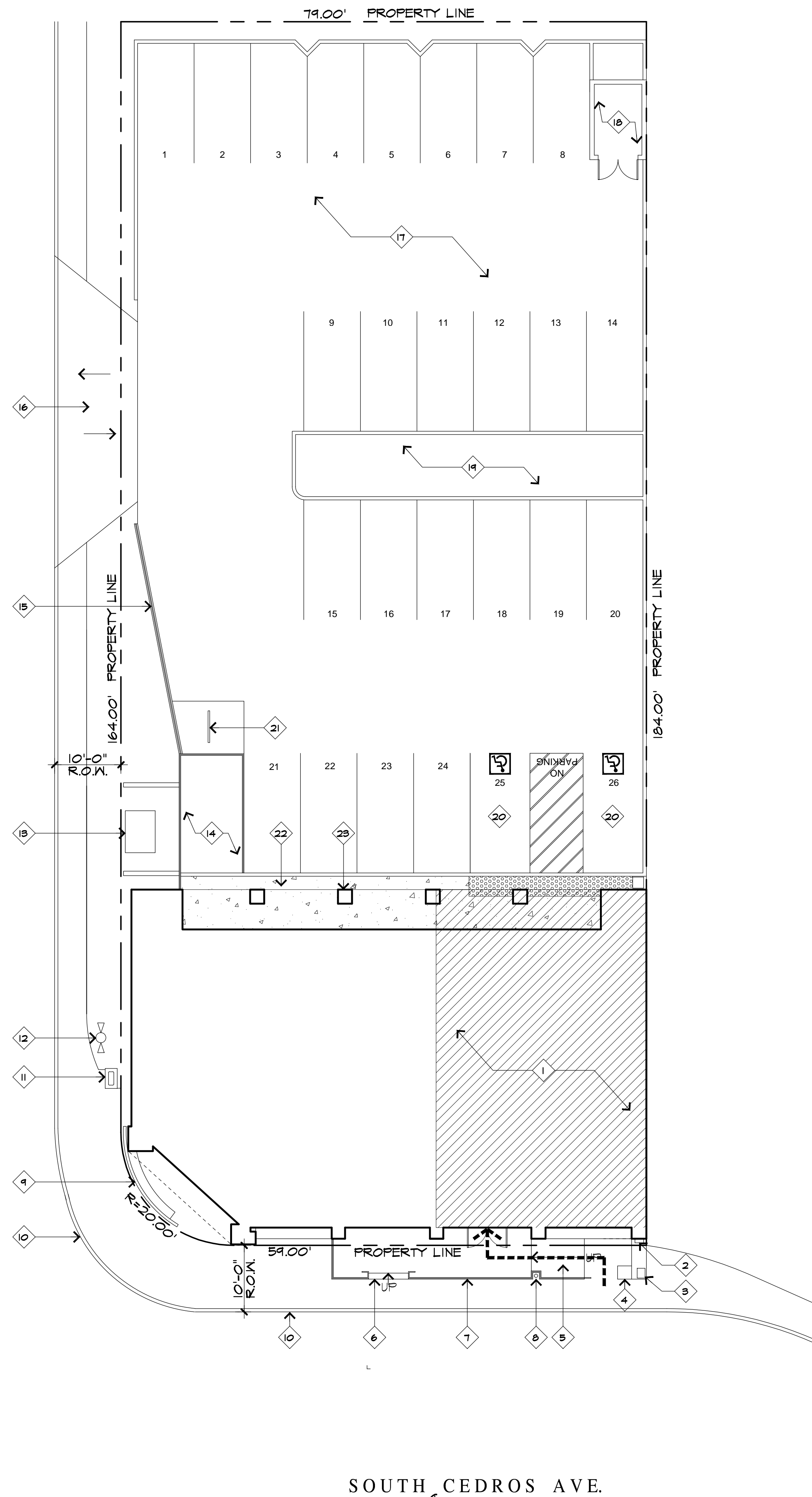
THE TABLE ABOVE IS BASED ON CITY OF SOLANA BEACH PARKING REQUIREMENTS FOR VARIOUS USES. IT INDICATES THAT THERE IS A DEFICIT OF 6 PARKING SPACE. ACTUAL STUDIES OF THE NUMBER OF PARKING SPACES BEING UTILIZED SHOWS SIGNIFICANTLY LESS SPACES BEING USED THAN ANTICIPATED BY THE CITY OF SOLANA BEACH STANDARDS.

PLEASE SEE THE PARKING STUDY PREPARED BY COHN + ASSOCIATES. THE PARKING STUDY INDICATES THAT THERE WILL BE SUFFICIENT PARKING TO ACCOMMODATE THE 10 CARS REQUIRED FOR THE LOCAL ROOTS KOMBUCHA TASTING ROOM.

**ACCESSIBLE PARKING**

2 - ( 1 VAN ACCESSIBLE, 1 ACCESSIBLE )

LOMAS SANTA FE DRIVE



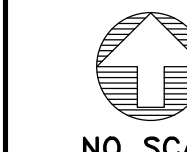
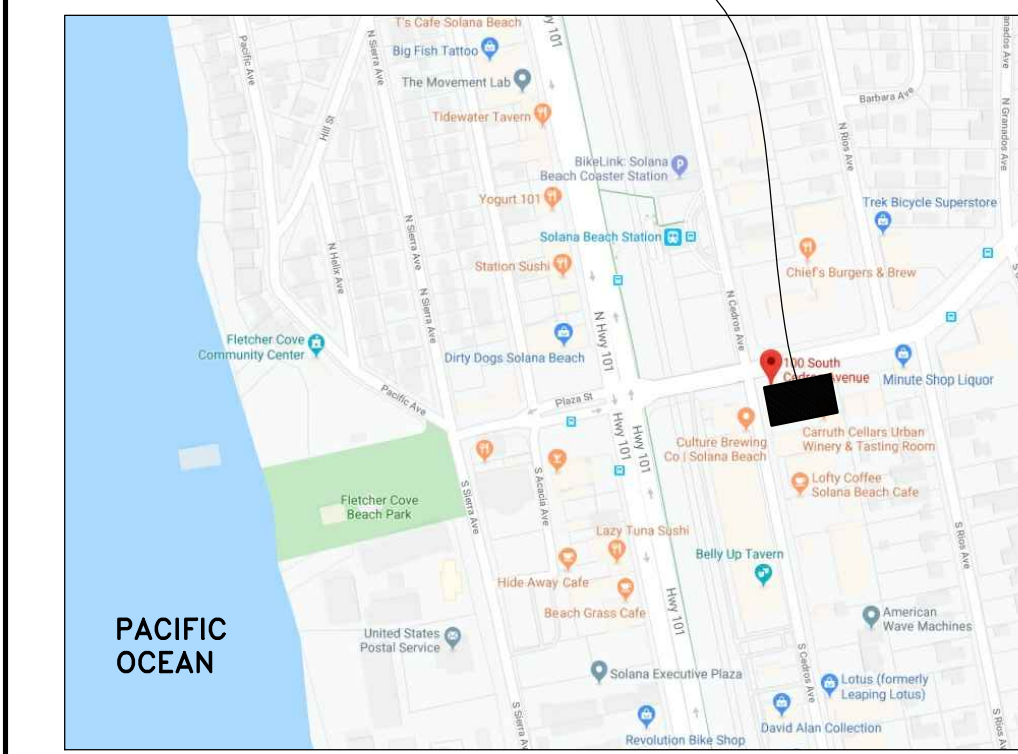
SOUTH CEDROS AVE.

**SITE PLAN**

SCALE: 3/32" = 1'-0"

**VICINITY MAP**

PROJECT SITE  
112 SOUTH CEDROS AVE.



**SOLANA BEACH**

NO SCALE

**PROJECT DATA**

LEASED TO  
LOCAL ROOTS KOMBUCHA C/O RYAN WHITE  
1445 FOINSETTA UNIT 14B  
VISTA, CA 92081  
PHONE: (207) 318-4326

**SITE ADDRESS**  
112 SOUTH CEDROS AVENUE  
SOLANA BEACH, CA 92075

**A.P.N.**  
298-073-40-00

**LEGAL DESCRIPTION:**  
NLY 110 FT. OF LOT 10 BLK. 10 TRACT 1749

**ZONE:** SC - SPECIAL COMMERCIAL

**OVERLAY:** SCENIC AREA OVERLAY ZONE (SAOZ)

**LOT SIZE:** 14,496 SQ. FT.

**TOTAL SQ. FT. OF ENTIRE BUILDING:** 6,745 SQ. FT.

**MAXIMUM OCCUPANCY**

2019 CBC CHAPTER 10 TABLE 1004.5  
LOCAL ROOTS KOMBUCHA: B OCCUPANCY (BUSINESS)  
MAXIMUM OCCUPANCY  
1,490 SQ. FT. / 150 = 9.93 = 10 OCCUPANTS

**PROPOSED USE**

BETWEEN THE HOURS OF 10:00 AM AND 10:00 PM SATURDAY AND SUNDAY AND 11:00 AM AND 10:00 PM MONDAY THROUGH FRIDAY LOCAL ROOTS KOMBUCHA WILL BE USED AS A RETAIL SPACE AND A SIT DOWN TASTING ROOM WITH LIMITED FOOD SERVICE.

FOOD SERVICE TO BE MOSTLY PRE-PREPARED FOODS (ALL PLANT-BASED, NO ANIMAL OR DAIRY PRODUCTS) WHICH WILL BE HEATED IN VENTLESS AIR FRYERS.

FOOD SERVICE WILL HAVE ITS OWN COUNTER TO ORDER AND PICK-UP.

FOOD SERVICE WILL BE PROVIDED FROM 11:00 AM TO 8:00 PM DAILY

**ACCESSIBLE PATH OF TRAVEL**

----- ACCESSIBLE PATH OF TRAVEL

**BUSINESS SIGNAGE**

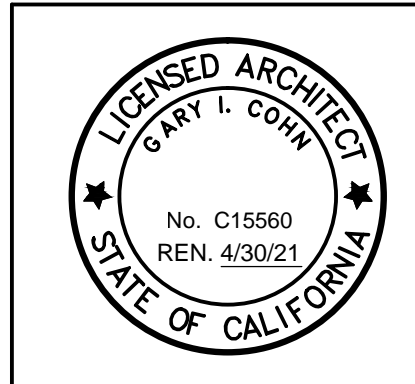
BUSINESS SIGNAGE - REQUIRE A SEPARATE PERMIT. WILL BE PROVIDED DURING BUILDING PERMIT PHASE.

**SHEET INDEX**

|       |   |
|-------|---|
| A1    | SITE PLAN   |
| EX1   | EXISTING FIRST FLOOR PLAN                         |
| EX1.1 | EXISTING SECOND FLOOR PLAN                        |
| A2    | TENANT IMPROVEMENT - FIRST FLOOR 112 S. CEDROS    |
| A3    | EXISTING AND NEW WEST EXTERIOR ELEVATION SECTIONS |
| A4    |   |

**SCOPE OF WORK**

- TENANT IMPROVEMENT FOR FIRST FLOOR 112 S. CEDROS
- HARD KOMBUCHA TASTING ROOM
  - FOOD PREPARATION AREA AND ON-SITE FOOD CONSUMPTION
  - RETAIL SALES OF KOMBUCHA
  - SHARED PARKING AGREEMENT



COPYRIGHT 2020. AS INSTRUMENTS OF INTELLECTUAL SERVICE. ALL DESIGNS, CONCEPTS & CONFIGURATIONS REPRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF COHN + ASSOCIATES AND ARE NOT TO BE USED WITHOUT WRITTEN PERMISSION. COHN + ASSOCIATES SHALL BE THE ARCHITECT OF RECORD FOR PROJECTS UTILIZING ALL OR PART OF THEIR DESIGNS.

**LOCAL ROOTS KOMBUCHA**

112 SOUTH CEDROS AVENUE  
SOLANA BEACH, CALIFORNIA

| SUBMITTAL DATE | PURPOSE |
|----------------|---------|
| 2/6/20         | CUP I   |
| 9/4/20         | CUP II  |
| 11/12/20       | CUP III |
| 2/2/21         | CUP IV  |

|                |         |
|----------------|---------|
| DATE MODIFIED: | 4/13/21 |
| DRAWN BY:      | MCS     |
| JOB NUMBER:    | 1915    |
| DWG FILE:      | LR_SITE |

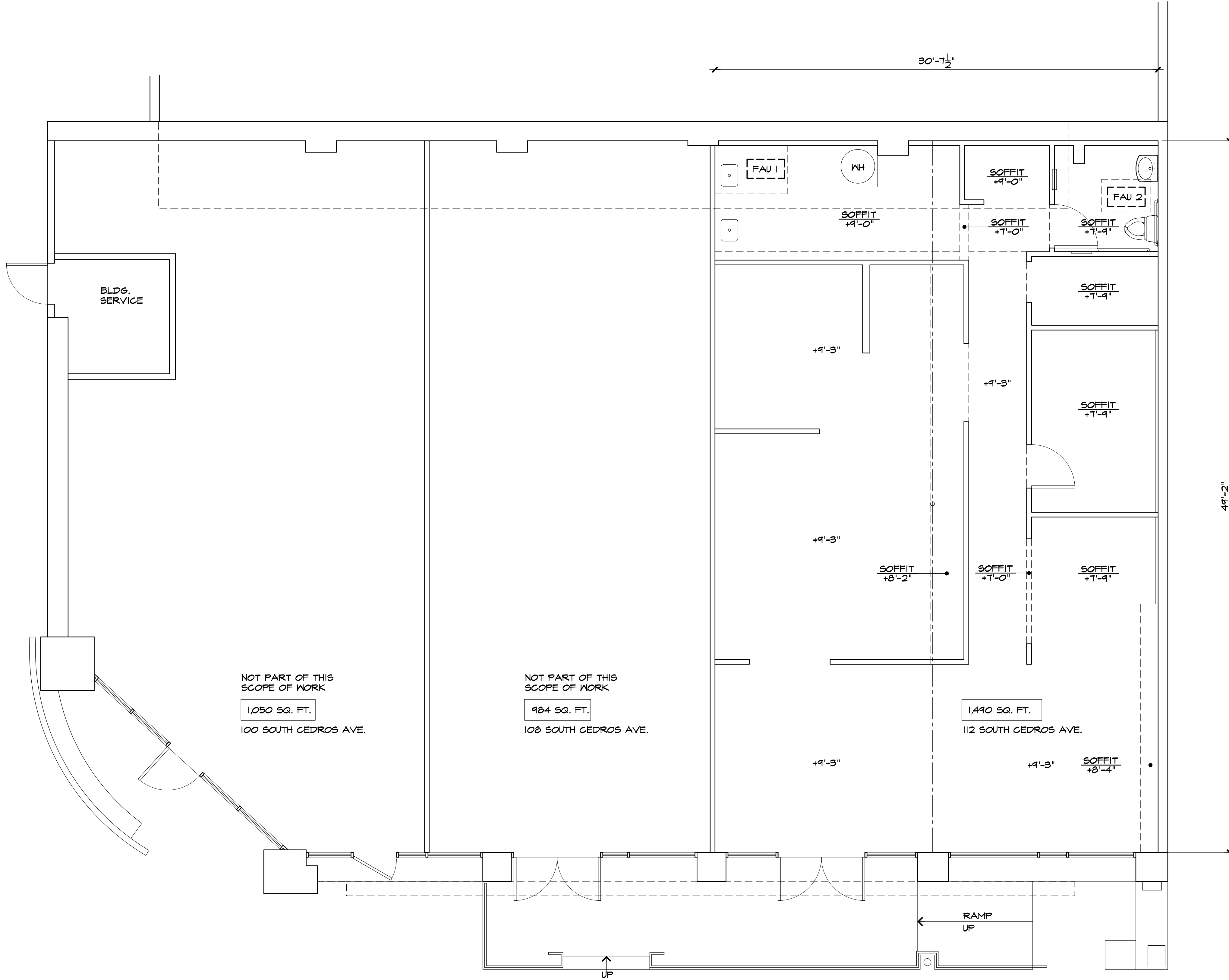
SHEET

**ATTACHMENT 2**

**A1**

| SUBMITTAL DATE | PURPOSE |
|----------------|---------|
| 2/6/20         | CUP I   |
| 9/4/20         | CUP II  |
| 11/2/20        | CUP III |
| 2/2/21         | CUP IV  |

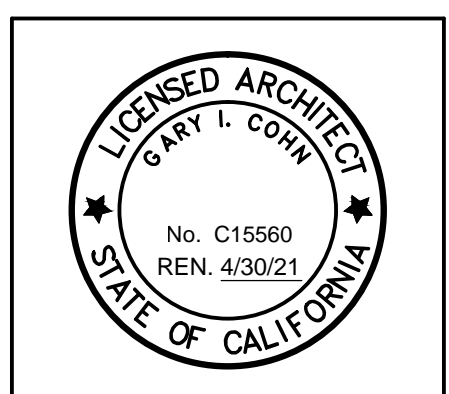
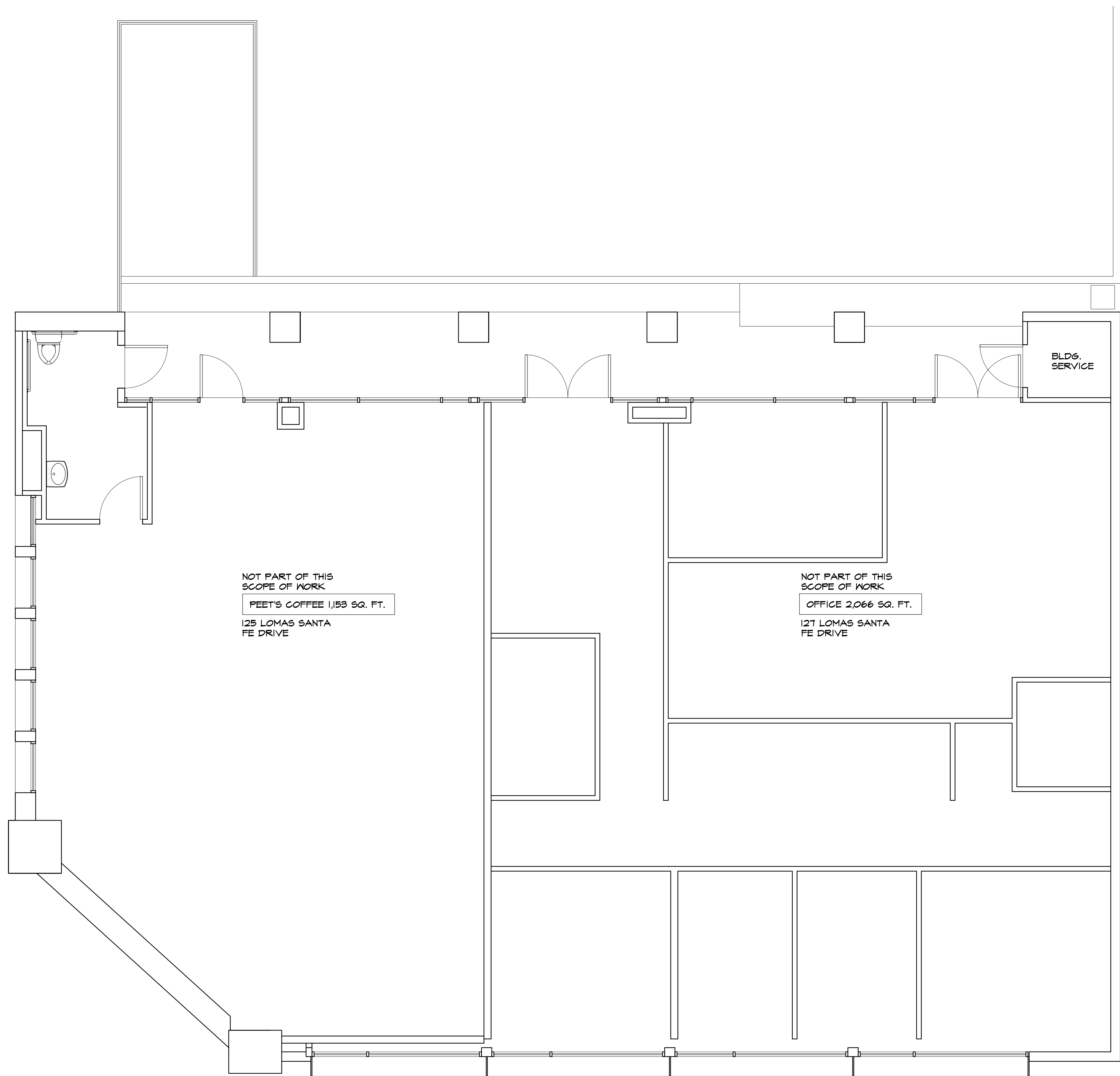
|                |         |
|----------------|---------|
| DATE MODIFIED: | 3/16/20 |
| DRAWN BY:      | MS      |
| JOB NUMBER:    | 1915    |
| DWG FILE:      | LR_PLAN |



**EXISTING FIRST FLOOR PLAN**

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





COPYRIGHT 2020. AS INSTRUMENTS OF INTELLECTUAL SERVICE. ALL DESIGNS, CONCEPTS & CONFIGURATIONS REPRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF COHN + ASSOCIATES AND ARE NOT TO BE USED WITHOUT WRITTEN PERMISSION. COHN + ASSOCIATES SHALL BE THE ARCHITECT OF RECORD FOR PROJECTS UTILIZING ALL OR PART OF THEIR DESIGNS.

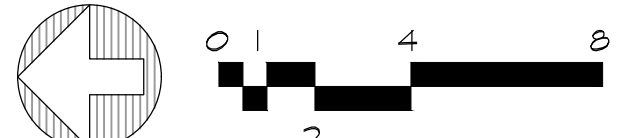
**LOCAL ROOTS KOMBUCHA**  
 112 SOUTH CEDROS AVENUE  
 SOLANA BEACH, CALIFORNIA

| SUBMITTAL DATE | PURPOSE |
|----------------|---------|
| 2/6/20         | CUP I   |
| 9/4/20         | CUP II  |
| 11/2/20        | CUP III |
| 2/2/21         | CUP IV  |

DATE MODIFIED: 12/17/19  
 DRAWN BY: MCS  
 JOB NUMBER: 1915  
 DWG FILE: LR\_PLAN

**EXISTING SECOND FLOOR PLAN**

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



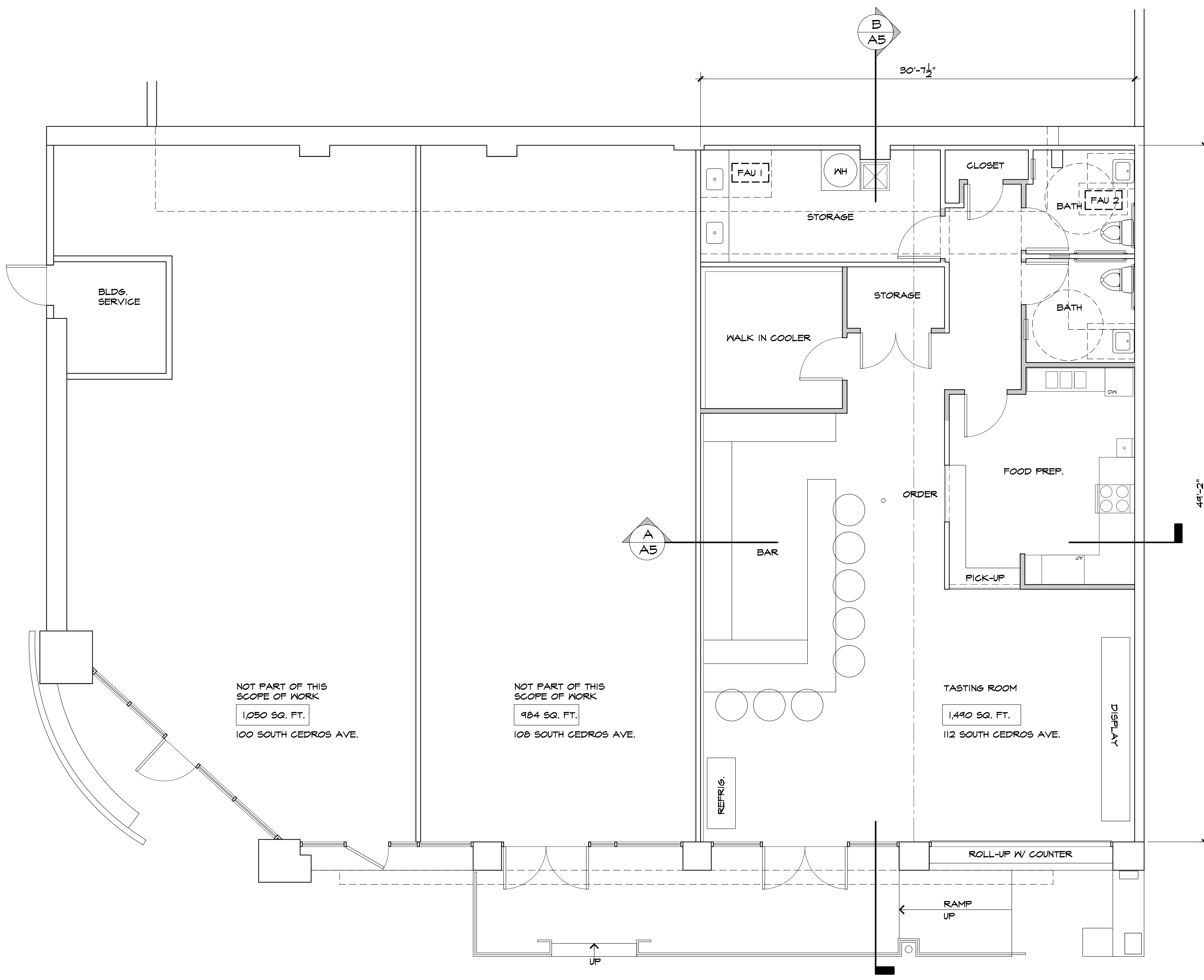
SHEET  
**EX1.1**

**LOCAL ROOTS KOMBUCHA**

112 SOUTH CEDROS AVENUE  
SOLANA BEACH, CALIFORNIA

| SUBMITTAL DATE | PURPOSE |
|----------------|---------|
| 2/6/20         | CUP I   |
| 9/4/20         | CUP II  |
| 11/2/20        | CUP III |
| 2/2/21         | CUP IV  |

|                |         |
|----------------|---------|
| DATE MODIFIED: | 3/16/20 |
| DRAWN BY:      | MS      |
| JOB NUMBER:    | 1915    |
| DWG FILE:      | LR_PLAN |



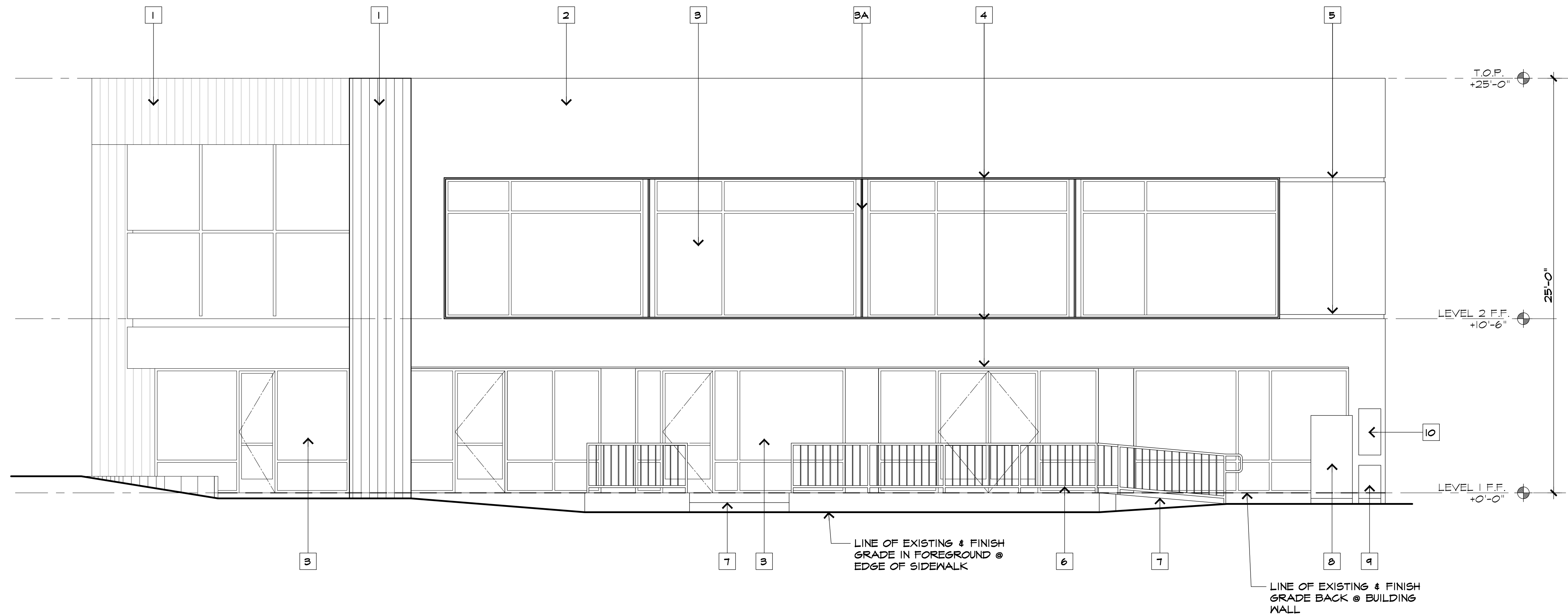
**WALL LEGEND**

|  |                         |
|--|-------------------------|
|  | EXISTING WALL TO REMAIN |
|  | NEW WALL                |

**FLOOR PLAN**

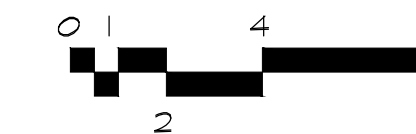
SCALE: 1/4" = 1'-0"





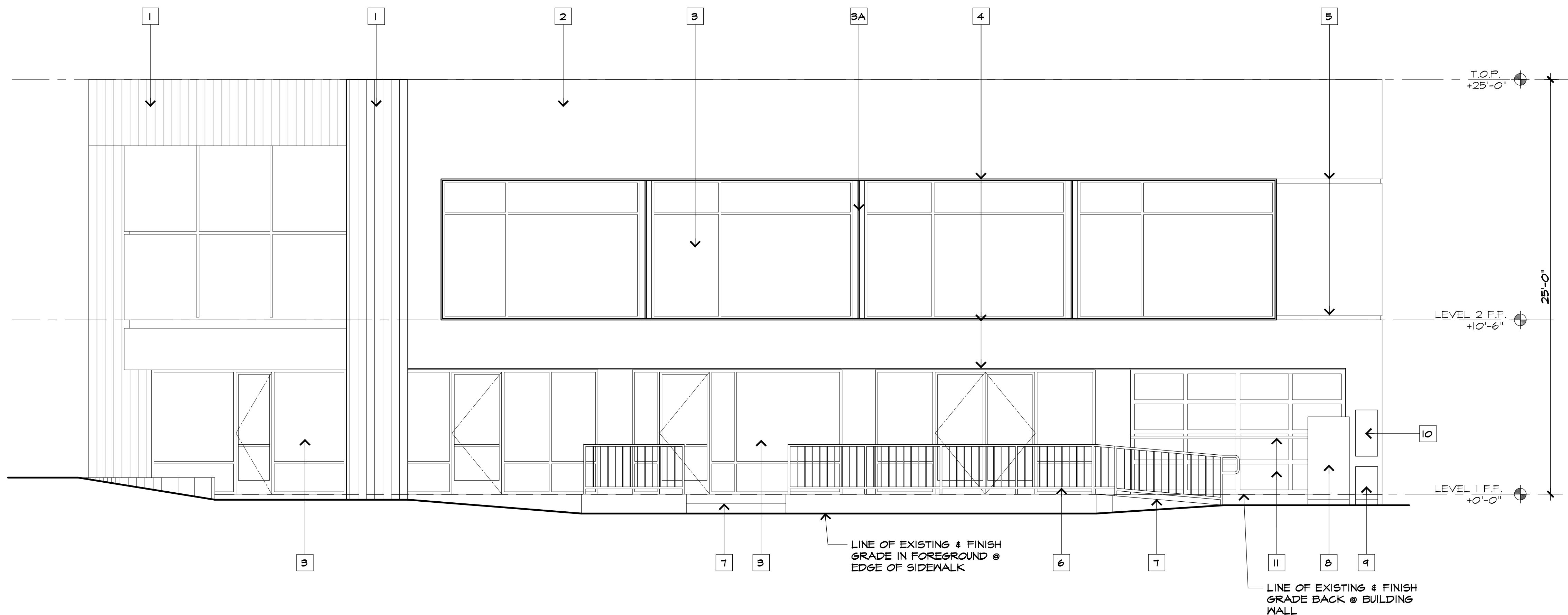
**EXISTING WEST ELEVATION**

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



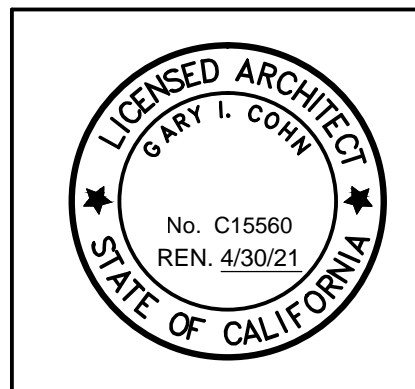
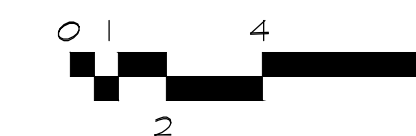
**ELEVATION KEYNOTES**

- 1 EXISTING PAC-CLAD FLUSH PANEL SIDING TO REMAIN
- 2 EXISTING PAINT OVER STUCCO TO REMAIN
- 3 EXISTING STOREFRONT WINDOW & DOOR TO REMAIN
- 3A EXISTING BREAK METAL MATCHING STOREFRONT TO REMAIN
- 4 EXISTING ALUMINUM PLATE BROW TO REMAIN
- 5 STUCCO REVEAL
- 6 EXISTING METAL RAILING TO REMAIN
- 7 EXISTING CONCRETE STAIR & ACCESSIBLE RAMP TO REMAIN
- 8 EXISTING UTILITY BOX TO REMAIN
- 9 EXISTING CABLE/INTERNET PEDESTAL TO REMAIN
- 10 EXISTING WALL MOUNTED MAILBOX TO REMAIN
- 11 NEW GLASS & METAL ROLL-UP GARAGE DOOR AND EXTERIOR COUNTER



**NEW WEST ELEVATION**

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



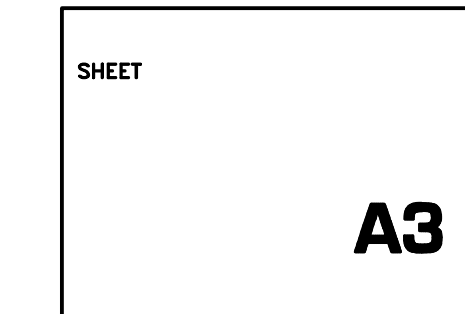
COPYRIGHT 2020. AS INSTRUMENTS OF INTELLECTUAL SERVICE. ALL DESIGNS, CONCEPTS & CONFIGURATIONS REPRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF COHN + ASSOCIATES AND ARE NOT TO BE USED WITHOUT WRITTEN PERMISSION. COHN + ASSOCIATES SHALL BE THE ARCHITECT OF RECORD FOR PROJECTS UTILIZING ALL OR PART OF THEIR DESIGNS.

**LOCAL ROOTS KOMBUCHA**

112 SOUTH CEDROS AVENUE  
SOLANA BEACH, CALIFORNIA

| SUBMITTAL DATE | PURPOSE |
|----------------|---------|
| 2/6/20         | CUP I   |
| 9/4/20         | CUP II  |
| 11/2/20        | CUP III |
| 2/2/21         | CUP IV  |

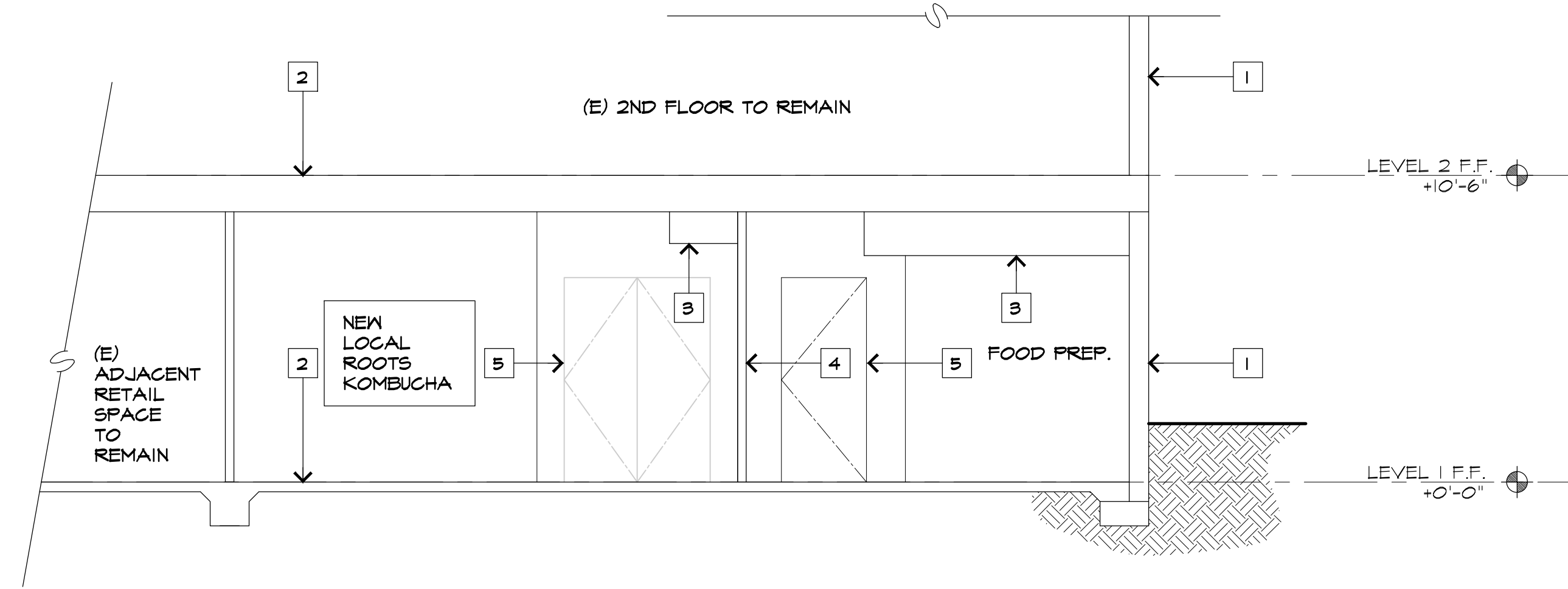
|                |         |
|----------------|---------|
| DATE MODIFIED: | 3/16/20 |
| DRAWN BY:      | MS      |
| JOB NUMBER:    | 1915    |
| DWG FILE:      | LR_ELEV |





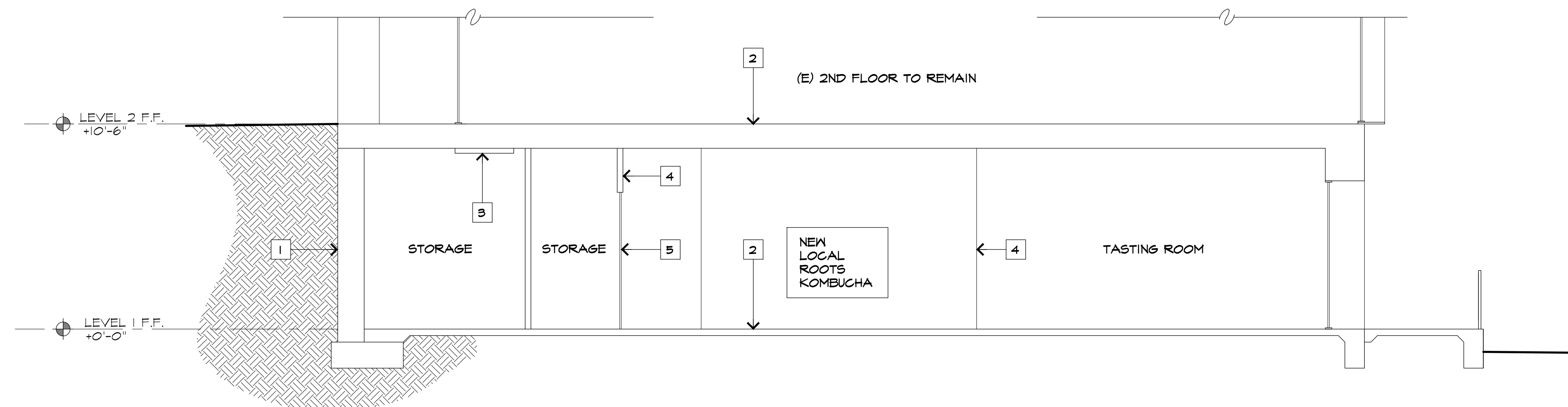
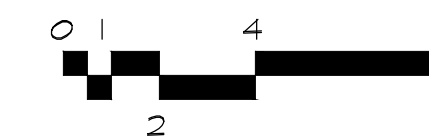
**SECTION KEYNOTES**

- 1 EXISTING EXTERIOR WALL TO REMAIN
- 2 EXISTING FLOOR SYSTEM TO REMAIN
- 3 EXISTING SOFFIT TO REMAIN
- 4 NEW INTERIOR WALL/PARTITION
- 5 NEW DOOR



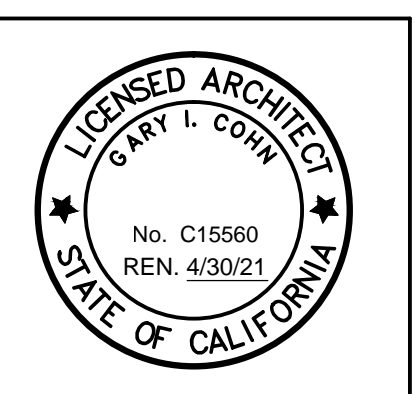
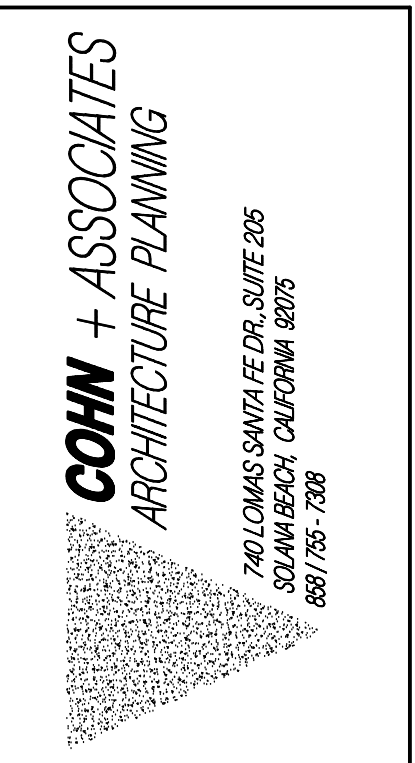
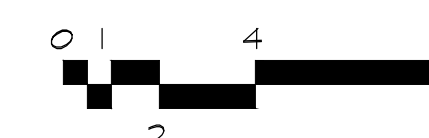
**SECTION A**

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



**SECTION B**

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



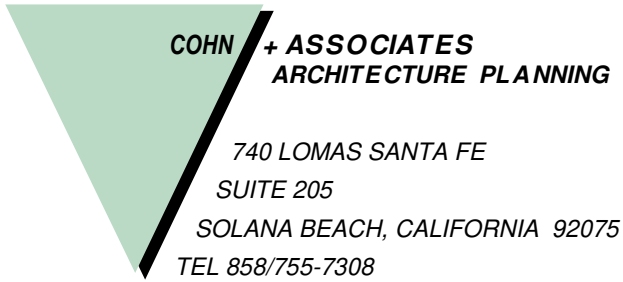
COPYRIGHT 2020. AS INSTRUMENTS OF INTELLECTUAL SERVICE. ALL DESIGNS, CONCEPTS & CONFIGURATIONS REPRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF COHN + ASSOCIATES AND ARE NOT TO BE USED WITHOUT WRITTEN PERMISSION. COHN + ASSOCIATES SHALL BE THE ARCHITECT OF RECORD FOR PROJECTS UTILIZING ALL OR PART OF THEIR DESIGNS.

**LOCAL ROOTS KOMBUCHA**  
 112 SOUTH CEDROS AVENUE  
 SOLANA BEACH, CALIFORNIA

| SUBMITTAL DATE | PURPOSE |
|----------------|---------|
| 2/6/20         | CUP I   |
| 9/4/20         | CUP II  |
| 11/2/20        | CUP III |
| 2/2/21         | CUP IV  |

|                |         |
|----------------|---------|
| DATE MODIFIED: | 3/30/20 |
| DRAWN BY:      | MS      |
| JOB NUMBER:    | 1915    |
| DWG FILE:      | LR_SECT |

SHEET  
**A4**



February 2, 2020

Joseph Lim  
Community Development Director  
City of Solana Beach

**RE: Local Roots Kombucha Tasting Room Parking Use**

Dear Joseph;

As part of a Conditional Use Permit Application for Local Roots Kombucha Tasting Room, the City of Solana Beach has requested a parking study at the Cedros Commercial Center located at the south east corner of south Cedros Avenue and Lomas Santa Fe Drive.

**Cohn + Associates** recently conducted a parking study at the center to assess current parking demand and occupancy levels. Our study utilized standard methodology that was employed in similar surveys that were conducted in Solana Beach for an onsite shared parking arrangement. This study has been modified from the original study to add additional information at the request of the City of Solana Beach. Below you will find the results of this parking study.

**EXISTING CONDITIONS**

The proposed project is located at 112 South Cedros, Solana Beach, California. The existing site has a two level building with the lower level fronting on Cedros Avenue to the west and the second floor fronting on the parking area to the east. The site slopes upward from west to east with the parking area at the level of the second floor on the east side. Vehicular access is on the north side off of Lomas Santa Fe Drive. The existing parking lot has 26 parking spaces with one van accessible space and a second automobile accessible space. The existing uses, parking requirements, and hours of operation are listed below

| BUSINESS  | SQ. FOOTAGE | USE TYPE* | REQUIRED PARKING | HRS. OF OPERATION   |
|---|-------------|-----------|------------------|---|
| PEET'S COFFEE   | 1,155       | R/C       | 8.07             | M - F 5:30 AM-5:30 PM<br>S - S 6:00 AM-5:30 PM  |
| BEAL REAL ESTATE  | 2,066       | O         | 6.88             | M - F 9:00 AM-5:00 PM<br><i>CLOSED SATURDAY/SUNDAY</i>                                |
| UN BACIO  | 1,050       | R         | 3.36             | TUESDAY - SATURDAY<br>10:00 AM - 6:00 PM<br><i>CLOSED SUNDAY/MONDAY</i>               |
| JULEZ BRYANT  | 984         | R         | 3.15             | TUESDAY - SATURDAY<br>10:00 AM - 5:00 PM<br><i>CLOSED SUNDAY/MONDAY</i>               |
| PROPOSED:<br>LOCAL ROOTS<br>KOMBUCHA<br><b>(CURRENTLY<br/>VACANT)</b> | 1,490       | R/C       | 10.42            | MONDAY - FRIDAY<br>11:00 AM - 10:00PM<br>SATURDAY - SUNDAY<br>10:00 A.M. - 10:00 P.M. |

\*R/C RESTAURANT-CAFÉ

\*O OFFICE

\*R RETAIL

## PROPOSED USE

The proposed use of the Local Roots Kombucha Tasting room falls under the City of Solana Beach's category of Restaurant / Café. It requires a parking ratio of one space per 143 square feet. The tasting room will consist of 1,490 square feet resulting in a requirement of 10 parking spaces. Currently there are five spaces allotted to this space within the center. Based on the City of Solana Beach parking standards the center will require a total of 32 spaces with the proposed tasting room included. This will result in a deficit of six parking spaces.

The hours of operation will be 10:00 am – 10:00 pm Saturday and Sunday, and 11:00 am - 10:00 pm Monday through Friday. The facility will have a limited food service consisting of mostly sandwiches and salads utilizing pre-prepared foods (all plant-based, no animal or dairy products) which will be heated in vent less air fryers, Kombucha tasting, and retail sales.

## **SURVEY**

A count of the number of vehicles parking at the Cedros Commercial Center was taken between 11:00 AM – 10:00 PM at various hourly intervals Monday through Friday and from 10:00 am to 10:00 pm on Saturday and Sunday to reflect the hours of operation of the proposed Local Roots Kombucha Tasting Room. The survey was conducted from Friday July 31 through Sunday August 30, 2020. Additional data was obtained Saturday October 24 through Sunday November 1. The counts were spread out over several weeks to achieve consistency of the data. Where a blank space appears no counts were taken during that time. The number of cars indicated reflects the cars in the lot at the time listed in the table. The car counts are provided below.

It was noted on several occasions that cars parked in the lot were not there to utilize the centers office and retail functions. It appeared that some people parked there to use the beach or walk up and down Cedros Avenue. On two occasions construction workers were observed eating lunch in their vehicle. None the less, all vehicles were included in the parking counts.

## PARKING COUNT DATA

|                       | 10:00 AM | 11:00 AM | 1:00 PM | 3:00 PM | 5:00 PM | 7:00 PM | 10:00 PM |
|-----------------------|----------|----------|---------|---------|---------|---------|----------|
| FRIDAY, 7/31/2020     |          |          | 10      |         |         |         |          |
| MONDAY, 8/3/2020      |          | 7        | 6       |         |         |         |          |
| TUESDAY, 8/4/2020     |          | 5        | 5       |         |         |         |          |
| WEDNESDAY, 8/5/2020   |          | 6        | 4       | 4       | 5       |         |          |
| THURSDAY, 8/6/2020    |          | 10       | 11      | 13      | 12      |         |          |
| FRIDAY, 8/7/2020      |          | 8        | 10      | 13      | 9       |         |          |
| SATURDAY, 8/8/2020    |          |          |         | 11      | 10      |         |          |
| SUNDAY, 8/9/2020      |          |          |         | 6       | 5       | 1       |          |
| MONDAY, 8/10/2020     |          |          |         | 9       | 8       |         |          |
| TUESDAY, 8/11/2020    |          |          |         | 10      | 9       |         |          |
| WEDNESDAY, 8/12/2020  |          |          | 12      |         |         |         |          |
| MONDAY, 8/17/2020     |          |          |         |         | 3       |         |          |
| TUESDAY, 8/18/2020    |          |          |         |         | 11      |         |          |
| WEDNESDAY, 8/19/2020  |          |          |         |         |         | 1       |          |
| THURSDAY, 8/20/2020   |          |          |         |         |         | 8       |          |
| WEDNESDAY, 8/26/2020  |          |          |         |         | 5       |         |          |
| THURSDAY, 8/27/2020   |          | 8        | 7       | 10      | 7       | 3       |          |
| FRIDAY, 8/28/2020     |          | 8        | 7       | 13      | 9       | 6       |          |
| SATURDAY, 8/29/2020   |          | 5        | 7       | 11      | 10      | 7       |          |
| SUNDAY, 8/30/2020     |          | 4        | 6       | 6       | 8       | 3       |          |
| SATURDAY, 10/24/2020  | 9        |          |         |         |         |         | 0        |
| SUNDAY, 10/25/2020    | 8        |          |         |         |         |         | 0        |
| MONDAY, 10/26/2020    |          |          |         |         |         |         | 0        |
| TUESDAY, 10/27/2020   |          |          |         |         |         |         | 0        |
| WEDNESDAY, 10/28/2020 |          |          |         |         |         |         | 0        |
| THURSDAY, 10/29/2020  |          |          |         |         |         |         | 0        |
| FRIDAY, 10/30/2020    |          |          |         |         |         |         | 0        |
| SATURDAY, 10/31/2020  |          |          |         |         |         |         | 0        |
| SUNDAY, 11/01/2020    | 5        |          |         |         |         |         | 0        |

We then averaged the data to come up with a weekly study showing the parking per hour at each day, please see the charts below.

| MONDAY   |          |          |                 |                 |                     |                 |          |
|----------|----------|----------|-----------------|-----------------|---------------------|-----------------|----------|
| TIME     | OCCUPIED |          | OCCUPIED SPACES |                 | SEASONAL ADJUSTMENT | OCCUPIED SPACES |          |
|          | SPACES   | %        | AT 100%         | ADJUSTED %      |                     | 100% LEASED     | ADJUSTED |
|          | SPACES   | OCCUPIED | LEASED          | OCCUPIED SPACES |                     | FOR COVID       | %        |
| 11:00 AM | 7        | 27%      | 9               | 33%             | NA                  | 11              | 42%      |
| 1:00 PM  | 6        | 23%      | 7               | 28%             | NA                  | 8               | 31%      |
| 3:00 PM  | 9        | 35%      | 11              | 42%             | NA                  | 13              | 50%      |
| 5:00 PM  | 6        | 23%      | 7               | 28%             | NA                  | 8               | 31%      |
| 7:00 PM  | 4        | 15%      | 5               | 19%             | NA                  | 6               | 23%      |
| 10:00 PM | 0        | 0%       | 0               | 0%              | 0                   | 0               | 0%       |
|          |          |          |                 |                 |                     |                 |          |

| TUESDAY  |          |          |                 |                 |                     |                 |          |
|----------|----------|----------|-----------------|-----------------|---------------------|-----------------|----------|
| TIME     | OCCUPIED |          | OCCUPIED SPACES |                 | SEASONAL ADJUSTMENT | OCCUPIED SPACES |          |
|          | SPACES   | %        | AT 100%         | ADJUSTED %      |                     | 100% LEASED     | ADJUSTED |
|          | SPACES   | OCCUPIED | LEASED          | OCCUPIED SPACES |                     | FOR COVID       | %        |
| 11:00 AM | 5        | 19%      | 6               | 23%             | NA                  | 7               | 27%      |
| 1:00 PM  | 5        | 19%      | 6               | 23%             | NA                  | 7               | 27%      |
| 3:00 PM  | 10       | 38%      | 12              | 47%             | NA                  | 14              | 54%      |
| 5:00 PM  | 10       | 38%      | 12              | 47%             | NA                  | 14              | 54%      |
| 7:00 PM  | 1        | 4%       | 1               | 5%              | NA                  | 1               | 4%       |
| 10:00 PM | 0        | 0%       | 0               | 0%              | 0                   | 0               | 0%       |
|          |          |          |                 |                 |                     |                 |          |

| WEDNESDAY |          |          |                 |                 |                     |                 |          |
|-----------|----------|----------|-----------------|-----------------|---------------------|-----------------|----------|
| TIME      | OCCUPIED |          | OCCUPIED SPACES |                 | SEASONAL ADJUSTMENT | OCCUPIED SPACES |          |
|           | SPACES   | %        | AT 100%         | ADJUSTED %      |                     | 100% LEASED     | ADJUSTED |
|           | SPACES   | OCCUPIED | LEASED          | OCCUPIED SPACES |                     | FOR COVID       | %        |
| 11:00 AM  | 6        | 23%      | 7               | 28%             | NA                  | 8               | 31%      |
| 1:00 PM   | 8        | 31%      | 10              | 38%             | NA                  | 12              | 46%      |
| 3:00 PM   | 4        | 15%      | 5               | 19%             | NA                  | 6               | 23%      |
| 5:00 PM   | 5        | 19%      | 6               | 23%             | NA                  | 7               | 27%      |
| 7:00 PM   | 8        | 31%      | 10              | 38%             | NA                  | 12              | 46%      |
| 10:00 PM  | 0        | 0%       | 0               | 0%              | 0                   | 0               | 0%       |
|           |          |          |                 |                 |                     |                 |          |

| THURSDAY |          |          |                 |                 |                     |                 |          |
|----------|----------|----------|-----------------|-----------------|---------------------|-----------------|----------|
| TIME     | OCCUPIED |          | OCCUPIED SPACES |                 | SEASONAL ADJUSTMENT | OCCUPIED SPACES |          |
|          | SPACES   | %        | AT 100%         | ADJUSTED %      |                     | 100% LEASED     | ADJUSTED |
|          | SPACES   | OCCUPIED | LEASED          | OCCUPIED SPACES |                     | FOR COVID       | %        |
| 11:00 AM | 9        | 35%      | 11              | 42%             | NA                  | 13              | 50%      |
| 1:00 PM  | 9        | 35%      | 11              | 42%             | NA                  | 13              | 50%      |
| 3:00 PM  | 12       | 46%      | 15              | 56%             | NA                  | 18              | 69%      |
| 5:00 PM  | 10       | 38%      | 12              | 47%             | NA                  | 14              | 54%      |
| 7:00 PM  | 3        | 12%      | 4               | 14%             | NA                  | 5               | 19%      |
| 10:00 PM | 0        | 0%       | 0               | 0%              | 0                   | 0               | 0%       |
|          |          |          |                 |                 |                     |                 |          |

| FRIDAY   |                 |          |            |                 |                 |             |            |
|----------|-----------------|----------|------------|-----------------|-----------------|-------------|------------|
| TIME     | OCCUPIED SPACES |          | ADJUSTED % |                 | OCCUPIED SPACES |             |            |
|          | OCCUPIED        | %        | AT 100%    | OCCUPIED SPACES | SEASONAL        | 100% LEASED | ADJUSTED   |
|          | SPACES          | OCCUPIED | LEASED     | 100% LEASED     | ADJUSTMENT      | FOR COVID   | % OCCUPIED |
| 11:00 AM | 8               | 31%      | 10         | 38%             | NA              | 12          | 46%        |
| 1:00 PM  | 9               | 35%      | 11         | 42%             | NA              | 13          | 50%        |
| 3:00 PM  | 13              | 50%      | 16         | 61%             | NA              | 19          | 73%        |
| 5:00 PM  | 9               | 35%      | 11         | 42%             | NA              | 13          | 50%        |
| 7:00 PM  | 6               | 23%      | 7          | 28%             | NA              | 8           | 31%        |
| 10:00 PM | 0               | 0%       | 0          | 0%              | 0               | 0           | 0%         |
|          |                 |          |            |                 |                 |             |            |
| SATURDAY |                 |          |            |                 |                 |             |            |
| TIME     | OCCUPIED SPACES |          | ADJUSTED % |                 | OCCUPIED SPACES |             |            |
|          | OCCUPIED        | %        | AT 100%    | OCCUPIED SPACES | SEASONAL        | 100% LEASED | ADJUSTED   |
|          | SPACES          | OCCUPIED | LEASED     | 100% LEASED     | ADJUSTMENT      | FOR COVID   | % OCCUPIED |
| 10:00 AM | 7               | 27%      | 9          | 33%             | 10              | 12          | 46%        |
| 11:00 AM | 5               | 19%      | 6          | 23%             | NA              | 8           | 23%        |
| 1:00 PM  | 7               | 27%      | 9          | 33%             | NA              | 13          | 33%        |
| 3:00 PM  | 11              | 42%      | 13         | 52%             | NA              | 16          | 52%        |
| 5:00 PM  | 10              | 38%      | 12         | 47%             | NA              | 14          | 47%        |
| 7:00 PM  | 7               | 27%      | 9          | 33%             | NA              | 11          | 33%        |
| 10:00 PM | 0               | 0%       | 0          | 0%              | NA              | 0           | 0%         |
|          |                 |          |            |                 |                 |             |            |
| SUNDAY   |                 |          |            |                 |                 |             |            |
| TIME     | OCCUPIED SPACES |          | ADJUSTED % |                 | OCCUPIED SPACES |             |            |
|          | OCCUPIED        | %        | AT 100%    | OCCUPIED SPACES | SEASONAL        | 100% LEASED | ADJUSTED   |
|          | SPACES          | OCCUPIED | LEASED     | 100% LEASED     | ADJUSTMENT      | FOR COVID   | % OCCUPIED |
| 10:00 AM | 8               | 31%      | 10         | 38%             | 11              | 13          | 50%        |
| 11:00 AM | 4               | 15%      | 5          | 19%             | NA              | 6           | 23%        |
| 1:00 PM  | 6               | 23%      | 7          | 28%             | NA              | 8           | 31%        |
| 3:00 PM  | 6               | 23%      | 7          | 28%             | NA              | 8           | 31%        |
| 5:00 PM  | 7               | 27%      | 9          | 33%             | NA              | 11          | 42%        |
| 7:00 PM  | 2               | 8%       | 2          | 9%              | NA              | 2           | 8%         |
| 10:00 PM | 0               | 0%       | 0          | 0%              | NA              | 0           | 0%         |
|          |                 |          |            |                 |                 |             |            |

### Vacancy Adjustment

The Cedros Commercial Center has a total of 6,745 square feet of space. At the time of the parking study, the building had 1,490 sq. ft. or 22% of the total project space vacant. The vacant area is the space for which this parking study is being prepared. To account for the maximum potential parking demand at the Cedros Commercial Center, we increased the car counts by 22% to reflect the additional parking demand at 100% occupancy.

## **Seasonal Adjustment**

Standard methodology for parking studies often adjusts the parking counts in accordance with commonly accepted industry-wide seasonal variances. The typical peak season is June through August and parking counts are often adjusted upward by 15% for retail and restaurant uses. Since most of the parking count data was gathered between July and August, no seasonal adjustment was added to those parking counts. Seasonal adjustments are only applied to retail and restaurant uses. Office uses are not adjusted for seasonal variations. The retail and restaurant components of the Cedros Commercial Center make up approximately 69% of the square footage (4,679 s.f. of 6,745 s.f.) therefore the seasonal adjustment factor was reduced to 10%. For the data that was gathered after August, the parking counts will be adjusted upward by 10%.

## **Impacts of the Covid-19 Pandemic**

When the pandemic started there was a marked decrease in consumer retail sales and of course any kind of dining resulting in significantly less traffic and parking demand. We interviewed employees of the Peet's Coffee to determine if the parking lot was currently being utilized less than during the pre-Covid times. They indicated that the parking levels early in the Pandemic were significantly lower and that currently they appear to be similar to the occupancy levels prior to the onset of the Covid-19 pandemic. We have also interviewed the other tenants in the Cedros Commercial Center. The occupants of the Beal office space have indicated that their parking demand has not decreased as they are using their office space and not working remotely. Julez Bryant opened in May of 2020, so they have no pre-Covid experience at the center. They were open during the summer and they indicated their business was by appointment only or through walk-in customers. The tenants at Un Bacio closed in the Spring months of the pandemic, but were open by the summer. Their hours at various times were reduced during the week based upon the amount of business traffic. They indicated that the majority of their business was walk-in from the street and that very few of their clients drove to their store. In summary, both Peet's and Beal's had no reduction in parking at the time of the study, and Julez Bryant and Un Bacio may have had a small reduction in parking demand. None-the-less we are adding a factor of 20% to account for a possible decrease in demand due to the Covid-19 Pandemic.

## **Anticipated Parking Demand**

The Local Roots Kombucha Tasting Room will utilize a maximum of two employees at any given time. It is anticipated that the maximum number of patrons at any one time will be approximately 8 (since the maximum occupancy of the space is 10), with this number occurring on Saturdays during the day and in the evenings when the parking lot is the least utilized. Of the 8 patrons, several would be impromptu walk-ins from the foot traffic that is common for the Cedros Commercial district. Those people would have either walked to the area, parked on the street or in the public parking lots. The demographics for the typical user of this type of facility indicate that many would travel to the area using ride sharing services such as Lyft or Uber. This information was obtained from the proposed owner based on their existing tasting room operations. It is anticipated that 40% of the 8 people would travel by car and utilize the parking lot. Of those 3-4 patrons, one-third would travel together and the rest would ride in individual cars. Therefore of the 3-4 driving patrons, we would anticipate a demand for 3 parking spaces, for a total of 5 spaces when the two employees are added in.



## CONCLUSION

- The busiest hours observed during the duration of the survey were 3:00 pm-5:00 pm daily. The average number of actual vehicles parked on-site during the peak period each day is 9 or 35% occupied. The busiest period was at 3:00 pm on Thursday August 6, Friday August 7 and Friday August 28, all with 13 vehicles for an occupancy of 50%. It is evident from the charts that the busiest period is between 3:00 pm and 5:00 pm and then the parking demand tapers down from there during the evening hours.
- The charts also illustrate the projected occupancy number when the remaining 22% of the project space is leased. Adjusting for this parameter, the average daily high parking occupancy is 12 vehicles or 46% occupied, while the maximum projected occupancy was at 3:00 pm on Thursday August 6, Friday August 7 and Friday August 28 with a projected 16 vehicles or 61% occupied. Please keep in mind that the 22% increase covers some of the parking demand for the tasting room as that is the only vacant space in the center.
- The daily average parking counts are also adjusted by an additional 20% for the impacts of the Covid-19 pandemic. Adjusting for this parameter, the average daily high parking occupancy is 15 vehicles or 58% occupied, while the maximum projected occupancy was at 3:00 pm on Thursday August 6 with 18 vehicles and Friday August 28 with a projected 19 vehicles or 73% occupied. Please keep in mind that the 20% increase also covers some of the parking demand for the tasting room as the increase for the pandemic is compounded on the vacancy adjustment factor.
- Based on the car counts observed from this study, it appears that Cedros Commercial Center has adequate parking to accommodate all the parking needs for the proposed new Tasting Room. Based upon the hours of business operations from the other tenants, there will always be enough parking to accommodate the additional five spaces on Saturday, Sunday and Monday as Jules Bryant, Un Bacio, and the Beal realty group are not open during some of those days providing the parking needed for the Local Roots tasting room. Tuesday through Friday after 5:00 pm both the Beal Realty group and Jules Bryant will close yielding more than the 5 additional spaces needed. During this study period, there were never less than 13 available parking spaces. With a projected 100% occupancy adjustment of 22% and a Covid-19 Pandemic adjustment of 20%, in the worst case on a Friday afternoon, the total maximum occupied spaces would project out to 19. Four of those 19 spaces are applied to the Kombucha Tasting Room therefore leaving an additional seven parking spaces to cover the required six that would be needed. This is based on the City of Solana Beach's standards. It is our belief that the actual number of required parking to cover the tasting room will be less than the 10 as indicated in the city's standards. Regardless, there appears to be clear evidence that based on the actual use of the parking lot there will be sufficient parking spaces available to meet the demands of the proposed Tasting Room.

Shared Parking Agreement

100-116 South Cedros Avenue & 121-129 Lomas Santa Fe Drive, Solana Beach, CA

Beal Real Estate agrees to share up to 5 parking spaces with the Local Roots Kombucha Tasting Room after 6:00 pm Monday through Saturday and all day on Sunday.

Signature



Beal Real Estate



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** April 28, 2021  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing – Request for a DRP/SDP/CUP/MEC/CSP Modification to the Approved Mixed Use Development Project at 330 S. Cedros Avenue to Modify the Approved Awning Over the Outdoor Seating Area of the Restaurant Tenant Space (Case #: MOD21-001 Applicant: Brad Wise, Trust Restaurant Group Resolution 2021-050)**

---

## **BACKGROUND:**

On December 9, 2016, the City Council (Council) adopted Resolution 2016-130 approving a Development Review Permit (DRP), Structure Development Permit (SDP), Conditional Use Permit (CUP), Minor Exception (MEC) and Comprehensive Sign Plan (CSP) to construct a mixed-use development consisting of 6,836 square feet of commercial office space; 4,243 square feet of commercial retail space; 2,228 square feet of shared/mechanical space; 2,809 square feet of restaurant space; 726 square feet of outdoor dining space; 8 multi-family residential rental; and a street level parking lot consisting 78 parking spaces with a shared parking agreement providing 5 off-site parking spaces. The site is located within the Special Commercial (SC) Zone and the South Cedros District of the Highway 101 Corridor Specific Plan (HWY 101 SP). The Applicant, Brad Wise of Trust Restaurant Group, is requesting the approval of a modification to allow for an awning that is 48 feet long, 10 feet wide, and 12 feet 1 inch tall to cover the entire outdoor seating area in front of the approved restaurant tenant space in the southwest corner of the building to be occupied by Rare Society.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request for a Modification to the original project approval as contained in Resolution 2021-050 (Attachment 1).

CITY COUNCIL ACTION:

---

---

**DISCUSSION:**

The original project design did not include awnings above the windows of the restaurant tenant space. The City Council conditioned the project to address comments made at the first Council meeting. When the project was presented to the City Council on December 9, 2016, the revised design included rusted corrugated metal awnings above the two large roll-up doors on the western elevation and one roll-up door on the southern elevation as shown on the rendering below.



This rendering also shows that the Applicant proposed to use umbrellas for shade on the outdoor dining tables. The Applicant is proposing to modify the proposed awnings to cover the entire outdoor dining area. The proposed plans illustrating the proposed modification have been provided in Attachment 2.

The renderings on the following page show the proposed revised awning design.



The design guidelines of the HWY 101 SP indicate that a minimum of 40% of the proposed storefront façade shall have no setback from the front property line. As approved and constructed, the retail tenant spaces do not have a setback from the front property line. The proposed restaurant tenant space was constructed to be setback 10 feet from the property line to accommodate outdoor patio dining. The proposed awning would cover the entire outdoor seating area within the setback. SBMC 17.28.020 Accessory Structures states that all attached accessory structures shall be made structurally part of the building and shall be made of materials which are visually

compatible with the main building and open shade structures such as canopies, awnings, arbors, and trellises shall be permitted in a required front yard.

In addition, the HWY101SP has the following design guidelines for awnings and canopies:

- Awnings that add a variety of color, texture, and shelter are encouraged.
- Awnings shall have non-combustible frames, but may have combustible coverings.
- Individual awnings may not exceed 20 feet in length, nor a maximum pitch of 60 degrees. Their projection may not be less than one foot or more than five feet from the building face measured horizontally.
- The lowest point of any awning must be a minimum of 8 feet above any public walk.
- In multi-story buildings, the highest point of any ground floor awning may not exceed the finished floor height of the second story.
- Awnings above the ground level may not project beyond three feet from the building face, nor exceed the width of the horizontal dimension of the opening it is covering.
- Canopies which are of non-combustible, permanent construction are encouraged only as an integrally planned feature of the façade's design concept.
- Canopies may be constructed of steel and wire, or other non-combustible materials, and sizes regulating awnings also apply to canopies.
- Canopies which give the appearance of a mansard roof are not allowed.

As designed, the proposed awning would have a black metal frame that would connect to the proposed black metal railing that would surround the outdoor dining area. The awning would be made of fabric that is black in color. The proposed awning would span the entire western elevation of the restaurant tenant space, which is 48 feet in length, and would project perpendicularly from the face of the restaurant 10 feet in order to provide cover for the entire outdoor dining area. The bottom of the awning would be a minimum of 9 feet 5 inches above the existing hardscape patio and the highest point of the proposed awning, where it would attach to the face of the building, would be 12 feet 1 inch above the hardscape. As noted above, the dimensions of the proposed awning exceed the HWY101SP design guidelines' maximum length of 20 feet and maximum projection of 5 feet. As proposed, the awning would extend 48 feet in length and project 10 feet from the building face. It is important to note that the HWY101SP Architectural Design Guidelines are *guidelines* for development. This distinction is made clear by the guidelines' use of the words "may" and "encouraged" as opposed to "shall" and "required." As such, Council may exercise its discretion in its review and consideration the proposed awning as a DRP modification and utilize the both the HWY101SP Design Guidelines and the DRP findings in rendering its decision.

The renderings of the proposed awning are shown on sheet A104 of the attached project plans (Attachment 2). The Applicant was informed of the design guidelines of the HWY 101SP listed above and they provided a letter describing why they have chosen the specific awning configuration that is proposed. This letter can be found in Attachment 3.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2021-050 for Council's consideration based upon the information in this report. The Applicant shall provide for and adhere to the conditions of the original project approval in Resolution 2016-130. The Applicant is also required to provide for and adhere to all of the conditions from the Community Development, Engineering, and Fire Departments for the proposed modification that have been incorporated into the attached Resolution 2021-050.

The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

**PUBLIC HEARING NOTICE:**

Notice of the City Council Public Hearing was published in the San Diego Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site, more than 10 days prior to the planned public hearing date of April 28, 2021. Staff has not received any emails, letters or calls in support or opposition of the proposed modification.

**CEQA COMPLIANCE:**

Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines.

**FISCAL IMPACT:** N/A

**WORK PLAN:** N/A

**OPTIONS:**

- Approve the proposed modification by adopting Resolution 2021-050;
- Approve modification by adopting Resolution 2021-050 with changes as deemed appropriate by City Council; or,
- Deny the request to amend the project and direct Staff to bring back a Resolution of denial to a later City Council meeting date.

**DEPARTMENT RECOMMENDATION:**

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

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines.
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2021-050 conditionally approving a modification to the approved DRP, SDP, CUP, MEC and CSP for a mixed use development at 330 S. Cedros Avenue, Solana Beach.

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

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines.
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2021-050 conditionally approving a modification to the approved DRP, SDP, CUP, MEC and CSP for a mixed use development at 330 S. Cedros Avenue, Solana Beach.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution No. 2021-050
2. Revised Plans
3. Letter from Applicant



## RESOLUTION 2020-050

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A MODIFICATION TO A PREVIOUSLY APPROVED DEVELOPMENT REVIEW PERMIT, STRUCTURE DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, MINOR EXCEPTION AND COMPREHENSIVE SIGN PLAN TO ALLOW FOR AN AWNING THAT WOULD COVER THE ENTIRE OUTDOOR SEATING AREA IN FRONT OF THE RESTAURANT TENANT SPACE IN THE SOUTHWEST CORNER OF THE BUILDING AT 330 S. CEDROS AVENUE, SOLANA BEACH**

**APPLICANT: Trust Restaurant Group – Rare Society**  
**CASE NO.: MOD21-001**

**WHEREAS**, Brad Wise of Trust Restaurant Group (hereinafter referred to as “Applicant”) has submitted a request for modification to the original project approval of a Development Review Permit (DRP), Structure Development Permit (SDP), Conditional Use Permit (CUP), Minor Exception (MEC) and Comprehensive Sign Plan (CSP) for construction of a Mixed-Use, Multi-Tenant Development located at 330 S. Cedros Avenue, pursuant to Title 17 (Zoning), of the Solana Beach Municipal Code (SBMC); and

**WHEREAS**, the Applicant requested the approval of a modification to the awnings approved over the restaurant tenant space; and

**WHEREAS**, on April 28, 2021, the City Council held a duly noticed Public Hearing to consider the time extension request and minor modifications; and

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

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

**WHEREAS**, the City Council of the City of Solana Beach found that the project is exempt from the CEQA Guidelines pursuant to Section 15301 of the State CEQA Guidelines, which exempts minor modifications to existing facilities; and

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

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

1. That the foregoing recitations are true and correct.
2. That the request for a modification to allow for the construction of a 48 foot long, 10 foot wide, and 12 foot 1 inch tall awning to cover the entire outdoor seating area

in front of the approved restaurant tenant space in the southwest corner of the building to be occupied by Rare Society is conditionally approved based on the following Findings, and all terms and conditions of Resolution 2014-038 and are in effect along with the following conditions applicable to the proposed modification:

3. FINDINGS:

A. In accordance with Section 17.68.040 (Development Review Permits) of the City of Solana Beach Municipal Code, the Council can make the required findings to approve a modification with specific attention to the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F and required under Development Review Permit Finding Number One (17.68.040.H.1):

- 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 proposed modification is consistent with the permitted uses for the SC Zone found in SBMC Sections 17.28.010, 17.28.020, and 17.28.030, which allows for accessory uses and structures including open shade structures such as canopies, awnings, arbors and trellises within the required front yard.

No adverse effects upon neighboring properties have been identified or are anticipated to occur from the project implementation. As conditioned, the proposed project gives consideration to the protection of surrounding areas from potential adverse effects and provides protection of the property from adverse surrounding influences such as negative impacts of light, air, and noise.

- 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 design guidelines of the HWY 101 SP indicate that a minimum of 40% of the proposed storefront façade shall have no setback from the front property line. As approved and constructed, the retail tenant spaces do not have a setback from the front property line. The proposed restaurant tenant space was constructed to be setback 10 feet from the property line to accommodate patio dining. The proposed awning would cover the entire outdoor seating area

within the 10-foot setback area. SBMC 17.28.020 Accessory Structures indicates that all attached accessory structures shall be made structurally part of the building and shall be made of materials which are visually compatible with the main building and open shade structures such as canopies, awnings, arbors, and trellises shall be permitted in a required front yard. No additional changes would be made to the building and structure placement.

The proposed awning would comply with the design guidelines of the Hwy 101 SP in that it would have a metal non-combustible frame and the proposed height would be at least 9 feet above the public walk, would not exceed the height of the finished floor of the second story, and the awning would not have the appearance of a mansard roof.

4. **CONDITIONS:** Prior to use or development of the property in reliance on this permit, the Applicant shall provide for and adhere to the conditions of the original project approval of Resolution2016-130.

A. Community Development Department Conditions:

- I. Building Permit plans must be in substantial conformance with the plans presented to the City Council on April 28, 2021 and located in the project file dated April 19, 2021.
- II. All business identification signage shall comply with the sign regulations established by the Solana Beach Municipal Code Section 17.64. Any proposed signage would require a separate sign/building permit approved by the City of Solana Beach.

B. Fire Department Conditions:

- I. **OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- II. **ADDRESS NUMBERS: STREET NUMBERS:** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a 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.

5. ENFORCEMENT: Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.16 and 1.18 in addition to any applicable revocation proceedings.
6. EXPIRATION: The approval of the modification for the project will expire 24 months from the date of this approval, unless the Applicant has obtained building permits and have commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council.
7. INDEMNIFICATION AGREEMENT: The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

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

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, held on the 28<sup>th</sup> day of April 2021, by the following vote:

AYES: Councilmembers –  
NOES: Councilmembers –

ABSENT: Councilmembers –  
ABSTAIN: Councilmembers –

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

APPROVED AS TO FORM:

ATTEST:

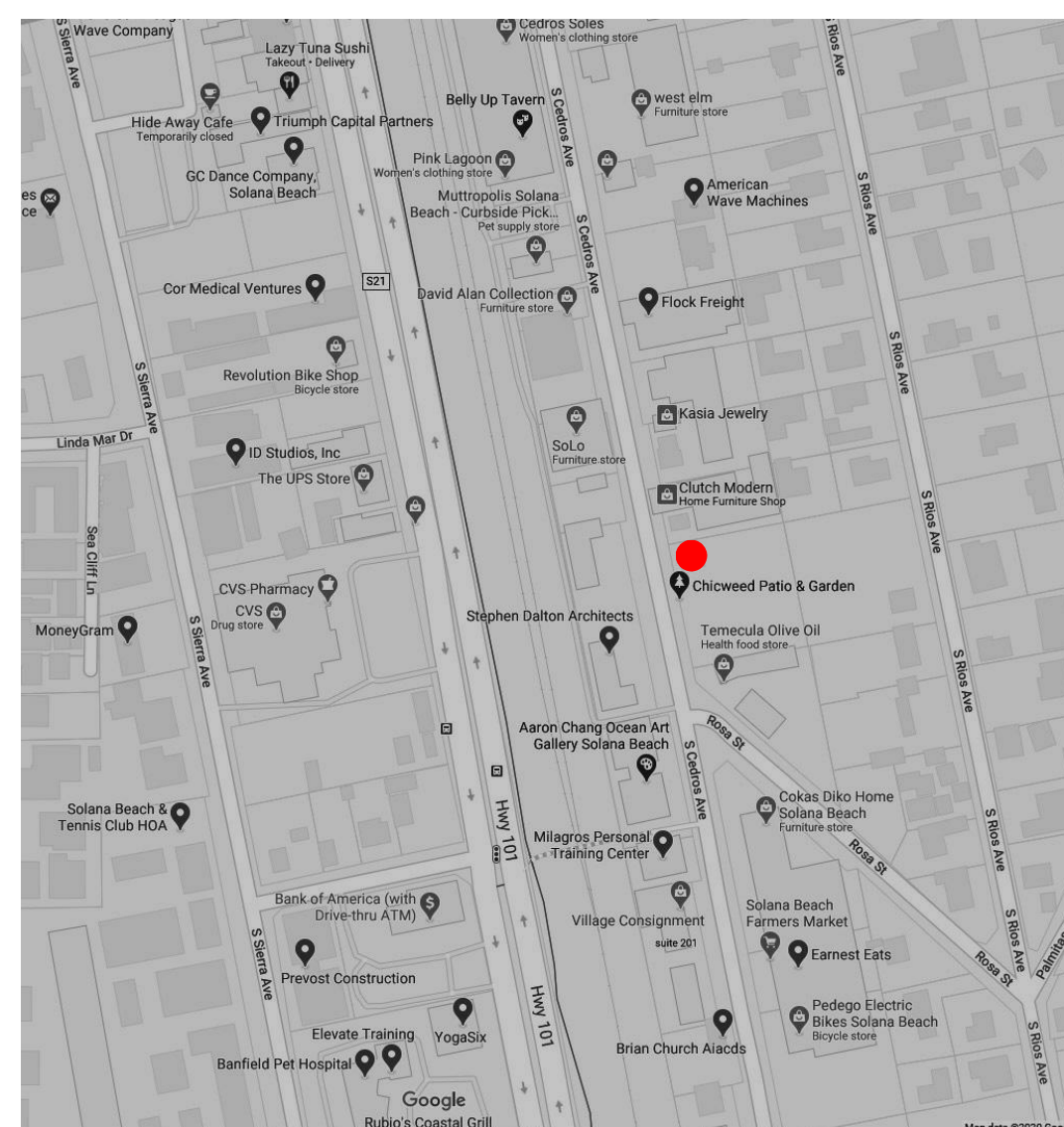
\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

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

## GENERAL NOTES

- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKER'S COMPENSATION INSURANCE COVERAGE ON FILE WITH THE DEPARTMENT IN COMPLIANCE WITH THE LOCAL LABOR CODES.
- AFTER OBTAINING BUILDING PERMIT AND BEFORE COMMENCING WITH THE WORK, THE GENERAL CONTRACTOR SHALL SHOW EVIDENCE OF ALL INSURANCE REQUIREMENTS.
- ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE REQUIRED GOVERNING AGENCIES BEFORE BUILDINGS ARE OCCUPIED.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
- GENERAL CONTRACTOR SHALL INSPECT SITE AND VERIFY FIELD DIMENSIONS BEFORE COMMENCING CONSTRUCTION. NOTIFY DESIGNER, OWNER AND LANDLORD IMMEDIATELY IF THERE ARE ANY DISCREPANCIES. CONTRACTOR TO TAKE DIGITAL PHOTOGRAPHS AND SEND TO DESIGNER.
- DIMENSIONS SHOWN ON PLANS ARE TO FACE OF EXTERIOR MASONRY, CONCRETE COLUMN OR GRID LINES AND FACE OF GWB UNLESS NOTED OTHERWISE OR DETAILED.
- FOR SIZE AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL DUCT WORK, REFER TO MECHANICAL DRAWINGS.
- WHERE FACTORY FINISHED OR FACTORY PRIMED ITEMS OCCUR, SUCH AS GRILLES, DIFFUSERS, METAL TRIM AND ACCESSORIES, ETC., THEY SHALL BE PAINTED TO MATCH THE ADJACENT SURFACE UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING, PATCHING, REPAIRING, RESTORING AND THE LIKE NECESSARY TO COMPLETE THE WORK AND TO RESTORE ANY DAMAGED OR AFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER. ALL ROOF PATCHING AND REPAIRS SHALL RETURN AREA TO "LIKE NEW" CONDITION.
- GENERAL CONTRACTOR SHALL COORDINATE WORK PERFORMED BY OTHER CONTRACTORS AND OWNERS VENDORS.
- DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- SHOULD THE DRAWINGS OR SPECIFICATIONS DISAGREE WITH THEMSELVES OR EACH OTHER, THE BETTER QUALITY AND/OR GREATER QUANTITY OF WORK OR MATERIALS SHALL BE ESTIMATED UPON AND UNLESS OTHERWISE DIRECTED IN WRITING SHALL BE PROVIDED.
- NO SUBSTITUTIONS ARE PERMITTED WITHOUT THE OWNER'S WRITTEN APPROVAL.
- IF ANY ERROR OR OMISSION APPEARS IN CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY DESIGNER IN WRITING OF SUCH ERROR OR OMISSION IMMEDIATELY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ARRIVAL OF ALL SPECIFIED FINISH MATERIALS, EQUIPMENT, AND ANY OTHER SUCH MATERIAL(S) TO BE UTILIZED ON THIS PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING WITHIN 10 DAYS OF DATE OF CONTRACT OF THOSE SPECIFIED ITEMS THAT MAY NOT BE READILY AVAILABLE. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE PROPER ORDERING AND FOLLOW-UP OF SPECIFIED ITEMS AND WILL PURSUE WHATEVER MEANS NECESSARY AT NO ADDITIONAL COST TO THE OWNER. TO ASSURE AVAILABILITY OF ALL SPECIFIED ITEMS SO AS NOT TO CREATE A HARDSHIP ON THE OWNER AND NOT DELAY PROGRESS OF THE WORK. NO EXTENSION OF TIME TO THE CONTRACT WILL BE ALLOWED.
- MECHANICAL CONTRACTOR SHALL VERIFY EXACT DIMENSIONS WITH EQUIPMENT MANUFACTURERS. MECHANICAL CONTRACTORS SHALL VERIFY ALL SIZES AND LOCATIONS OF DUCT OPENINGS BEFORE INSTALLATION AND VERIFY ALL DISCREPANCIES WITH THE DESIGNER.
- ALL EXTERIOR WALL OPENINGS, FLASHINGS, COUNTER FLASHINGS, COPING AND EXPANSION JOINTS SHALL BE WATERPROOF.
- CAULKING AND SEALANTS: ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE AND MEET CODE REQUIREMENTS.
- USE ACOUSTICAL SEALANT AROUND ALL PIPES, DUCTS, CONDUITS, OUTLETS, SWITCHES, ETC. ON BOTH SIDES OF CROSSING/PENETRATING WALLS WITH THERMAL AND ACOUSTIC INSULATION.
- EACH CONTRACTOR SHALL LEAVE THE SITE IN A NEAT, CLEAN AND ORDERLY CONDITION UPON THE CONCLUSION OF HIS WORK ON A DAILY BASIS. ALL WASTE, RUBBISH AND EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE PROMPTLY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TRASH, INCLUDING OWNER FURNISHED ITEMS AND TRASH GENERATED BY THE OWNER'S VENDORS FOR THE DURATION OF THE PROJECT.
- SAFETY: ALL CONDUCT, WORK, EQUIPMENT AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST SAFETY RULES AND REGULATIONS OF ALL AUTHORITIES AND AGENCIES HAVING JURISDICTION.
- CONSULT UTILITY PLANS AND STRUCTURAL DRAWINGS BEFORE SAW CUTTING CONCRETE SLAB OR CORE DRILLING CONCRETE SLAB.
- MANUFACTURER'S STICKER MAY BE INSTALLED AND SHALL NOT BE VISIBLE.
- ALL LABOR, MATERIALS, EQUIPMENT, AND FINAL FINISHED PROJECT AS OUTLINED AND REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE COMPLETED BY GENERAL CONTRACTOR(S), LANDLORD, AND TENANT AS PER GOVERNING STATE AND LOCAL CODES AND ANY AND ALL OTHER REGULATIONS AND CODES HAVING LOCAL JURISDICTION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR(S) RECEIVING OWNER FURNISHED MATERIALS TO REPORT THE ACCEPTANCE OF DELIVERY AS WELL AS ANY SHORTAGES IMMEDIATELY TO THE OWNER'S CONSTRUCTION COORDINATOR.
- ENSURE ADDRESS IS PROPERLY VISIBLE FROM ROADWAY AS REQUIRED.

## VICINITY MAP



## ABBREVIATIONS

|   |   |   |   |  |   |   |   |  |  |  |   |  |   |   |
|---|---|---|---|--|---|---|---|--|--|--|---|--|---|---|
| <b>A</b><br>ACCS Accessible/Accessibility<br>ACT Acoustical Ceiling Tile<br>ADJ Adjustable<br>A.F.F. Above Finish Floor<br>ALUM Aluminum<br>APPROX Approximate<br>ARCH DESIGNERural | <b>B</b><br>BD Board<br>BLDG Building<br>BLKG Blocking<br>BM Beam<br>B.O. Bottom Of | <b>C</b><br>C.H. Ceiling Height<br>CLG Ceiling<br>CLR Clear/Clearance<br>C.M.U. Concrete Masonry Unit<br>C.O. Cased Opening<br>COL Column<br>CONC Concrete<br>CONSTR Construction<br>CONT Continuous<br>COORD Coordinate<br>CPT Carpet<br>CTM Custom<br>CT Ceramic Tile | <b>D</b><br>DET Detail<br>DIA Diameter<br>DIM Dimension<br>DISP Dispenser<br>DN Down<br>D.O. Door Opening<br>DR Door<br>DWG Drawing | <b>E</b><br>EA Each<br>EQ Equal<br>EQUIP Equipment<br>E.W.C. Electric Water Cooler<br>EXH Exhaust<br>EXST Existing<br>EXT Exterior | <b>F</b><br>F.A. Fire Alarm<br>FAB Fabrication<br>F.C. Fixture Contractor<br>F.D. Floor Drain<br>F.E. Fire Extinguisher<br>F.E.C. Fire Extinguisher Cabinet<br>F.F.E. Finish Floor Elevation<br>FIN Finish<br>FITX Fixture<br>FL Fluorescent<br>F.O.S. Face of Stud<br>FRT Fire Treated<br>FT Foot/Feet | <b>G</b><br>GA Gauge<br>GALV Galvanized<br>G.C. General Contractor<br>GL Glass<br>GWB Gypsum Wall Board<br>GYP Gypsum | <b>H</b><br>H.C. Hollow Core<br>HDWD Hardwood<br>HDWE Hardware<br>H.M. Hollow Metal<br>HVAC Heating Ventilating & Air Conditioning<br>H.W. Hot Water<br>H.W.H. Hot Water Heater<br>HOR Horizontal<br>H.X. | <b>I</b><br>I.D. Inside Diameter<br>IN Inch<br>INSUL Insulation<br>INT Interior<br>INCL Includes | <b>K</b><br>K.D. Knock Down<br>K.P. Kick Plate | <b>L</b><br>LAM Laminated<br>LAV Lavatory<br>LH Left Hand<br>LL Landlord<br>L.T. Light Track | <b>M</b><br>MAT Material<br>MAX Maximum<br>MECH Mechanical<br>MIN Minimum<br>MISC Miscellaneous<br>M.O. Masonry Opening<br>MFR Manufacturer<br>MTD Mounted<br>MTL Metal | <b>N</b><br>N.I.C. Not In Contact<br>NO Number<br>NOM Nominal<br>N.T.S. Not To Scale | <b>O</b><br>O.C. On Center<br>F.F.E. Finish Floor Elevation | <b>P</b><br>PLUMB Plumbing<br>P.LAM, Plastic Laminated<br>PR Par<br>PT Paint/Painted<br>PLYWD Plywood |
|---|---|---|---|--|---|---|---|--|--|--|---|--|---|---|

## SYMBOLS

|  |   |
|--|---|
|  | GRID LINE   |
|  | DOOR IDENTIFICATION   |
|  | DETAIL<br>Upper mark denotes drawing number<br>Lower mark denotes sheet                       |
|  | PARTIAL BUILDING SECTION  |
|  | BUILDING CROSS SECTION  |
|  | INTERIOR ELEVATION<br>Elevation number denoted in arrow<br>Sheet number denoted in box        |
|  | ROOM IDENTIFICATION   |
|  | KEYNOTE   |
|  | WALL TYPE   |
|  | DASHED LINE<br>Used to denote items hidden, overhead, not in contract (NIC), or to be removed |
|  | BREAK LINE<br>Material to continue  |
|  | CENTER LINE, GRID LINES   |
|  | PROPERTY LINE   |

## BUILDING DATA

**APN:**  
298-076-13-00

**LEGAL DESCRIPTION:**  
LOT 18 IN BLOCK 10 OF SOLANA BEACH, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1749, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 5, 1921.

**LOT SIZE:**  
38 437 SF (0.88 ACRES)

**EXISTING COMMERCIAL BUILDING:**  
B (OFFICE), M (RETAIL), A2 (RESTAURANT), R2 (APTS.), S2 (GARAGE) = 40 936 SF  
1ST FLOOR EXISTING = 23 475 SF  
2ND FLOOR EXISTING = 17 461 SF  
MAXIMUM HEIGHT - APPROX. 23' TO PARAPET

**EXISTING RESTAURANT:**  
1ST FLOOR = 2 796 SF

**PROPOSED AWNING/AREA OF WORK:**  
EXTERIOR PATIO = 464 SF

## BUILDING CODE DATA

### APPLICABLE CODES:

|             |                                 |
|-------------|---------------------------------|
| BUILDING:   | 2019 CALIFORNIA BUILDING CODE   |
| PLUMBING:   | 2019 CALIFORNIA PLUMBING CODE   |
| MECHANICAL: | 2019 CALIFORNIA MECHANICAL CODE |
| ELECTRICAL: | 2019 CALIFORNIA ELECTRICAL CODE |
| FIRE:       | 2019 CALIFORNIA FIRE CODE       |
| ENERGY:     | 2019 CALIFORNIA ENERGY CODE     |

### TYPE OF CONSTRUCTION:

2 STORY EXISTING BUILDING: 1ST LEVEL 1A / 2ND LEVEL 5B, SPRINKLERED YEAR BUILT: 2020  
PROPOSED: 1A (NO CHANGE)

### NUMBER OF STORIES: 2 (EXISTING BUILDING)

AREA OF WORK: 1ST LEVEL

EXISTING BUILDING IS EQUIPPED WITH SPRINKLERS, FIRE ALARM AND DETECTION SYSTEMS.

### OCCUPANCY CLASSIFICATION:

EXISTING USE: A2 (RESTAURANT)  
PROPOSED USE: A2 (RESTAURANT)

### ZONING:

ZONE: SPECIAL COMMERCIAL, HIGHWAY 101 CORRIDOR SPECIFIC PLAN

**BUILDING HEIGHT:** APPROX. 23' TO PARAPET

## PROJECT DATA

### PROJECT:

RARE SOCIETY SOLANA BEACH  
330 SOUTH CEDROS AVENUE  
SOLANA BEACH, CA 92075

### PROJECT OWNER:

BRAD WISE  
4033 GOLDFINCH STREET  
SAN DIEGO, CA 92103  
(619) 795-6901  
BWISE@TRUSTRGSD.COM

### PROJECT BUILDER:

JACOR CONSTRUCTION  
10612 PROSPECT AVENUE SUITE 101  
SANTEE, CA 92071  
(619) 562-8183  
JIM@JACORS.D.COM

### BUILDING OWNER:

RAF PACIFICA GROUP  
315 S COAST HWY 101, SUITE U-12  
ENCINITAS, CA 92024  
(858) 314-3116  
CHRISTA SUTTER  
CHRISTA@RAFFPG.COM

### PROJECT TEAM:

**DESIGNER/ARCHITECT**  
GTC DESIGN STUDIO  
845 15th Street Suite 402  
San Diego, CA 92104  
WWW.GTCDDESIGN.STUDIO  
INFO@GTCDDESIGN.STUDIO  
P619.693.3783  
A619.693.3744

## SHEET INDEX

|                  |                             |
|------------------|-----------------------------|
| 01 ARCHITECTURAL |                             |
| A000             | COVER SHEET                 |
| A100             | SITE PLAN                   |
| A101             | FIRST FLOOR DEMOLITION PLAN |
| A102             | FIRST FLOOR PLAN            |
| A103             | EXTERIOR ELEVATIONS         |
| A104             | EXTERIOR RENDERS            |
| A105             | STRUCTURE OVERALL VIEWS     |
| A106             | COLUMN AND CANOPY ASSEMBLY  |
| A107             | TRUSS DETAIL                |
| A107.1           | TRUSS DETAIL                |
| A108             | CONNECTIONS                 |



GTC DESIGN STUDIO

845 15th Street Suite 402  
San Diego, CA 92101  
WWW.GTCDDESIGN.STUDIO  
INFO@GTCDDESIGN.STUDIO  
P619.693.3783  
A619.693.3744



# RARE SOCIETY SOLANA BEACH EXTERIOR PATIO COVER

330 SOUTH CEDROS AVENUE  
SOLANA BEACH, CA 92075

| B20 - 0388 |                   |            |
|------------|-------------------|------------|
| No.        | Description       | Date       |
| 1          | City Re-Submittal | 12/09/2020 |
|            |                   |            |
|            |                   |            |
|            |                   |            |
|            |                   |            |
|            |                   |            |
|            |                   |            |
|            |                   |            |
|            |                   |            |

Sheet Name

## COVER SHEET

|              |            |
|--------------|------------|
|              | 087.1      |
| Date         | 01-06-2021 |
| Drawn        | MV         |
| Checked      | NR         |
| Sheet Number |            |

# A000



B20 - 0388

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

Sheet Name

**SITE PLAN**

087.1

Date 01-06-2021

Drawn MV

Checked NR

Sheet Number

**A100**

**SITE PLAN NOTES**

INDICATES PROPERTY LINE

INDICATES AREA OF WORK

INDICATES NOT A PART

S SITE ENTRANCE

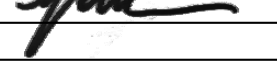
E RESTAURANT ENTRANCE

1. PREAMBLE TO 28 DFR 35 (TITLE II RULE OF THE ADA) THE USE OF THE TERM "DISABILITY" INSTEAD OF "HANDICAP" AND THE TERM "INDIVIDUAL WITH DISABILITY" INSTEAD OF "INDIVIDUAL WITH HANDICAPS" REPRESENTS AN EFFORT BY CONGRESS TO MAKE US OF UP-TO-DATE, CURRENTLY ACCEPTABLE TERMINOLOGY.
2. IDENTIFICATION OF PARKING SPACES FOR OFF-STREET PARKING FACILITIES SHALL BE POSTED AT THE MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE.
3. BLANK SPACES ARE TO BE FILLED WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
4. THE PROFILE VIEW OF SIGN SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE.
5. TRANSITION FROM RAMP TO DRIVE AISLE MUST BE SMOOTH (NO BEVELED LIP).
6. DIRECTIONAL SIGNS TO DIRECT PERSONS WITH DISABILITIES TO THE ACCESSIBLE ROUTE TO THE BUILDING, 1127B.3.
7. IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36 INCHES WIDE, COMPLYING WITH SECTION 1121B.3.1, ITEM 8(A).
8. MINIMUM OF 3'-0" DEEP TRUNCATED DOMES, MATCH WIDTH AT MINIMUM WITH EXISTING RAMP LANDING EDGE. CBC 2016, SET. 11B-705.1.2.1.
9. DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3.
10. OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.
11. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2 CFC 505.
12. AT HAZARDOUS VEHICULAR AREAS, DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO FS 33538 OF FEDERAL STANDARD 595C.
13. AT LOCATIONS OTHER THAN VEHICULAR HAZARDOUS AREAS, DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE.
14. ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24, PART 1, CHAPTER 5, ARTICLE 2, 3 AND 4.

**BUILDING DEPARTMENT STATEMENTS**

SITE/PREMISES

I AM THE DESIGNER/OWNER (GTC DESIGN) IN RESPONSIBLE CHARGE OF THIS TENANT IMPROVEMENT PROJECT. I HAVE INSPECTED THE SITE/PREMISES AND DETERMINED THAT EXISTING CONDITIONS ARE IN FULL COMPLIANCE WITH CURRENT SITE ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED BY LAW.

SIGNATURE:   
 PRINT NAME: MICHAEL VILLARINA  
 DATE: 08/28/2019

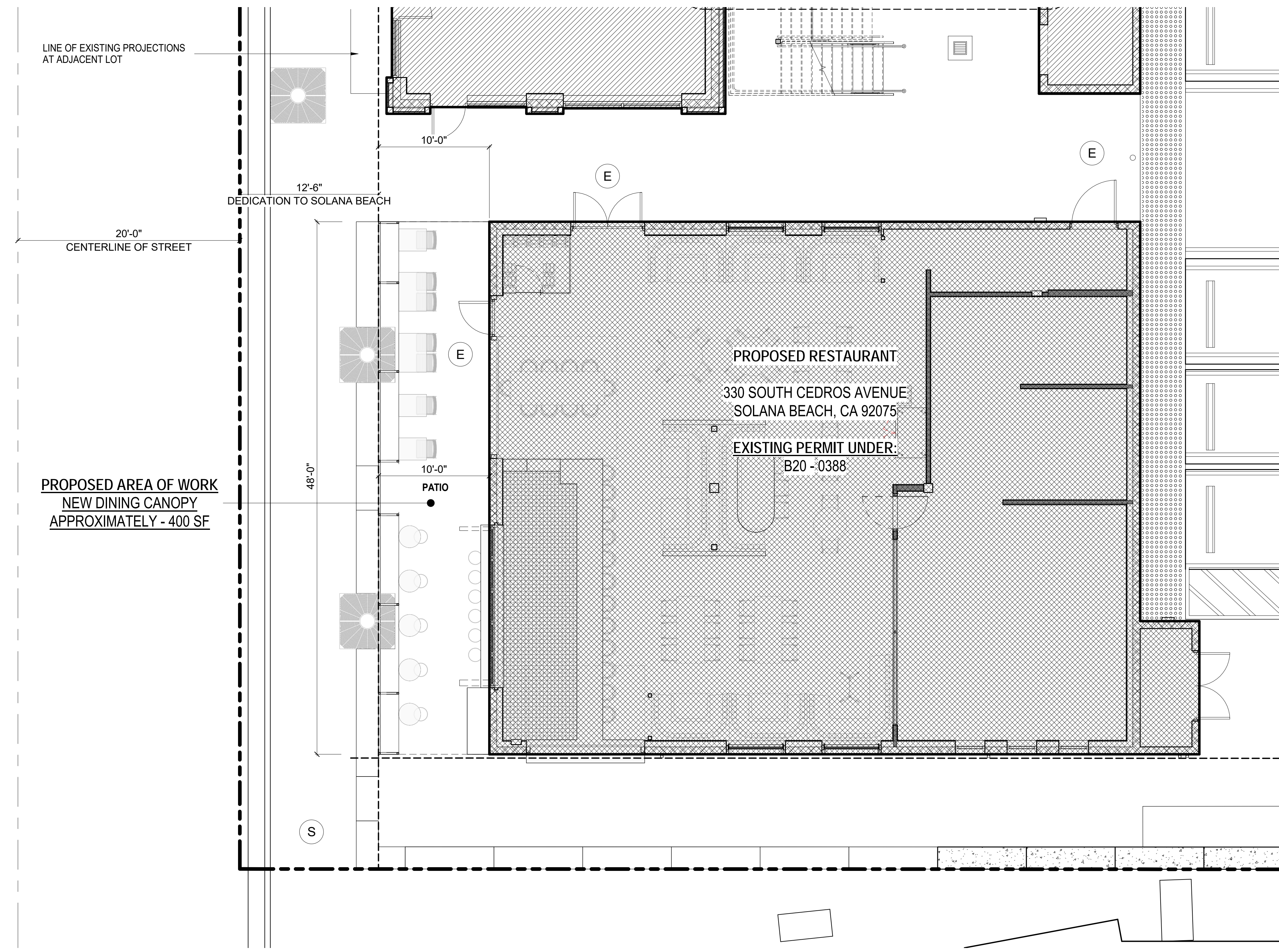
THE ACCESSIBLE PATH OF TRAVEL INTERCONNECTING ALL REQUIRED ELEMENTS IS SHOWN ON THE SITE OR ACCESSIBILITY PLAN.

RESTROOM(S) SERVING AREAS PREMISES

I AM THE DESIGNER/OWNER (GTC DESIGN) IN RESPONSIBLE CHARGE OF THIS TENANT IMPROVEMENT PROJECT. I HAVE INSPECTED THE SITE/PREMISES AND DETERMINED THAT EXISTING RESTROOM(S) SERVING AREA(S) OF ALTERATION ARE IN FULL COMPLIANCE WITH CURRENT REQUIREMENTS FOR SANITARY FACILITIES TO THE EXTENT REQUIRED BY LAW.

SIGNATURE:   
 PRINT NAME: MICHAEL VILLARINA  
 DATE: 08/28/2019

IF THE BUILDING INSPECTOR DETERMINES NON-COMPLIANCE WITH ANY REQUIRED ACCESSIBILITY PROVISIONS, HE/SHE SHALL REQUIRED COMPLETE, DETAIL PLANS CLEARLY SHOWING ALL NON-COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY REQUIREMENTS AFFECTED BY THE ALTERATION. THESE PLANS MUST BE SIGNED OR STAMPED BY THE FIELD INSPECTOR AND SUBMITTED FOR PLAN REVIEW.



LINE OF EXISTING PROJECTIONS AT ADJACENT LOT

20'-0" CENTERLINE OF STREET

PROPOSED AREA OF WORK  
NEW DINING CANOPY  
APPROXIMATELY - 400 SF

12'-6" DEDICATION TO SOLANA BEACH

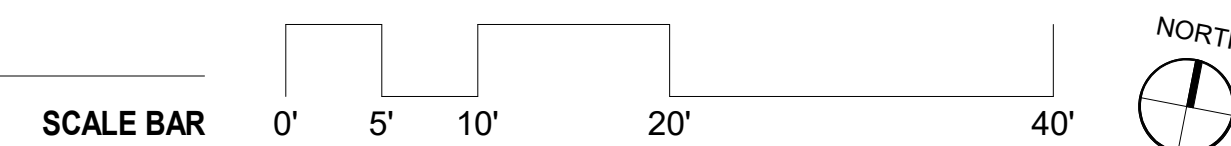
48'-0"

10'-0" PATIO

PROPOSED RESTAURANT

330 SOUTH CEDROS AVENUE  
 SOLANA BEACH, CA 92075

EXISTING PERMIT UNDER:  
 B20 - 0388



**DEMO PLAN GENERAL NOTES**

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL DISCIPLINES AND THE REQUIREMENTS NOTED ON ALL PLANS.
2. NO PERSON SHALL DEMOLISH ANY BUILDING OR STRUCTURE UNLESS HE/SHE HAS OBTAINED APPROVAL FROM THE REQUIRED REGULATORY AGENCIES.
3. U.N.O. ALL REMAINING, EXISTING ELECTRICAL IS TO BE OPERATIONAL
4. THIS DRAWING IS DIAGRAMATIC AND SHOULD BE USED FOR REFERENCE ONLY.
5. G.C. RESPONSIBLE FOR VISITING THE SITE, VERIFYING EXISTING CONDITIONS AND COORDINATING EXTENT OF DEMOLITION WITH OWNER PRIOR TO BID AND CONSTRUCTION.
6. G.C. TO ENSURE A CLEAN, SMOOTH AND LEVEL SUB-FLOOR READY TO RECEIVE NEW FINISH FLOOR. TENANT FLOOR SHALL BE FLUSH TO MALL FLOOR AT ALL TRANSITION LOCATIONS.
7. PROTECT ALL EXISTING AND REPLACE ANY DAMAGED OR MISSING FIREPROOFING.
8. NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED OR REMOVED UNTIL THE STORY
9. NEXT ABOVE IS COMPLETELY REMOVED. EXCEPTIONS: (A) TWO STORY TYPE-V BUILDINGS OF WOOD-FRAME CONSTRUCTION, (B) TWO STORY BUILDINGS OF ANY TYPE, PROVIDED NO FIRST STORY STRUCTURAL MEMBER IS REMOVED BEFORE ALL OF ITS SUPPORTED LOAD IS REMOVED.
10. THE STORAGE AND HANDLING OF MATERIAL AND THE PREVENTION OF DUST SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGULATORY AGENCIES.
11. PROTECTION DEVICES: BARRICADES, PROTECTION FENCES, AND PROTECTION CANOPIES SHALL BE PROVIDED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGULATORY AGENCIES. EXCEPTIONS: (A) FOR SINGLE FAMILY DWELLINGS, ONLY A BARRIER WILL BE REQUIRED. (B) A PROTECTION CANOPY OR PROTECTION FENCE WILL NOT BE REQUIRED WHERE THE ADJOINING PUBLIC WAY IS PARTIALLY CLOSED AND PROPERLY BARRICADED SO AS TO PROHIBIT ALL PEDESTRIAN AND VEHICULAR TRAFFIC WITHIN THE REQUIRED CLEARANCE DURING THE ENTIRE DEMOLITION OPERATION.
12. HAND WRECKING. HAND WRECKING METHODS MAY BE USED ON ANY TYPE OF BUILDING, PROVIDED THE REQUIRED PROTECTION DEVICES ARE INSTALLED AND APPROVED. HAND WRECKING MAY INCLUDE THE USE OF ANY TYPE OF HAND HELD TOOLS. THE USE OF SMALL WHEEL MOUNTED PNEUMATIC TOOLS WILL BE PERMITTED IF FIRST APPROVED BY THE BUILDING INSPECTOR.
13. EQUIVALENT PROTECTION. DEVIATIONS FROM THE REQUIREMENTS SPECIFIED ABOVE FOR THE DEMOLITION OF BUILDINGS OR STRUCTURES MAY BE REQUESTED WHERE CONDITIONS WARRANT AND PROVIDED EQUIVALENT PROTECTION IS FURNISHED. THIS MODIFICATION OF REQUIREMENTS MUST BE WELL DETAILED AND REQUIRES AN APPROVAL IN WRITING FROM THE REGULATORY AGENCY PRIOR TO COMMENCING ANY DEMOLITION WORK
14. APPLICATION FOR MODIFICATION. BEFORE ANY REQUEST FOR DEVIATIONS CAN BE ACTED UPON, AN APPLICATION FOR MODIFICATION SHALL BE FILED WITH THE REGULATORY AGENCY. THE APPLICATION MUST BE ACCOMPANIED BY AN ADEQUATELY DETAILED DEMOLITION PLAN AND PROCEDURE OF DEMOLITION.
15. DANGEROUS CONDITIONS DURING DEMOLITION. SHOULD A DANGEROUS CONDITION DEVELOP DURING THE DEMOLITION OF A STRUCTURE, THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY BARRICADE THE DANGEROUS AREA, NOTIFY THE REGULATORY AGENCY AND TAKE IMMEDIATE STEPS TO MINIMIZE THE HAZARD. NO FURTHER DEMOLITION WORK SHALL BE DONE UNTIL APPROVAL TO PROCEED IS GIVEN BY THE REGULATORY AGENCY.
16. DEBRIS SHOULD NOT BE DISPOSED OF IN ANY DUMPSTERS/TRASH RECEPTACLES ANYWHERE ON THE PREMISES.
17. THE GENERAL CONTRACTOR SHALL BE CAREFUL TO PROTECT AND NOT TO DAMAGE ANY PORTION OR EXISTING INSTALLATION NOT BEING REMODELED.
18. ANY PROJECTING OR SURFACE MOUNTED ITEMS BEING ABANDONED SHALL BE REMOVED, CAPPED AND CONCEALED BEHIND FINISHED SURFACES, U.N.O.
19. ALL EXISTING AREAS TO REMAIN THAT ARE DAMAGED BY DEMOLITION OR NEW CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MATCH EXISTING ADJACENT AREA IN MATERIAL, FINISH AND COLOR, U.N.O.
20. ALL EQUIPMENT AND MATERIAL WHICH IS IN OPERATING CONDITION WHEN REMOVED SHALL BE MAINTAINED AS SUCH AND RETURNED TO OWNER PER HIS REQUIREMENTS.
21. IDENTIFY ALL ELEMENTS DESIGNATED TO REMAIN OR BE RELOCATED. INFORM OWNER AND RECEIVE CLARIFICATION OF REUSE BEFORE PROCEEDING WITH DEMOLITION WORK.



B20 - 0388

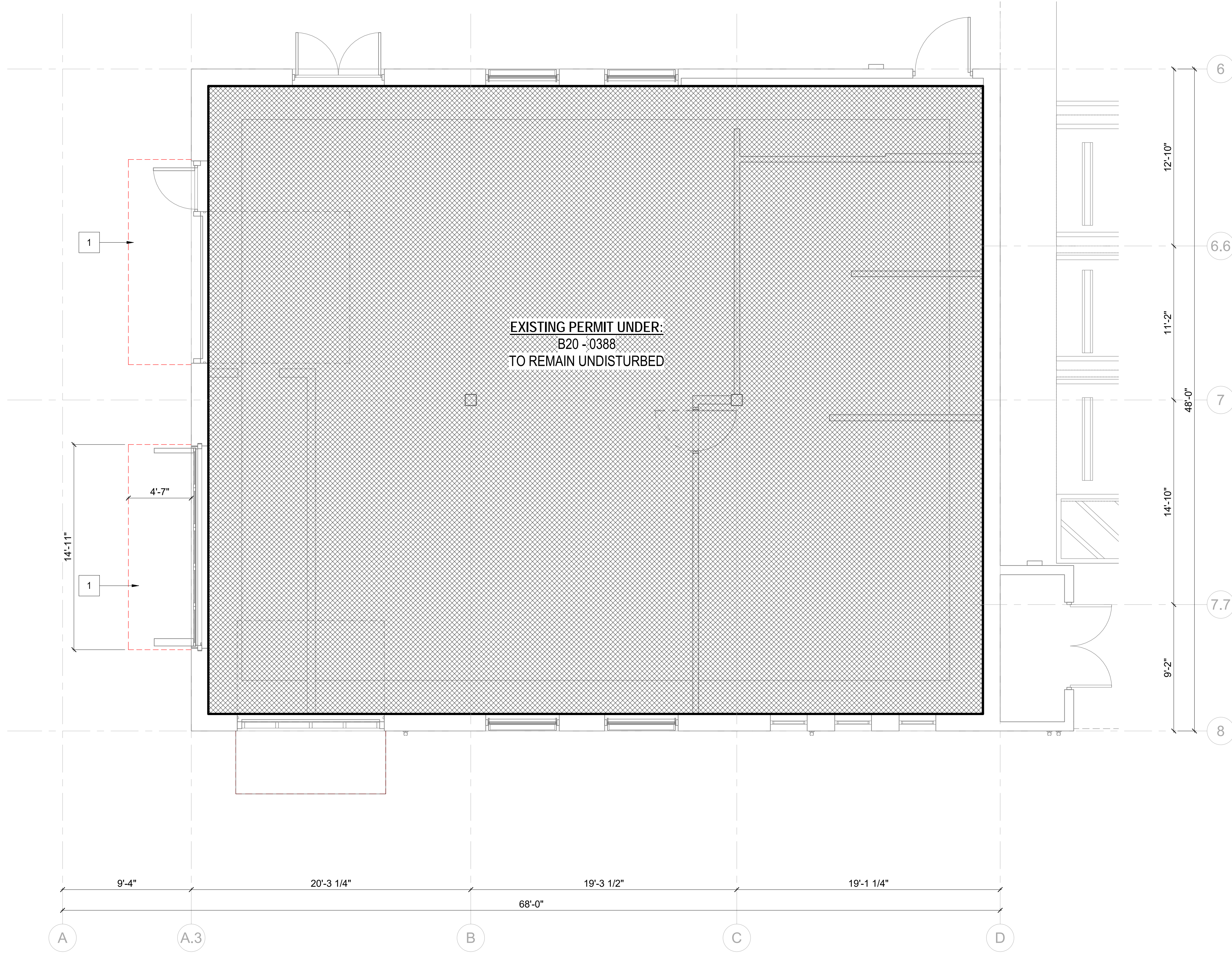
| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

Sheet Name

**FIRST FLOOR  
DEMOLITION  
PLAN**

087.1  
Date 01-06-2021  
Drawn MV  
Checked NR  
Sheet Number

**A101**



**EXISTING PERMIT UNDER:  
B20 -0388  
TO REMAIN UNDISTURBED**

**KEYNOTES**

| NO. | DESCRIPTION  |
|-----|--|
| 1   | REMOVE EXISTING PERMITTED CANOPIES, PREP FOR INSTALL OF NEW. |

**1 FIRST FLOOR DEMOLITION PLAN**  
Scale: 1/4" = 1'-0"









RENDER VIEW #1



RENDER VIEW #2



RENDER VIEW #3



RENDER VIEW #4



**RARE SOCIETY SOLANA BEACH  
 EXTERIOR PATIO COVER**  
 330 SOUTH CEDROS AVENUE  
 SOLANA BEACH, CA 92075

B20 - 0388

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

Sheet Name

**EXTERIOR  
 RENDERS**

087.1  
 Date 01-06-2021  
 Drawn Author  
 Checked Checker  
 Sheet Number





**RARE SOCIETY SOLANA BEACH  
 EXTERIOR PATIO COVER**  
 330 SOUTH CEDROS AVENUE  
 SOLANA BEACH, CA 92075

B20 - 0388

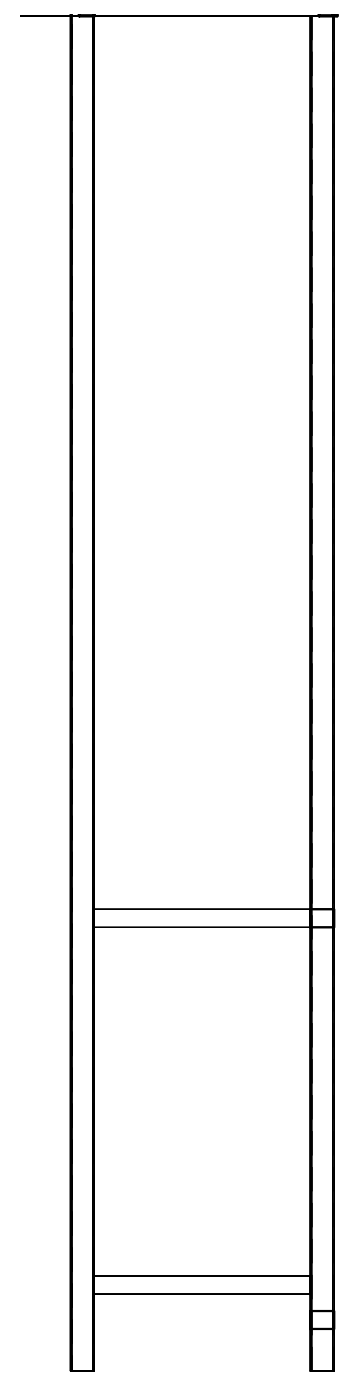
| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

Sheet Name

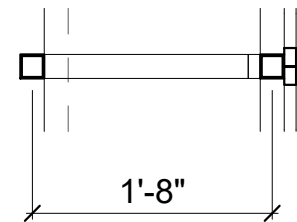
**COLUMN AND  
 CANOPY  
 ASSEMBLY**

|              |            |
|--------------|------------|
| Date         | 087.1      |
| Drawn        | 01-06-2021 |
| Author       |            |
| Checked      |            |
| Checker      |            |
| Sheet Number |            |

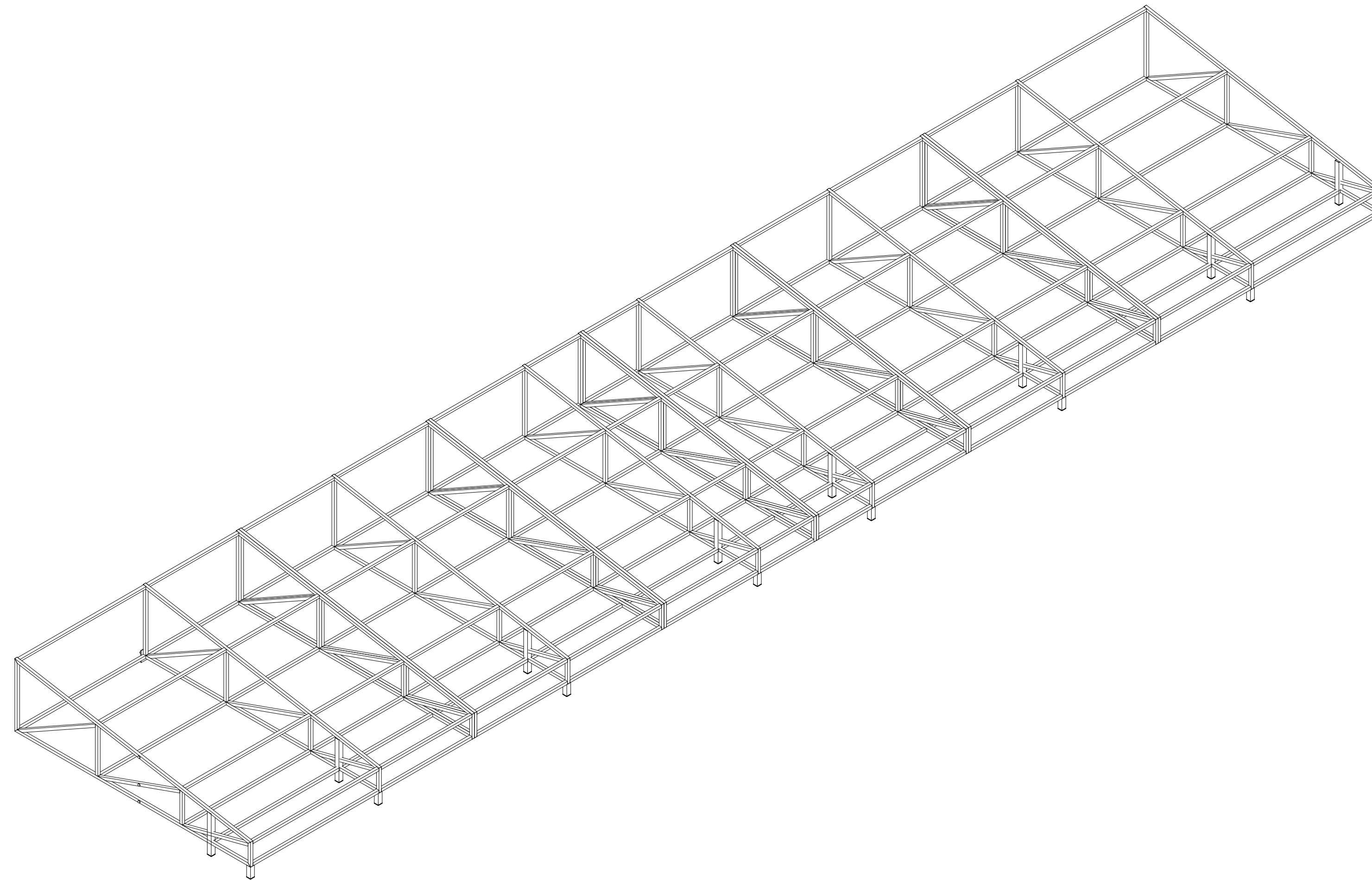
**A106**



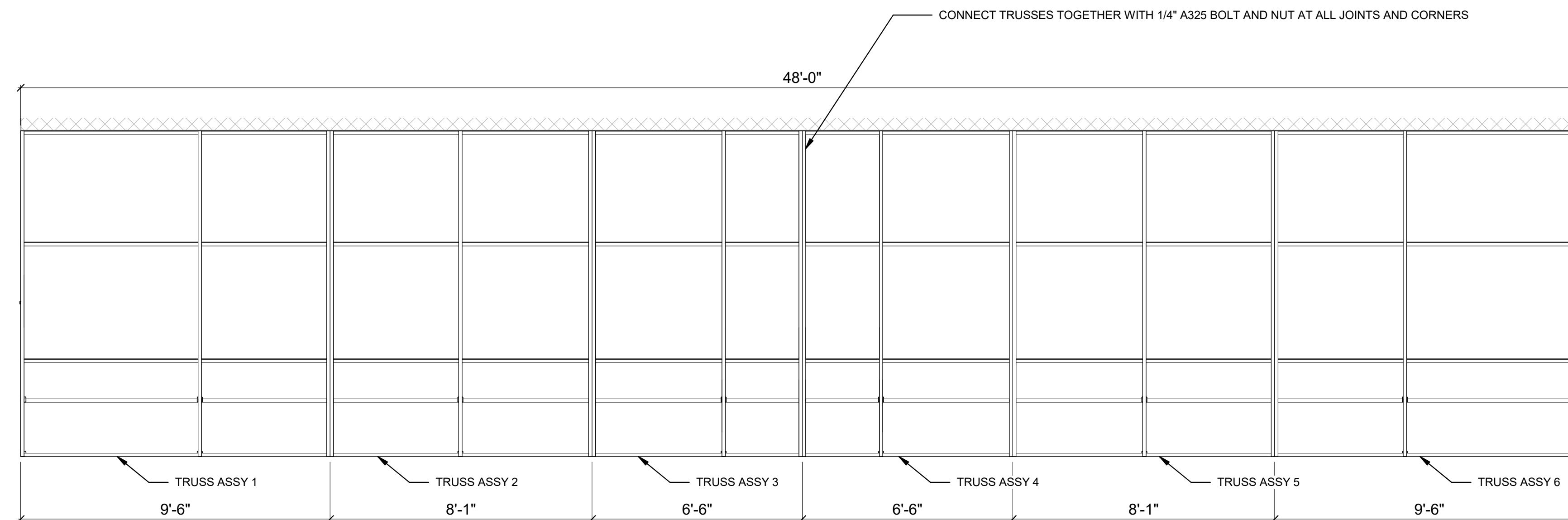
**COLUMN DETAIL**



**COLUMN BASEPLATE DETAIL**



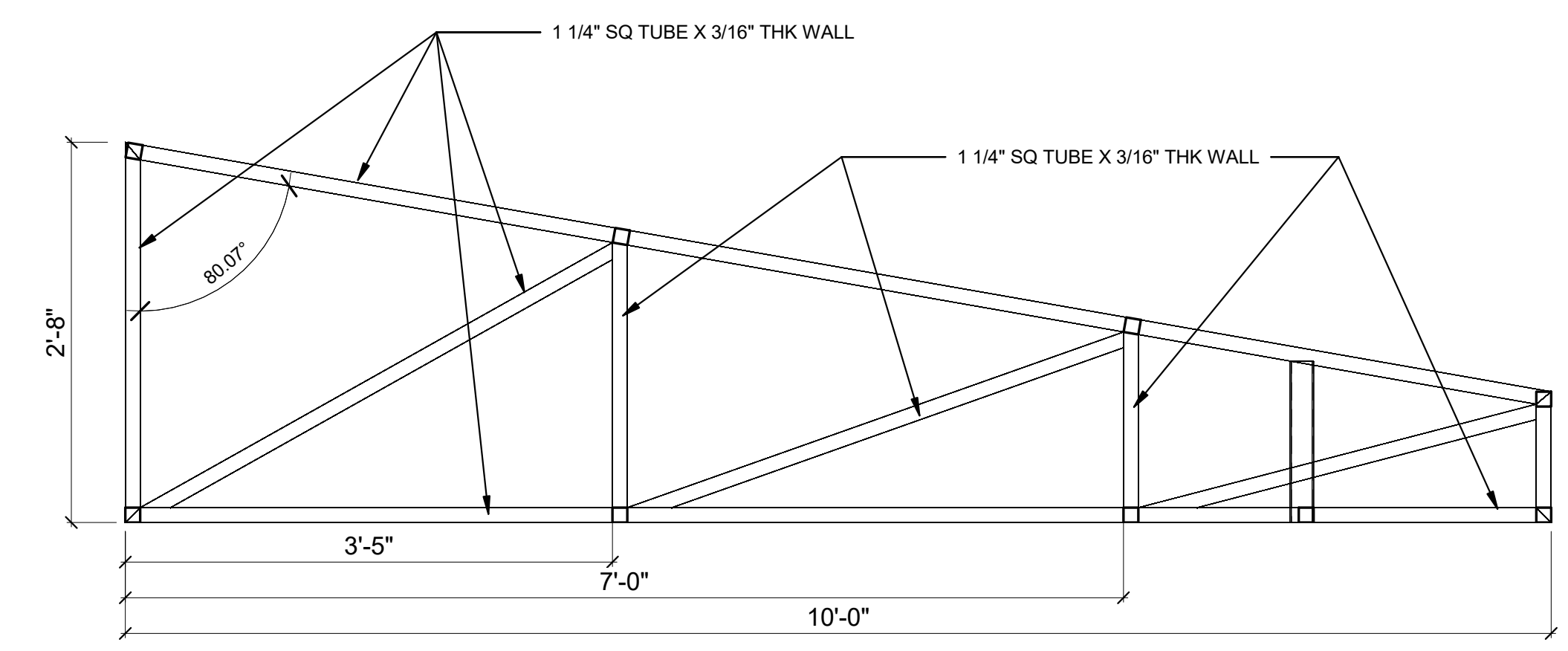
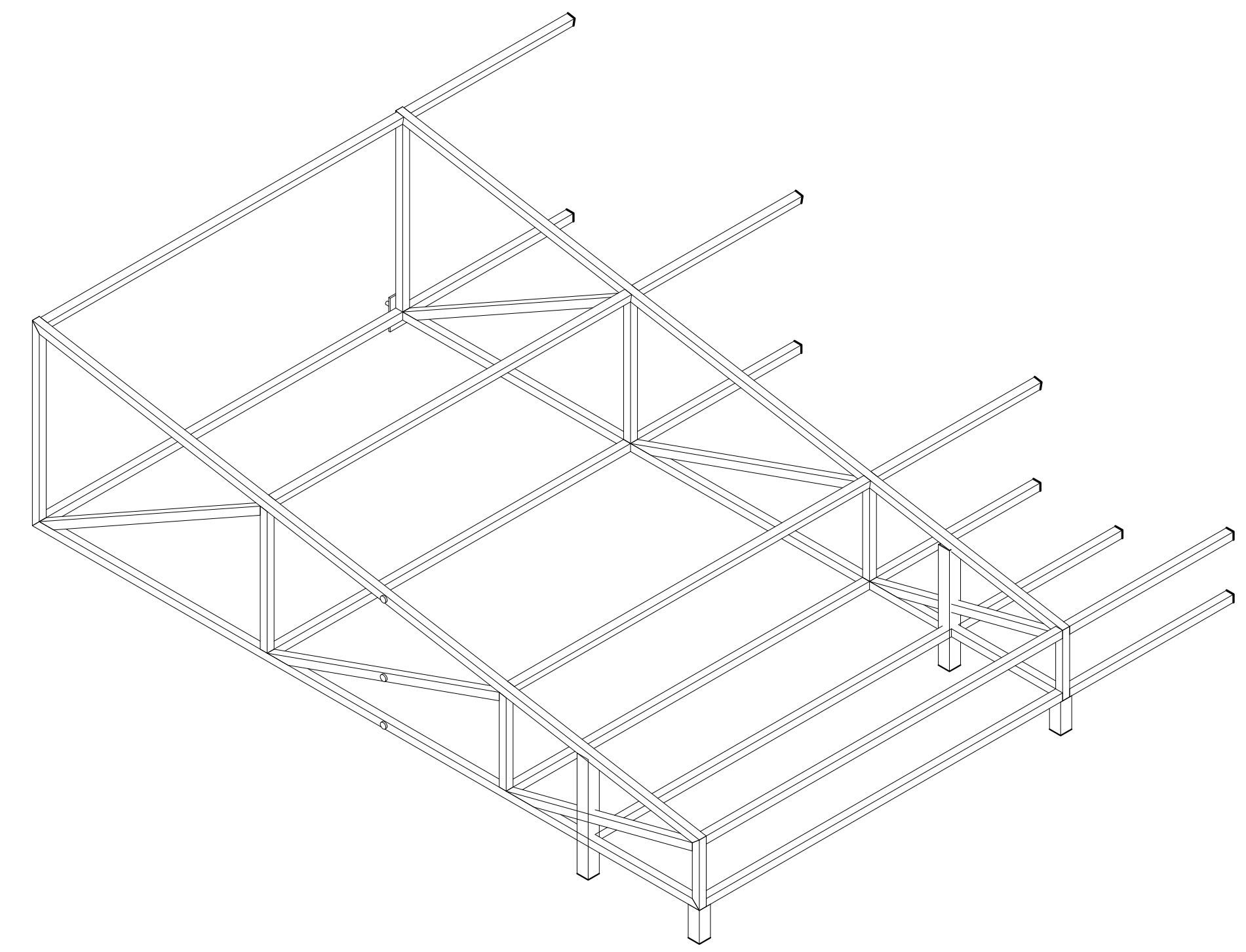
**ISOMETRIC VIEW**



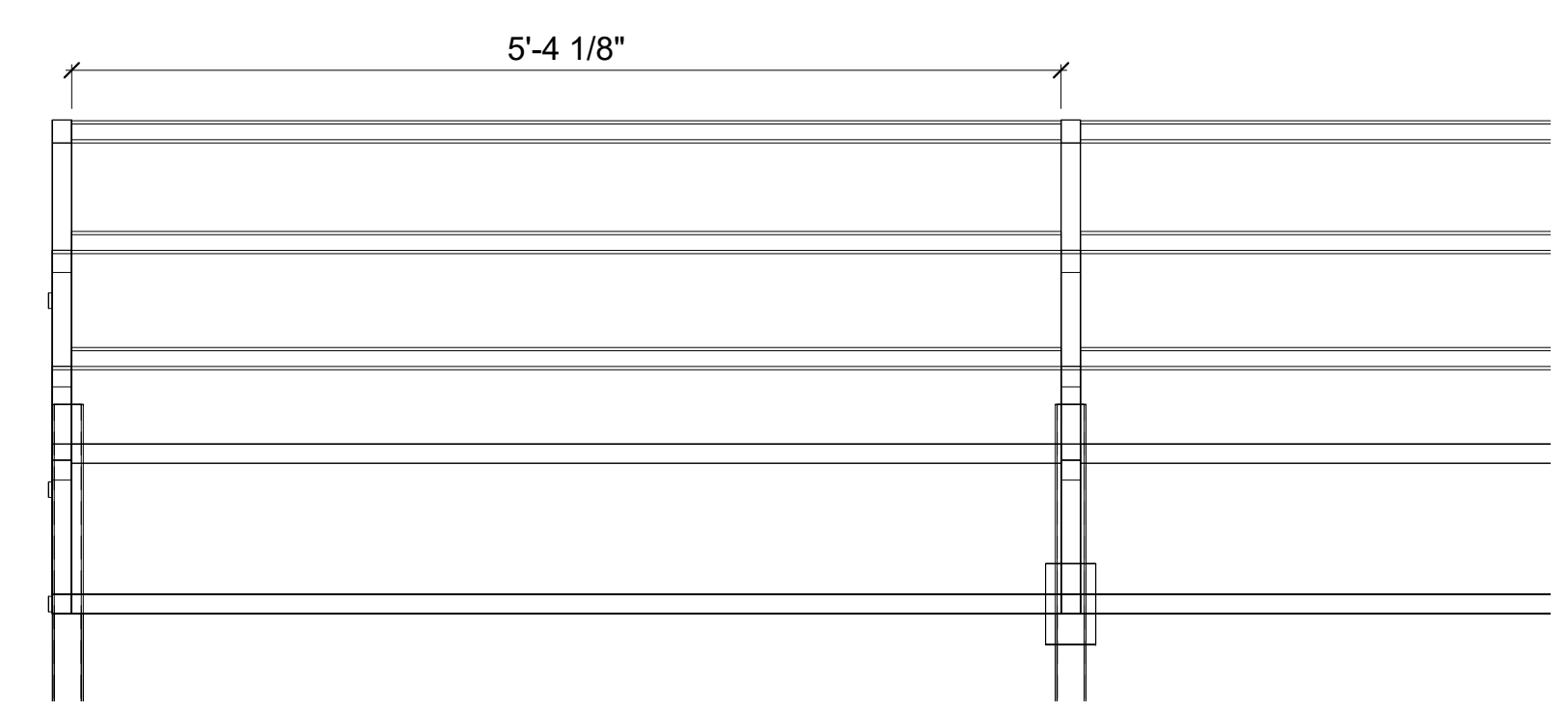
**PLAN VIEW**



**RARE SOCIETY SOLANA BEACH  
 EXTERIOR PATIO COVER**  
 330 SOUTH CEDROS AVENUE  
 SOLANA BEACH, CA 92075



**TYPICAL ALL TRUSSES**



**TRUSS ASSY 1**

B20 - 0388

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

Sheet Name

**TRUSS  
 DETAIL**

|              |         |
|--------------|---------|
| Date         | 087.1   |
| 01-06-2021   |         |
| Drawn        | Author  |
| Checked      | Checker |
| Sheet Number |         |

**A107**





RECEIVED

MAR 22 2021

Community Development Dept.  
City of Solana Beach

March 18, 2021

**City of Solana Beach**

635 S Highway 101

Solana Beach, CA 92075

(858) 720 2400

**Rare Society Solana Beach Awning Exemption - MOD21-001**

330 S Cedros Avenue

To whomsoever it may concern,

We understand the Highway 101 specific plan guidelines for awnings and would like to propose an alternate solution due to the nature and positioning of the site building and its adjacency to the street. As you'll see in the site plan our team has provided, the building at 330 S Cedros is set back approximately 10' further than the adjacent properties along the corridor and even with the canopies, we are clear of any easements and the dedicated area to Solana Beach as part of the corridor plan. The canopies of the adjacent buildings are actually within this dedicated area to Solana Beach and the easements. Our proposed design creates a cohesive and minimal canopy which creates a usable dining patio while also not projecting any further than adjacent properties. A large component of this restaurant and lease is the outdoor dining component, with a 40 foot wide by 10' wide patio, the standard awning requirements would ultimately leave over 50% of the patio exposed to direct sunlight during daytime hours and ultimately create an uncomfortable dining experience. As a non-permanent alternate, there seems to be no issues with umbrellas during dining hours, but aesthetically, this would be much more unappealing and ultimately an eyesore on the beautiful Cedros Avenue. We believe that our proposal of a larger awning at 330 S Cedros will be a much more effective solution and create a beautiful presence for years to come. We look forward to hearing from you.

Best regards,

**Nuwan Ranasinghe**

03/18/21





# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** April 28, 2021  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing – Request for a DRP/SDP/CSP Modification to the Approved Mixed Use Development Project at 330 S. Cedros Avenue to Convert a Commercial Retail Tenant Space to Commercial Office (Applicant: RAF Pacifica Group, Case No. MOD21-002 Resolution 2021-051)**

---

## **BACKGROUND:**

On December 6, 2016, the City Council (Council) adopted Resolution 2016-130 approving a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a mixed-use development consisting of 6,836 square feet of commercial office space; 4,243 square feet of commercial retail space; 2,228 square feet of shared/mechanical space; 2,809 square feet of restaurant space; 726 square feet of outdoor dining space; 8 multi-family residential rental; and a street level parking lot consisting 78 parking spaces with a shared parking agreement providing 5 off-site parking spaces. The site is located within the Special Commercial (SC) Zone and the South Cedros District of the Highway 101 Corridor Specific Plan (HWY 101 SP). The Applicant, RAF Pacifica Group, is requesting the approval of a modification to allow for the conversion of a 747 square foot main floor commercial retail tenant space to a commercial office tenant space for a real estate gallery for Pacific Sotheby's International Realty.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request for a DRP/SDP Modification as contained in Resolution 2021-051 (Attachment 1).

## **DISCUSSION:**

The Applicant is requesting that the City Council consider and approve the request to convert an existing main floor 747 square foot commercial retail tenant space approved

CITY COUNCIL ACTION:

---

---

under Resolution 2016-130 to a commercial office tenant space to be used as a real estate gallery for Pacific Sotheby's International Realty. Plans identifying the subject tenant spaces have been provided in Attachment 2.

The City of Solana Beach Municipal Code classifies a Real Estate Sales Office as a Commercial Office Use, which has a different required parking ratio than a commercial retail tenant space. According to SBMC 17.28.040, Business and professional offices, medical and dental offices, banks, financial institutions, and business services have a required parking ratio of one off-street parking space for each 300 square feet of gross floor area. While General commercial, neighborhood commercial, household services, personal services and tourist-oriented services, have a parking ratio of one off-street parking space for each 312 square feet of gross floor area within a mixed-use project.

The proposed modification would increase the total amount of commercial office space and reduce the retail square footage that was approved with Resolution 2016-130 on December 9, 2016. The restaurant square footage, outdoor seating area, shared/mechanical area, and residential square footage would not be modified.

Table 1 below calls out the total number of required parking spaces by use that was approved by Resolution 2016-130:

| Table 1   |                          |  |                         |
|---|--------------------------|--|-------------------------|
| Proposed Use:   | Proposed Square Footage: | Required Parking Ratio:                                | Total Parking Required: |
| Commercial Office<br>(5 tenant spaces)                                      | 6,836 SF                 | 1 space per 300 SF of g.f.a.                           | 22.8 spaces             |
| Commercial Retail<br>(4 tenant spaces)                                      | 4,243 SF                 | 1 space per 312 SF of g.f.a. in a mixed use project    | 13.6 spaces             |
| Commercial Service/Shared/Mechanical  | 2,228 SF                 | 1 space per 312 SF of g.f.a. in a mixed use project    | 7.1 spaces              |
| Restaurant<br>(1 tenant space)  | 2,809 SF*                | 1 space per 143 SF of g.f.a. in a mixed use project    | 19.6 spaces             |
| Multi-Family Residential<br>(8 rental units: 2 1bdm units and 6 2bdm units) | 10,291 SF                | 1.5 spaces per 1 bdrm unit<br>2 spaces per 2 bdrm unit | 15 spaces               |
| Total Parking Spaces Required:  |                          |  | 78.1 or 78 spaces       |

\* 726 square foot outdoor seating area requires 5 parking spaces that are provided off-site through a shared parking agreement and are not included in the 78 parking spaces required above.

Table 2 shows how the proposed modification would not change the amount of required parking spaces but would modify the breakdown of square footage by use:

| Table 2   |                          |  |                         |
|---|--------------------------|--|-------------------------|
| Proposed Use:   | Proposed Square Footage: | Required Parking Ratio:                                | Total Parking Required: |
| Commercial Office<br>(6 tenant spaces)  | 7,583 SF                 | 1 space per 300 SF of g.f.a.                           | 25.28 spaces            |
| Commercial Retail<br>(3 tenant spaces)  | 3,496 SF                 | 1 space per 312 SF of g.f.a. in a mixed use project    | 11.21 spaces            |
| Commercial Service/Shared/Mechanical  | 2,228 SF                 | 1 space per 312 SF of g.f.a. in a mixed use project    | 7.1 spaces              |
| Restaurant<br>(1 tenant space)  | 2,809 SF*                | 1 space per 143 SF of g.f.a. in a mixed use project    | 19.6 spaces             |
| Multi-Family Residential<br>(8 rental units: 2 1bdrm units and 6 2bdrm units) | 10,291 SF                | 1.5 spaces per 1 bdrm unit<br>2 spaces per 2 bdrm unit | 15 spaces               |
| Total Parking Spaces Required:  |                          |  | 78.19 or 78 spaces      |

\* 726 square foot outdoor seating area requires 5 parking spaces that are provided off-site through a shared parking agreement and are not included in the 78 parking spaces required above.

Section 17.28.020.B.4 of Solana Beach Municipal Code (SBMC) regulations for the SC Zone indicates that “Business, professional, medical and dental offices shall not exceed 50 percent of gross allowable floor area.” The maximum floor area for the 40,937 ft<sup>2</sup> lot according to the SC Zone and the HWY 101SP is 1.2 of the lot area because the project is a mixed use development that includes residential units. Therefore, the gross allowable floor area for the site is 49,124 square feet. Fifty percent of the allowable gross square footage, therefore, would be 24,562 square feet. With the proposed modification, the total commercial office space would be 7,583 square feet or 19% of the gross allowable floor

area. As a percentage of the existing gross square footage developed on the property, the 7,583 square feet of office space after the proposed modification would comprise 29% of the 26,407 square feet existing on the lot, which is still below 50%.

In conclusion, the proposed modification, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2021-051 for Council's consideration based upon the information in this report. The Applicant shall provide for and adhere to the conditions of the original project approval in Resolution 2016-130. The Applicant is also required to provide for and adhere to all of the conditions from the Community Development, Engineering, and Fire Departments for the proposed modification that have been incorporated into the attached Resolution 2021-051.

The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

#### **PUBLIC HEARING NOTICE:**

Notice of the City Council Public Hearing was published in the San Diego Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site, more than 10 days prior to the planned public hearing date of April 28, 2021. Staff has not received any emails, letters or calls in support or opposition of the proposed modification as of the date this report was written.

#### **CEQA COMPLIANCE:**

Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines.

#### **FISCAL IMPACT:** N/A

#### **WORK PLAN:** N/A

#### **OPTIONS:**

- Approve the proposed modification by adopting Resolution 2021-051;
- Approve modification by adopting Resolution 2021-051 with changes as deemed appropriate by City Council; or,
- Deny the request to amend the project and direct Staff to bring back a Resolution of denial to a later City Council meeting date.

**DEPARTMENT RECOMMENDATION:**

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

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines.
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2021-051 conditionally approving a modification to the approved DRP, SDP, CUP, MEC and CSP for a mixed use development at 330 S. Cedros Avenue, Solana Beach.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



---

Gregory Wade, City Manager

Attachments:

1. Resolution 2021-051
2. Revised Plans

## RESOLUTION 2020-051

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A MODIFICATION TO A PREVIOUSLY APPROVED DEVELOPMENT REVIEW PERMIT, STRUCTURE DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, MINOR EXCEPTION AND COMPREHENSIVE SIGN PLAN TO CONVERT AN EXISTING 747 SQUARE FOOT COMMERCIAL RETAIL TENANT SPACE TO COMMERCIAL OFFICE TO BE OCCUPIED BY PACIFIC SOTHEBY'S INTERNATIONAL REALTY AT 330 S. CEDROS AVENUE, SOLANA BEACH**

**APPLICANT: RAF PACIFICA GROUP**

**CASE NO.: MOD21-002**

**WHEREAS**, RAF Pacifica Group (hereinafter referred to as "Applicant") has submitted a request for modification to the original project approval of a Development Review Permit (DRP), Structure Development Permit (SDP), Conditional Use Permit (CUP), Minor Exception (MEC) and Comprehensive Sign Plan (CSP) for construction of a Mixed-Use, Multi-Tenant Development located at 330 S. Cedros Avenue, pursuant to Title 17 (Zoning), of the Solana Beach Municipal Code (SBMC); and

**WHEREAS**, the Applicant requested City Council approval to convert one of the existing main floor commercial retail tenant spaces to a commercial office tenant space to be occupied as a real estate gallery for Pacific Sotheby's International Real Estate; and

**WHEREAS**, on April 28, 2021, the City Council held a duly noticed Public Hearing to consider the time extension request and minor modifications; and

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

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

**WHEREAS**, the City Council of the City of Solana Beach found that the project is exempt from the CEQA Guidelines pursuant to Section 15301 of the State CEQA Guidelines, which exempts minor modifications to existing facilities; and

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

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

1. That the foregoing recitations are true and correct.
2. That the request for a modification to convert an existing 747 square foot, first floor commercial retail tenant space to commercial office to be occupied as a real estate

gallery for Pacifica Sotheby's International Realty is conditionally approved based on the following Findings, and all terms and conditions of Resolution 2016-130 are in effect along with the following conditions applicable to the proposed modification:

3. FINDINGS:

A. In accordance with Section 17.68.040 (Development Review Permits) of the City of Solana Beach Municipal Code, the Council can make the required findings to approve a modification with specific attention to the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F and required under Development Review Permit Finding Number One (17.68.040.H.1):

- 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 use is consistent with the General Plan, which designates the property as SC. The proposed project is consistent with the General Plan and allows for commercial development that would involve a range of commercial and light industrial uses that have a minimal disturbance to nearby single-family residential neighborhoods. Residential uses are allowed as a secondary use in conjunction with permitted commercial uses at a maximum density of 20 units per acre. The project could be found to be consistent with the following General Plan Policies:

Policy LU-1.6 Encourage the establishment of mixed-uses that provide for housing and jobs near transit routes, shopping areas, and recreational uses to promote public transit use, walking, and biking.

Policy LU-1.7 Encourage and facilitate neighborhood serving restaurants, including outdoor dining/sidewalk cafes, in mixed-use areas and along the Highway 101 corridor.

Policy LU-1.8 Within mixed-use areas, encourage an overall high quality streetscape design, where feasible and appropriate, that includes bike lanes; on-street parking; minimal curb cuts; enhanced crosswalks; appropriate sidewalk widths; parkways; street trees, planters, and wells; street lighting; street furniture; wayfinding; kiosks; enhanced paving; public art; and other features that contribute to the character of Solana Beach.

Zoning Ordinance Consistency: The property is located within the SC Zone and the Highway 101 Specific Plan (HWY 101 SP) which allow for mixed-

use developments with a maximum dwelling unit density of 20 dwelling units per net acre.

Solana Beach Municipal Code (SBMC) regulations for the SC Zone in Section 17.28.020.B.4. indicates that, "Business, professional, medical and dental offices shall not exceed 50 percent of gross allowable floor area." The maximum floor area for the 40,937 ft<sup>2</sup> lot according to the SC Zone and the HWY 101SP is 1.2 of the lot area because the project is a mixed-use development that includes residential units. Therefore, the gross allowable floor area for the site is 49,124 square feet. Fifty percent of that would be 24,562 square feet. With the proposed modification the total commercial office space would be 7,583 square feet or 19% of the gross allowable floor area. The total office space after the modification would consist of 29% of the total 26,407 square feet existing on the lot.

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

*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 City of Solana Beach Municipal Code classifies a Real Estate Sales Office as a Commercial Office Use, which has a different required parking ratio than a commercial retail tenant space. According to SBMC 17.28.040, Business and professional offices, medical and dental offices, banks, financial institutions, and business services have a required parking ratio of one off-street parking space for each 300 square feet of gross floor area. While General commercial, neighborhood commercial, household services, personal services and tourist-oriented services, have a parking ratio of one off-street parking space for each 312 of gross floor area within a mixed-use project.

The proposed modification would increase the total amount of commercial office space and reduce the retail square footage that was approved with Resolution 2016-130 on December 9, 2016. The restaurant square footage, outdoor seating area, shared/mechanical area, and residential square footage would not be modified.



Table 2 shows how the proposed modification would not change the amount of required parking spaces but would modify the breakdown of square footage by use:

| Table 2  |                          |  |                         |
|--|--------------------------|--|-------------------------|
| Proposed Use:  | Proposed Square Footage: | Required Parking Ratio:                                      | Total Parking Required: |
| Commercial Office<br>(6 tenant spaces)   | 7,583 SF                 | 1 space per<br>300 SF of g.f.a.                              | 25.28 spaces            |
| Commercial Retail<br>(3 tenant spaces)   | 3,496 SF                 | 1 space per<br>312 SF of g.f.a.<br>in a mixed use<br>project | 11.21 spaces            |
| Commercial<br>Service/Shared/Mechanical  | 2,228 SF                 | 1 space per<br>312 SF of g.f.a.<br>in a mixed use<br>project | 7.1 spaces              |
| Restaurant<br>(1 tenant space)   | 2,809 SF*                | 1 space per<br>143 SF of g.f.a.<br>in a mixed use<br>project | 19.6 spaces             |
| Multi-Family Residential<br>(8 rental units: 2 1bdm<br>units and 6 2bdm units) | 10,291 SF                | 1.5 spaces per<br>1 bdrm unit<br>2 spaces per 2<br>bdrm unit | 15 spaces               |
| Total Parking Spaces Required:   |                          |  | 78.19 or 78<br>spaces   |

4. CONDITIONS: Prior to use or development of the property in reliance on this permit, the Applicant shall provide for and adhere to the conditions of the original project approval of Resolution2016-130.

A. Community Development Department Conditions:

- I. Building Permit plans must be in substantial conformance with the plans presented to the City Council on April 28, 2021 and located in the project file dated April 19, 2021.
- II. All business identification signage shall comply with the sign regulations established by the Solana Beach Municipal Code Section 17.64. Any proposed signage would require a separate sign/building permit approved by the City of Solana Beach.

B. Fire Department Conditions:

- I. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
  - II. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a 1/2" inch stroke width for residential buildings, 8" high with a 1/2" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
5. ENFORCEMENT: Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.16 and 1.18 in addition to any applicable revocation proceedings.
  6. EXPIRATION: The approval of the modification for the project will expire 24 months from the date of this approval, unless the Applicant has obtained building permits and have commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council.
  7. INDEMNIFICATION AGREEMENT: The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

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

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, held on the 28<sup>th</sup> day of April 2021, 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

ABBREVIATIONS

PACIFIC SOTHEBY'S CEDROS (For Tenant Improvement Permit Only) 330 S CEDROS AVE, SUITE 100 SOLANA BEACH, CA

WARE MALCOMB Leading Design for Commercial Real Estate

3911 Sorrento Valley Blvd, Suite #120 San Diego, CA 92121 P 858.638.7277 F 858.638.7506

OWNER

PROJECT DATA

RAF PACIFICA GROUP 315 S. COAST HWY 101, SUITE U-12 ANOCNITAS, CA 92034

JIM JACOB PH: (858) 314-3116 jim@rapacificagroup.com

APPLICABLE CODES

CITY OF: SOLANA BEACH BUILDING: 2019 CALIFORNIA BUILDING CODE STRUCTURE: 2019 CALIFORNIA BUILDING CODE MECHANICAL: 2019 CALIFORNIA MECHANICAL CODE ELECTRICAL: 2019 CALIFORNIA ELECTRICAL CODE PLUMBING: 2019 CALIFORNIA PLUMBING CODE FIRE / LIFE SAFETY: 2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) ENERGY: 2019 STATE OF CALIFORNIA ENERGY CODE ACCESSIBILITY: 2019 STATE OF CALIFORNIA GREEN BUILDING CODE 2019 STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS

OCCUPANCY CLASSIFICATION: PER CBC CHAPTER 3 B OCCUPANCY SEPARATION: PER CBC TABLE 508.4 N/A TYPE OF CONSTRUCTION: PER CBC 602 V-B SPRINKLERED: YES NUMBER OF STORIES: 2 ASSESSOR'S PARCEL NUMBER: 12447264 LEGAL DESCRIPTION: BLK 10\*LOT 16\*(EXST&HWY OP)

PROJECT SCOPE: THE SCOPE OF THIS PROJECT IS A FIRST GENERATION TENANT IMPROVEMENT ON THE FIRST FLOOR, INCLUDING CONSTRUCTION OF NEW NON-LOAD BEARING PARTITIONS, CEILINGS, FINISHES, AND RELATED MECHANICAL, PLUMBING, AND ELECTRICAL.

TENANT OCCUPANCY:

OFFICE (B) 747 S.F. TOTAL 747 S.F.

TENANT

PACIFIC SOTHEBY'S INTERNATIONAL REALTY 1111 PROSPECT STREET, SUITE 100 LA JOLLA, CA 92037

RYAN SECREST PH: (310) 750-5316 ryan.secrest@pacificsir.com

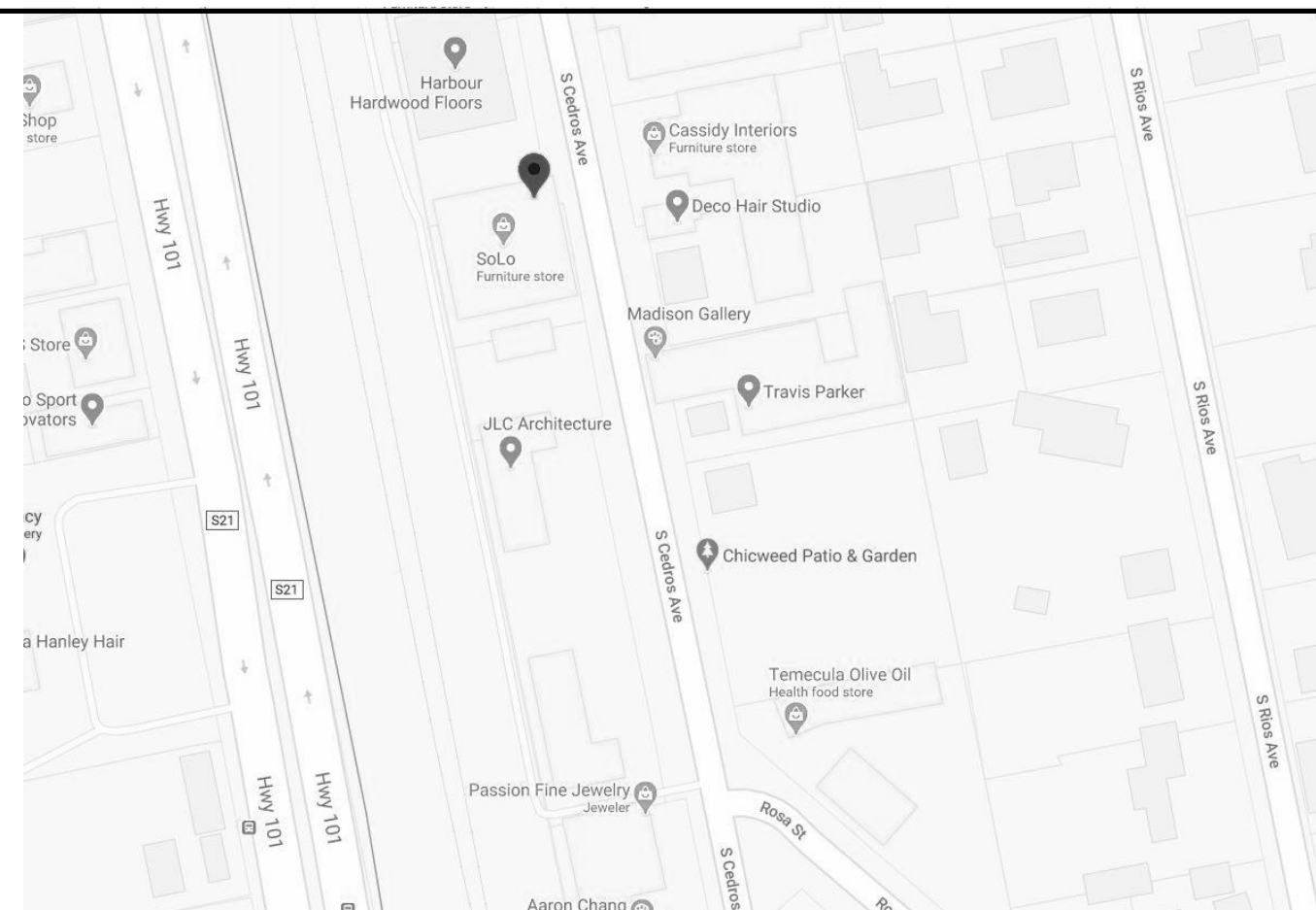
ARCHITECT

WARE MALCOMB

3911 Sorrento Valley Blvd., Suite 120 San Diego, CA 92121 PROJECT MANAGER: KARA MATTHIES JOB CAPTAIN: ANA MORENO

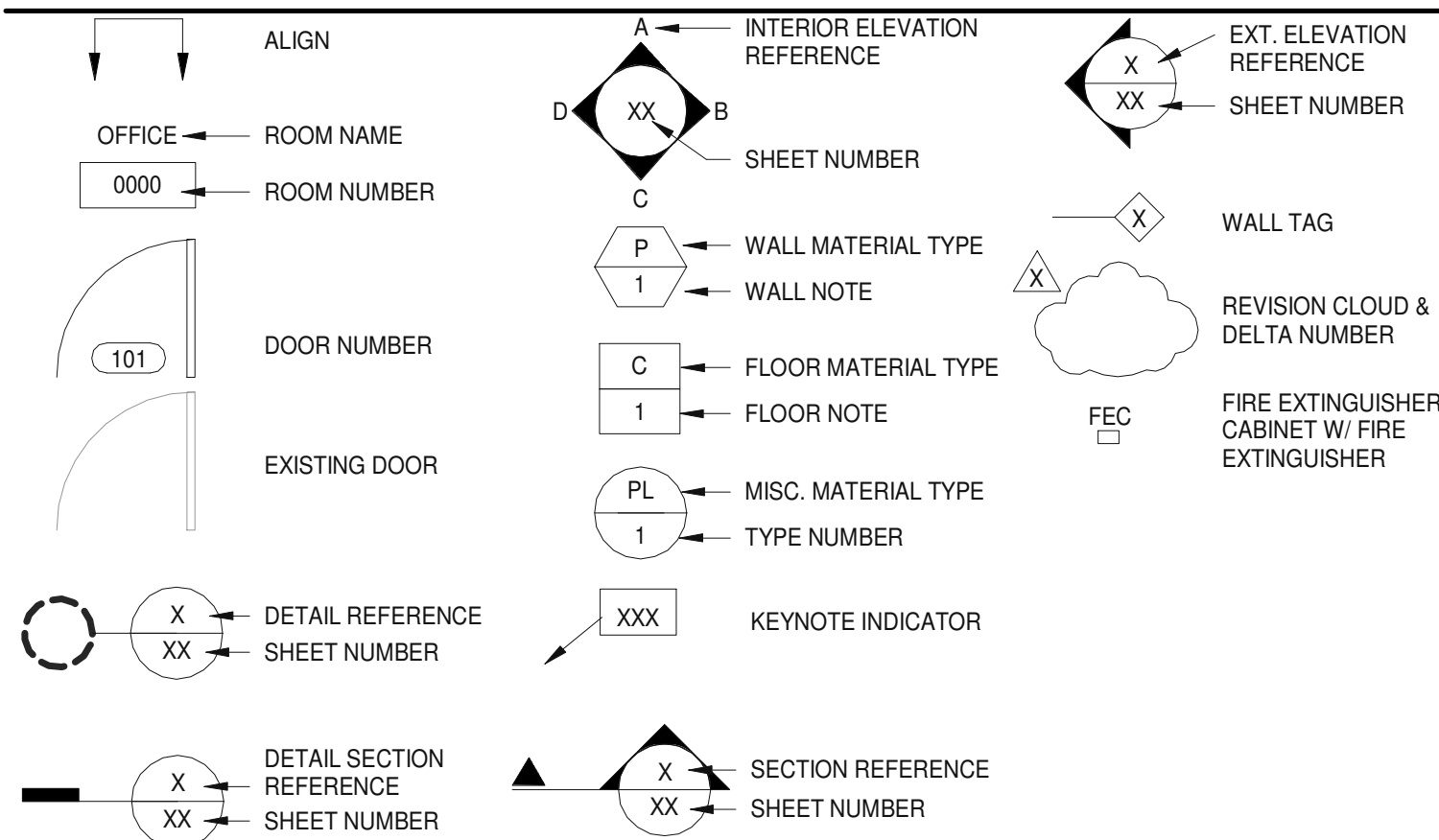
P 858.638.7277 F 858.638.7506 Kmatthies@waremalcomb.com Amoreno@waremalcomb.com

VICINITY MAP



NOT TO SCALE

SYMBOLS



PACIFIC SOTHEBY'S 330 S CEDROS AVE, SUITE 100 SOLANA BEACH, CA

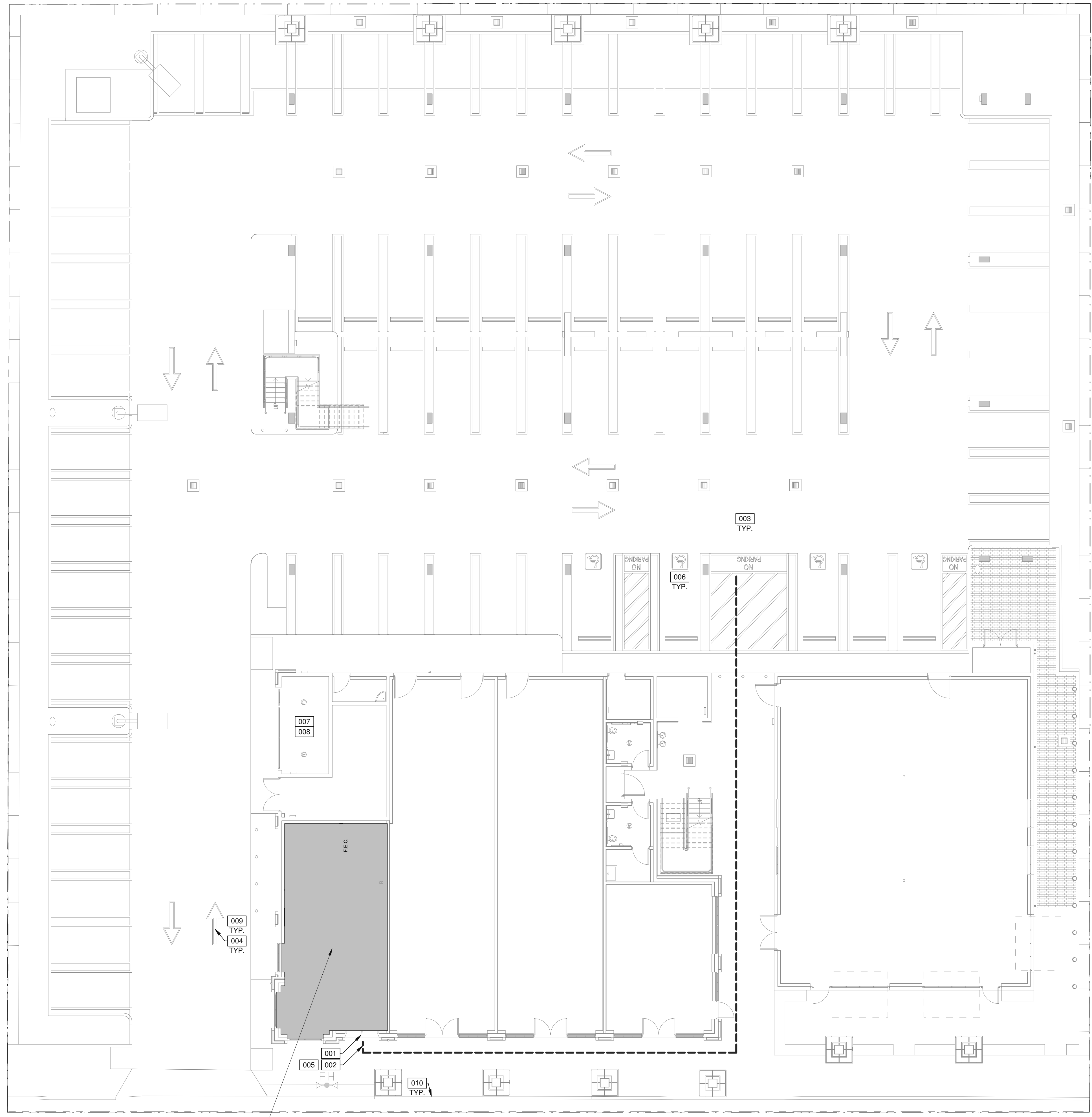
Table with columns: DATE, REMARKS, PLAN CHECK SUBMITTAL SET. Row 1: 01/08/2021, PLAN CHECK SUBMITTAL SET.

Table with columns: PA/PM, DRAWN BY, JOB NO. Row 1: K. MATTHIES, A. MORENO, SDG20-6121-00.

SHEET A0.1

ATTACHMENT 2

2021-03-11\_DRP MODIFICATION SUBMITTAL 3/10/2021 10:35:59 AM



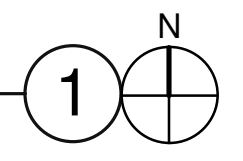
AREA OF SCOPE OF WORK ON FIRST FLOOR (747 SF)

S CEDROS AVE

SITE PLAN - (For Reference Only)



SCALE: 1" = 10'-0"



NOTES:

- 001 EXISTING FULLY ACCESSIBLE PRIMARY ENTRANCE TO REMAIN.
- 002 HEAVY THICK LINE INDICATES EXISTING FULLY ACCESSIBLE PATH OF TRAVEL TO REMAIN.
- 003 ALL PARKING IS EXISTING TO REMAIN; NO CHANGES PROPOSED.
- 004 ARROWS INDICATE DIRECTION OF DRIVEWAY.
- 005 EXISTING FULLY ACCESSIBLE CONCRETE WALK / RAMP TO REMAIN.
- 006 EXISTING FULLY ACCESSIBLE HANDICAP PARKING STALL AND SIGNAGE TO REMAIN.
- 007 LOCATION OF EXISTING TRASH ENCLOSURE.
- 008 LOCATION OF EXISTING RECYCLE AREA IN ACCORDANCE WITH CALIFORNIA GREEN CODE.
- 009 EXISTING DRIVEWAY TO REMAIN.
- 010 EXISTING SIDEWALK AND CURB TO REMAIN.

**\*\*NO NEW SCOPE OF WORK PROPOSED AT EXISTING SITE. ALL EXISTING PARKING TO REMAIN. NO CHANGE IN USE OR PARKING CALCULATIONS.**

**\*\*NO EXISTING OR NEW FENCES ON SITE**

**\*\*NO NEW GRADING IN PROJECT SCOPE. EXISTING SITE TO REMAIN.**

**\*\* NO CHANGE IN EXISTING PROPERTY LOT AREAS OR AGGREGATE LANDSCAPE AREAS. EXISTING SITE TO REMAIN.**

**WARE MALCOMB**  
Leading Design for Commercial Real Estate

architecture  
planning  
interiors  
graphics  
civil engineering  
3911 Serrano Valley Blvd, Suite #120  
San Diego, CA 92121  
P 858.688.2727  
F 858.688.7506

**PACIFIC SOTHEBY'S**  
**330 S CEDROS AVE, SUITE 100**  
**SOLANA BEACH, CA**

SITE PLAN (For Reference Only)

| DATE | REMARKS |
|------|---------|
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |

|            |               |
|------------|---------------|
| PA/PM:     | K. MATTHIES   |
| DRAWN BY.: | A. MORENO     |
| JOB NO.:   | SDG20-6121-00 |

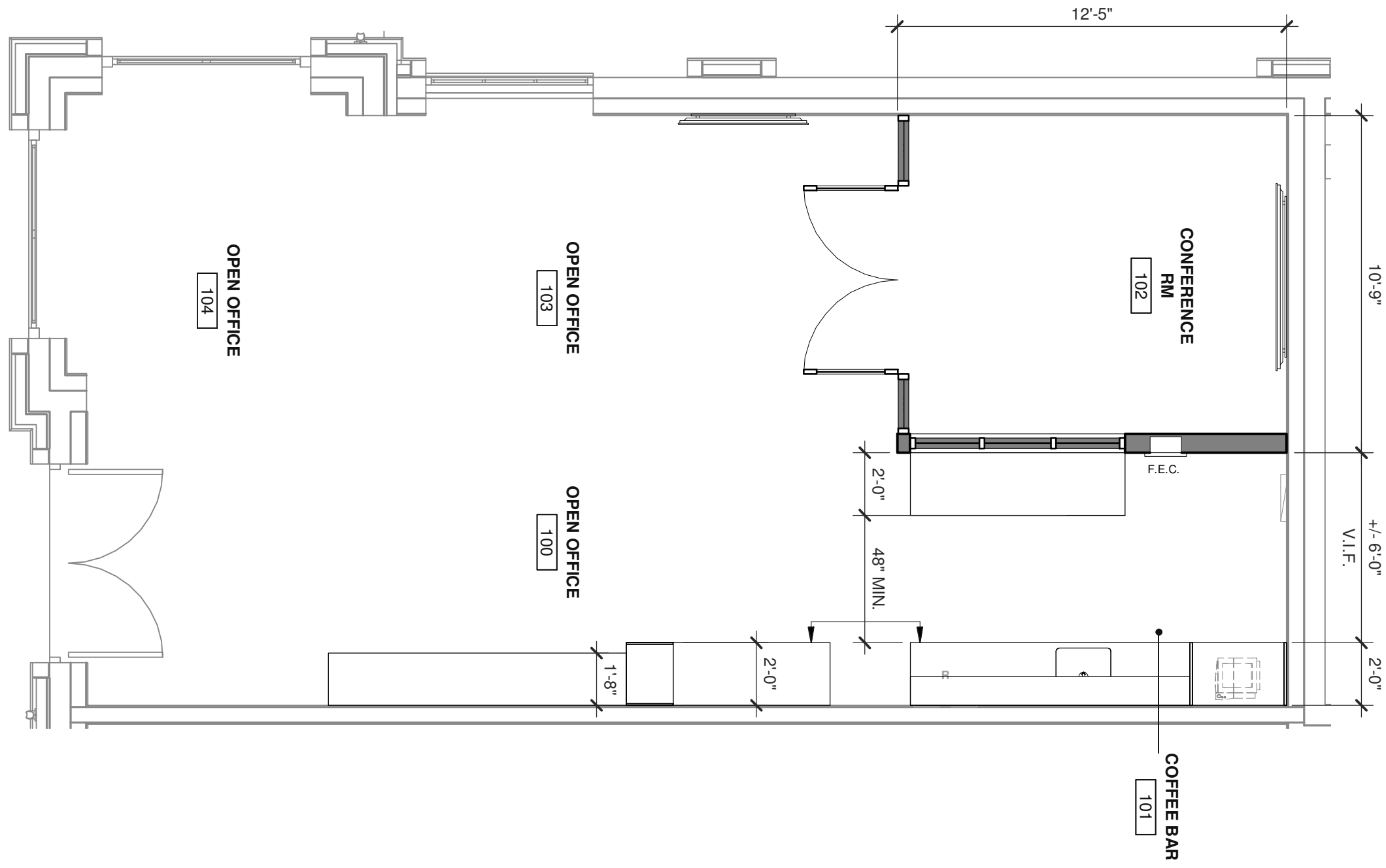
SHEET  
**DRP-1**

1/4" = 1'-0"  
0 2 4 8 16'

PROPOSED FLOOR PLAN (For Reference Only)

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

2

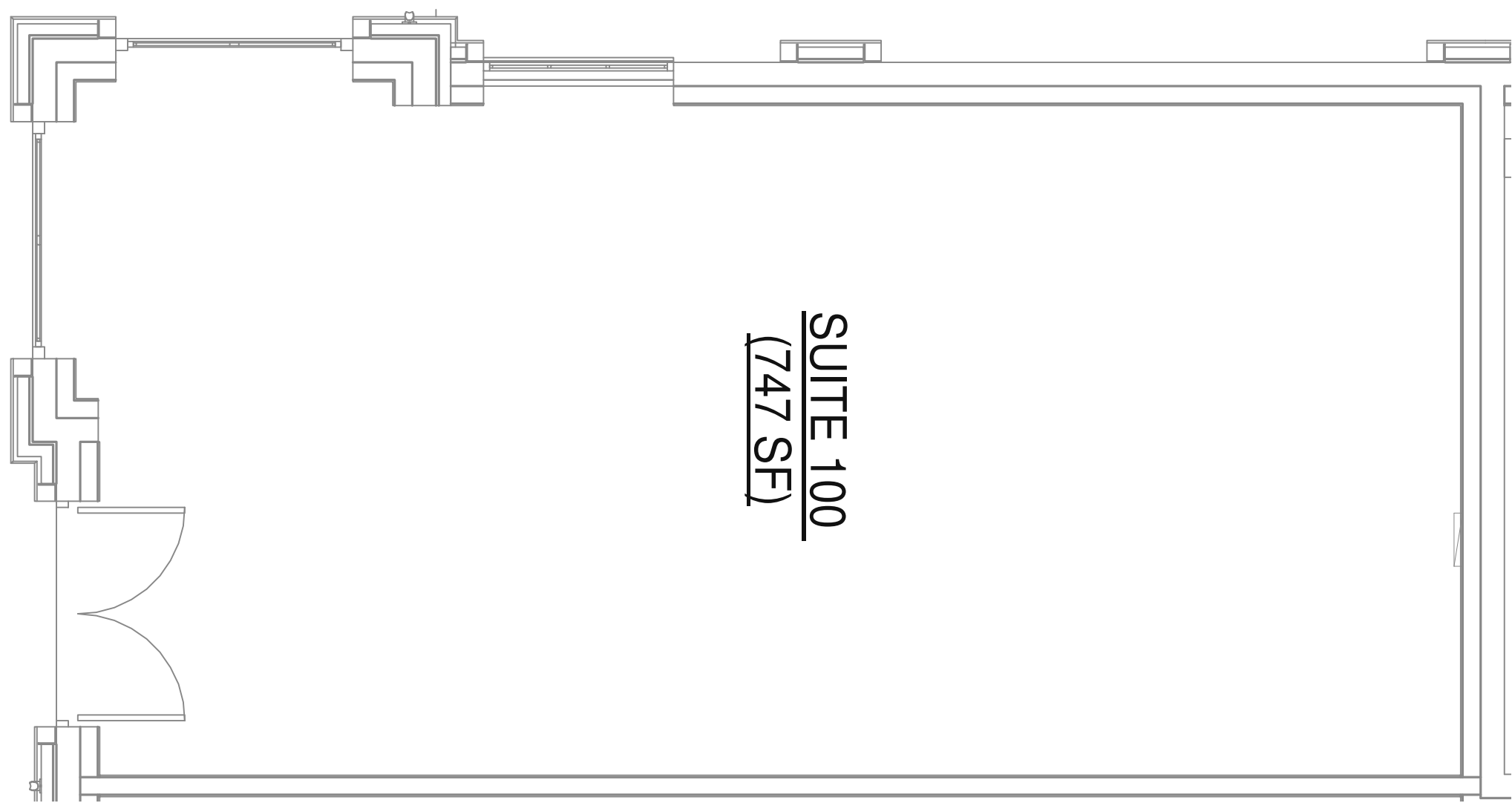


1/4" = 1'-0"  
0 2 4 8 16'

EXISTING FLOOR PLAN (For Reference Only)

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

1



**LEGEND**  
 FULL HEIGHT NON-RATED PARTITION TO STRUCTURE  
 EXISTING WALL

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

| EXISTING & PROPOSED PLAN (For Reference Only) |         |
|---|---------|
| DATE  | REMARKS |
|   |         |
|   |         |
|   |         |
|   |         |
|   |         |
|   |         |
|   |         |
|   |         |
|   |         |
|   |         |

|           |               |
|-----------|---------------|
| P.A.P.M.: | K. MATTHIES   |
| DRAWN BY: | A. MORENO     |
| JOB NO.:  | SDG20-6121-00 |

**PACIFIC SOTHEBY'S**  
 330 S CEDROS AVE, SUITE 100  
 SOLANA BEACH, CA

architecture  
 planning  
 interiors  
 graphics  
 civil engineering

3911 Sorrento Valley Blvd, Suite #120  
 San Diego, CA 92121  
 P 858.638.7277  
 F 858.638.7506

**WARE MALCOMB**  
 Leading Design for Commercial Real Estate

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** April 28, 2021  
**ORIGINATING DEPT:** City Manager's  
**SUBJECT:** **COVID TUP Policy Extension**

---

## **BACKGROUND:**

On June 10, 2020, the City Council (Council) adopted Resolution 2020-087 approving, among other actions, a Temporary Use Permit (TUP) Policy (Policy) to allow restaurant and café uses to provide outdoor dining. The Policy was adopted and an administrative, no fee application and review process was established by Staff to implement this Policy. This Policy facilitates the review and issuance of a TUP allowing certain uses to operate outdoors on adjacent sidewalks, parking lots or other outdoor areas while also complying with traffic, safety, liability and Americans with Disabilities Act (ADA) requirements. The COVID TUP Policy was originally set to expire on December 31, 2020.

Following adoption of Resolution 2020-087 and implementation of the TUP Policy for restaurant and café uses, and due to an increase in coronavirus transmissions, further measures were imposed to close gyms, churches, offices, hair & nail salons, and other businesses. Shortly thereafter, the County of San Diego was allowed to modify its Public Health Order (PHO) to allow all restaurants, gyms and fitness centers, hair salons and nail salons to operate outdoors only.

Because Resolution 2020-087 applied only to restaurants and cafes and in response to the revised PHO, on July 31, 2020, the City Manager, operating as the Director of Emergency Services, issued an Emergency Order (Order) expanding the TUP process for outdoor use to be applied also to gyms and fitness centers and personal care services such as hair salons, barber shops and nail salons. This Order was ratified by Council at their meeting on August 28, 2020.

On November 18, 2020, the City Council adopted Resolution 2020-148 approving an extension of the COVID TUP Policy through April 30, 2021.

CITY COUNCIL ACTION:

---

---

This item is before Council to consider approving Resolution 2021-049 extending the COVID TUP Policy until the emergency order limiting indoor dining and social distancing requirements is lifted.

**DISCUSSION:**

Pursuant to Resolutions 2020-087 and 2020-148, the COVID TUP Policies that allowed temporary outdoor expansion for certain uses with approval of a Temporary Use Permit, is due to expire on April 30, 2021. Due to the on-going Public Health Order (PHO) and COVID-19 pandemic, it is anticipated that restrictions on indoor uses will continue to be in effect beyond the April 30, 2021 date. While the limitations on indoor use and activities are becoming more relaxed, businesses continue to face extreme economic challenges and uncertainty due to COVID-19 and the respective PHO's. Extension of the TUP Policy would be consistent with existing PHO guidance while supporting and encouraging economic growth and the business community in the City.

Since the City Council's approval of the COVID TUP Policy, the City of Solana Beach has conditionally approved 33 COVID TUP applications, 24 of which are for businesses with outdoor dining services. Of the 24 businesses with outdoor dining, 19 of those are utilizing parking areas, two of which (Pillbox Tavern & Saddle Bar) are utilizing public parking spaces. The other five businesses with outdoor dining are utilizing public and/or private sidewalk areas for the outdoor dining. Several of the business owners have inquired about an extension of the COVID TUP Policy while the current Public Health Orders remain in place restricting indoor dining capacity.

Since the COVID TUP applications were approved and the outdoor dining areas for Saddle Bar and Pillbox Tavern were installed, Staff was made aware of concerns by Dr. Urich about his client's access to his business. Staff had made some accommodations to help with his original parking concerns that were raised in the summer of 2020. Dr. Urich recently sought legal counsel who has submitted a letter in opposition to the extension of the COVID TUP Policy and requested that the outdoor dining areas be removed from the public right-of-way. Staff has offered to further work with Dr. Urich, Pillbox Tavern and Saddle Bar representatives to modify the outdoor dining facilities in an attempt to accommodate all three businesses if the City Council decides to extend the COVID TUP Policy.

Staff is seeking Council direction on an extension of the provisions of Resolutions 2020-087 and 2020-148 until a specified date or until the emergency order limiting indoor dining and social distancing requirements is lifted.

**CEQA COMPLIANCE STATEMENT:**

This project is necessary to mitigate an emergency and is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304 of the State CEQA Guidelines.



**FISCAL IMPACT:**

There is no fiscal impact associated with this Staff Report.

**OPTIONS:**


- Approve Staff recommendation.
- Approve Staff recommendation with additional conditions/changes
- Do not approve Staff recommendation.
- Provide alternative direction.

**DEPARTMENT RECOMMENDATION:**

It is recommended that City Council consider approval of Resolution 2021-049 authorizing extension of the Temporary Use Permit Policy until a specified date or until the emergency public health order limiting indoor dining and social distancing requirements is lifted.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



---

Gregory Wade, City Manager

Attachments:

1. Resolution 2021-049: TUP Policy Extension
2. Correspondence from Dr. Urich and his legal counsel

**RESOLUTION 2021-049**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, EXTENDING COVID TEMPORARY USE PERMIT POLICY, RESOLUTION 2020-087 AND RESOLUTION 2020-148**

**WHEREAS**, on June 10, 2020, the City Council adopted Resolution 2020-087 approving, among other actions, a Temporary Use Permit Policy to allow specified uses to operate outdoors; and

**WHEREAS**, on November 18, 2020, the City Council adopted Resolution 2020-148 extending the Temporary Use Permit Policy to allow specified uses to operate outdoors; and

**WHEREAS**, the COVID TUP Policy is due to expire on April 30, 2021; and

**WHEREAS**, businesses continue to face extreme economic challenges and uncertainty due to COVID-19; and

**WHEREAS**, the City Council wishes to support and encourage economic growth and the business community in the City while being responsive to the COVID-19 pandemic and County Public Health Orders.

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

1. That the above recitations are true and correct.
2. That Council authorizes an extension of the Temporary Use Permit Policy until the emergency order and social distancing requirements is lifted.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of April, 2021, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

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

APPROVED AS TO FORM:

ATTEST:

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

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

Philip Burkhardt\*  
Carl A. Larson\*†  
Valerie N. Larson†‡

\* A Professional Corporation  
† LL.M. in Taxation  
‡ Of Counsel

## BURKHARDT & LARSON

ATTORNEYS AT LAW  
6006 EL TORDO, SUITE 200  
MAILING ADDRESS: P.O. BOX 1369  
RANCHO SANTA FE, CA 92067

(858) 756-3743  
FAX (858) 756-9805  
www.BurkhardtandLarson.com

VIA EMAIL AND FIRST-CLASS MAIL

[jlim@cosb.org](mailto:jlim@cosb.org)

March 26, 2021

Joseph Lim  
Community Development Director  
CITY OF SOLANA BEACH  
635 South Highway 101  
Solana Beach, CA 92075-2215

**Re: TUP 20-002 (Saddle Bar) and TUP 20-003 (Pillbox Tavern)**

**Our File No. 2464.1**

Dear Mr. Lim:

TUP 20-002 (Saddle Bar) and TUP 20-003 (Pillbox Tavern)

Our office is assisting David Urich DDS with regard to the above referenced Temporary Use Permits. (See attachments.) Dr. Urich has been informed that the two TUPs have been extended until April 30, 2021. *Please confirm that these two TUPs will expire on that date.*

Pursuant to SBMC Section 17.110, all “applications for extensions must be at least 60 days prior to the expiration of the approval.” *Please let us know if the Saddle Bar and the Pillbox Tavern have filed a written application for extension of the TUPs. And if applications have been filed, whether or not your department plans to approve the applications for extensions.*

As indicated in Dr. Urich’s email to you, the outdoor dining facilities has adversely affected his business. Since indoor dining is now allowed, the underlying reason for issuing the TUPs is no longer applicable. The outdoor dining facilities and related TUPs should therefore be revoked or suspended and, in any event, not be allowed to extend past April 30, 2021.

ADA Accessible Parking (Shortest Route)

In reviewing the Director’s Notification of Decision regarding the two TUPs, I noticed the plans regarding handicapped parking. The American Disability Act requires that accessible parking space for the handicapped must be located on the shortest accessible route to the entrance they serve. In other words, the handicapped parking should be placed closest to the building sought to be accessed. The shortest accessible route to the Saddle Bar, Urich Dental, and the Pillbox would be a space placed directly in front of the Saddle Bar adjacent to South Acacia Avenue. The current

**ATTACHMENT 1**

Joseph Lim  
March 26, 2021  
Page 2

location of the handicapped parking may be helpful for a disabled person who wanting to go to the nearest bus stop, but it requires disabled patrons of the Saddle Bar, Urich Dental and the Pillbox to circumnavigate the entire parking lot and/or cross a busy parking lot entrance. This is a dangerous situation and does not appear to meet or satisfy the intent of the ADA . I am curious to know if the City plans to also place handicapped parking in front of the Saddle Bar, Urich Dental or the Pillbox Tavern in the near future.

Respectfully,

BURKHARDT & LARSON

A handwritten signature in black ink, appearing to read 'Carl A. Larson', with a stylized flourish at the end.

Carl A. Larson

CAL/an

Attachments

Cc: Urich Dental via email only



---

## CITY OF SOLANA BEACH

635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075-2215 • (858) 720-2400  
www.cityofsolanabeach.org FAX (858) 792-6513

---

### DIRECTOR'S NOTIFICATION OF DECISION

**APPLICATION NO.:** TUP 20-002  
**APPLICANT:** Michael A. Garcia (Saddle Bar)  
**ADDRESS:** 123 West Plaza Street, Solana Beach

**DESCRIPTION:**

The applicant has requested consideration of a Temporary Use Permit to allow temporary outdoor expansion of seating due to COVID-19 social distancing guidelines.

**ENVIRONMENTAL STATUS:** Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines.

**DECISION:** APPROVED WITH CONDITIONS

**CONDITIONS:**

Use of the property in reliance on this temporary use permit includes that the Applicant shall provide for and adheres to the following:

**A. Community Development Department Conditions:**

- I. Temporary outdoor dining shall be permitted in substantial conformance with the application and plans submitted by the applicant, except where otherwise conditioned.
- II. Maximum occupancy, including all outdoor seating, shall not exceed occupancy for the allowed use.
- III. A minimum of 6 feet between tables and any other obstructions is required consistent with social distancing guidelines.
- IV. Tables and seating shall allow for sufficient ingress/egress to comply with ADA requirements.
- V. The use of the public right-of-way shall be limited to the areas depicted in the plans submitted by the applicant.

- VI. Construction activity is planned by the City in the Plaza parking lot near the proposed expansion. If necessary, the applicant shall adjust or remove the temporary outdoor seating area as directed by the City during the reconstruction of the parking area.
- VII. The City has the right to modify or revoke the temporary use permit for failure to comply with conditions and any other local, state, or federal regulations.
- VIII. EXPIRATION: The TUP for the project will expire on December 31, 2020, or until the emergency order and social distancing requirement are lifted.
- IX. INDEMNIFICATION AGREEMENT: The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgements, 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 Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Applicant shall pay all of the costs related thereto including, without limitation, reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless Applicant approves such settlement.

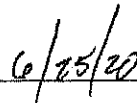
**APPEAL:**

Pursuant to Solana Beach Municipal Code (SBMC) Section 17.72.070, this decision may be appealed to the City Council within 15 days of the date of this decision.

Signed:

  
\_\_\_\_\_  
Joseph Lim, AICP  
Community Development Director

Date of Decision:

  
\_\_\_\_\_  
6/25/20



---

## CITY OF SOLANA BEACH

635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075-2215 • (858) 720-2400  
[www.cityofsolanabeach.org](http://www.cityofsolanabeach.org) FAX (858) 792-6513

---

### DIRECTOR'S NOTIFICATION OF DECISION

**APPLICATION NO.:** TUP 20-003  
**APPLICANT:** Michael A. Garcia (Pillbox Tavern)  
**ADDRESS:** 117 West Plaza Street, Solana Beach

**DESCRIPTION:**

The applicant has requested consideration of a Temporary Use Permit to allow temporary outdoor expansion of seating due to COVID-19 social distancing guidelines.

**ENVIRONMENTAL STATUS:** Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the State CEQA Guidelines.

**DECISION:** APPROVED WITH CONDITIONS

**CONDITIONS:**

Use of the property in reliance on this temporary use permit includes that the Applicant shall provide for and adheres to the following:

**A. Community Development Department Conditions:**

- I. Temporary outdoor dining shall be permitted in substantial conformance with the application and plans submitted by the applicant, except where otherwise conditioned.
- II. Maximum occupancy, including all outdoor seating, shall not exceed occupancy for the allowed use.
- III. A minimum of 6 feet between tables and any other obstructions is required consistent with social distancing guidelines.
- IV. Tables and seating shall allow for sufficient ingress/egress to comply with ADA requirements.
- V. The use of the public right-of-way shall be limited to the areas depicted in the plans submitted by the applicant.

- VI. Construction activity is planned by the City in the Plaza parking lot near the proposed expansion. If necessary, the applicant shall adjust or remove the temporary outdoor seating area as directed by the City during the reconstruction of the parking area.
- VII. The City has the right to modify or revoke the temporary use permit for failure to comply with conditions and any other local, state, or federal regulations.
- VIII. EXPIRATION: The TUP for the project will expire on December 31, 2020, or until the emergency order and social distancing requirement are lifted.
- IX. INDEMNIFICATION AGREEMENT: The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgements, 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 Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Applicant shall pay all of the costs related thereto including, without limitation, reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless Applicant approves such settlement.

**APPEAL:**

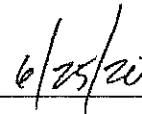
Pursuant to Solana Beach Municipal Code (SBMC) Section 17.72.070, this decision may be appealed to the City Council within 15 days of the date of this decision.

Signed:



\_\_\_\_\_  
Joseph Lim, AICP  
Community Development Director

Date of Decision:



\_\_\_\_\_





# CITY OF SOLANA BEACH

635 SOUTH HIGHWAY 101 • SOLANA BEACH • CALIFORNIA 92075 • (858) 720-2400 • FAX (858) 755-1782

## TEMPORARY USE PERMIT APPLICATION (COVID-19 ECONOMIC RECOVERY)

Project Address: 123 WEST PLAZA ST. SOLANA BEACH, CA 92075

Project Assessor's Parcel Number: 43

### A. APPLICANT INFORMATION & PROJECT SUMMARY:

1. Applicant's Name: GARCIA, MICHAEL A. SADDLE BAR  
(Last, First & Middle Initial and Company Name)

2. Applicant's Mailing Address: 242 CONEFLOWER ST, ENCINITA, CA 92024  
(Street, City, State & ZIP Code)

3. Applicant's Telephone: (619) 251-8012 Fax: \_\_\_\_\_

4. Applicant's Email Address: MIKE@THESADDLEBAR.COM Cell Phone: (619) 251-8012

5. Preferred Method of Contact: EMAIL

6. Applicant's Representative: \_\_\_\_\_

7. Representative's Address: \_\_\_\_\_

8. Representative's Telephone/Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

9. Representative's Email Address: \_\_\_\_\_

10. Project Description (Residential, Commercial, Industrial, or Mixed Use; number of structures, square footage, number of stories, etc.):

COMMERCIAL - TEMPORARY EXPANSION INTO PARKING LOT (576 SQ FT)

11. Are there any permits already granted for use of the property such as variances, major or minor use permits, site plans, county coastal use permits, State of CA Coastal Permits, etc.?: (reference number if any)

#### FOR OFFICE USE ONLY

Application No: \_\_\_\_\_

General Plan: \_\_\_\_\_

Overlay: \_\_\_\_\_

Fee: N/A

Date Paid: \_\_\_\_\_

Zoning: \_\_\_\_\_

Related Projects: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Conditions: \_\_\_\_\_

**PROJECT AND APPLICATION INFORMATION:**


- 1. Facilities to be open: from 11 a.m. to 8:30 p.m. on weekdays;  
from 11 a.m. to 8:50 p.m. on weekends
- 2. Total number of employees 3  
Estimated Number of clients, customers or users each day 72
- 3. List proposed uses and square footages of each: (576 SQ.FT.) DWING OUTSIDE
- 4. Will the project generate noise which could be heard outside the project area? MINIMAL  
Noise source? CUSTOMERS Where? \_\_\_\_\_
- 5. Other NO RESIDENTS NEARBY
- 6. Will alcohol be served in temporary expansion areas?  YES  NO
- 7. Existing Occupancy 98 Proposed Occupancy 24
- 8. Site Plan required, showing existing area and proposed expansion area. Plans must be drawn to scale and must provide sufficient information to determine that sufficient access and egress can be maintained.
- 9. Additional information may be submitted and/or required to make a final determination.

**ENFORCEMENT:** Pursuant to SBMC Section 17.72.120(B) failure to satisfy any 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.

**EXPIRATION:** The TUP will expire December 31, 2020 unless otherwise authorized by the resolution of the City Council or an extension of the application may be granted by the Director, subject to SBMC Section 17.72.110.

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

I hereby certify under penalty of perjury that I or my authorized representative have delivered the aforementioned items to the City of Solana Beach Community Development Department and accept the terms and conditions of approval.

  
Applicant or Authorized Representative's Signature

6/9/20  
Date

MICHAEL GARCIA  
Applicant or Authorized Representative's Printed Name



# CITY OF SOLANA BEACH

635 SOUTH HIGHWAY 101 • SOLANA BEACH • CALIFORNIA 92075 • (858) 720-2400 • FAX (858) 766-1782

## TEMPORARY USE PERMIT APPLICATION (COVID-19 ECONOMIC RECOVERY)

Project Address: 117 WEST PLAZA ST SOLANA BEACH, CA 92075

Project Assessor's Parcel Number: 45

### A. APPLICANT INFORMATION & PROJECT SUMMARY:

1. Applicant's Name: GARCIA, MICHAEL A. PULLBOX TAVERN  
(Last, First & Middle Initial and Company Name)

2. Applicant's Mailing Address: 242 CONFLOWER ST. ENCINITAS, CA 92024  
(Street, City, State & ZIP Code)

3. Applicant's Telephone: (619) 251-8012 Fax: \_\_\_\_\_

4. Applicant's Email Address: MIKE@THE SADDLEBAR.COM Cell Phone: (619) 251-8012

5. Preferred Method of Contact: EMAIL

6. Applicant's Representative: \_\_\_\_\_

7. Representative's Address: \_\_\_\_\_

8. Representative's Telephone/Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

9. Representative's Email Address: \_\_\_\_\_

10. Project Description (Residential, Commercial, Industrial, or Mixed Use; number of structures, square footage, number of stories, etc.):

COMMERCIAL - TEMPORARY EXPANSION INTO PARKING LOT (702 SQ FT)

11. Are there any permits already granted for use of the property such as variances, major or minor use permits, site plans, county coastal use permits, State of CA Coastal Permits, etc.?: (reference number if any)

| FOR OFFICE USE ONLY     |                     |                   |
|-------------------------|---------------------|-------------------|
| Application No: _____   | General Plan: _____ | Overlay: _____    |
| Fee: <u>N/A</u>         | Date Paid: _____    | Zoning: _____     |
| Related Projects: _____ |                     | Date Filed: _____ |
| Conditions: _____       |                     |                   |
| _____                   |                     |                   |
| _____                   |                     |                   |

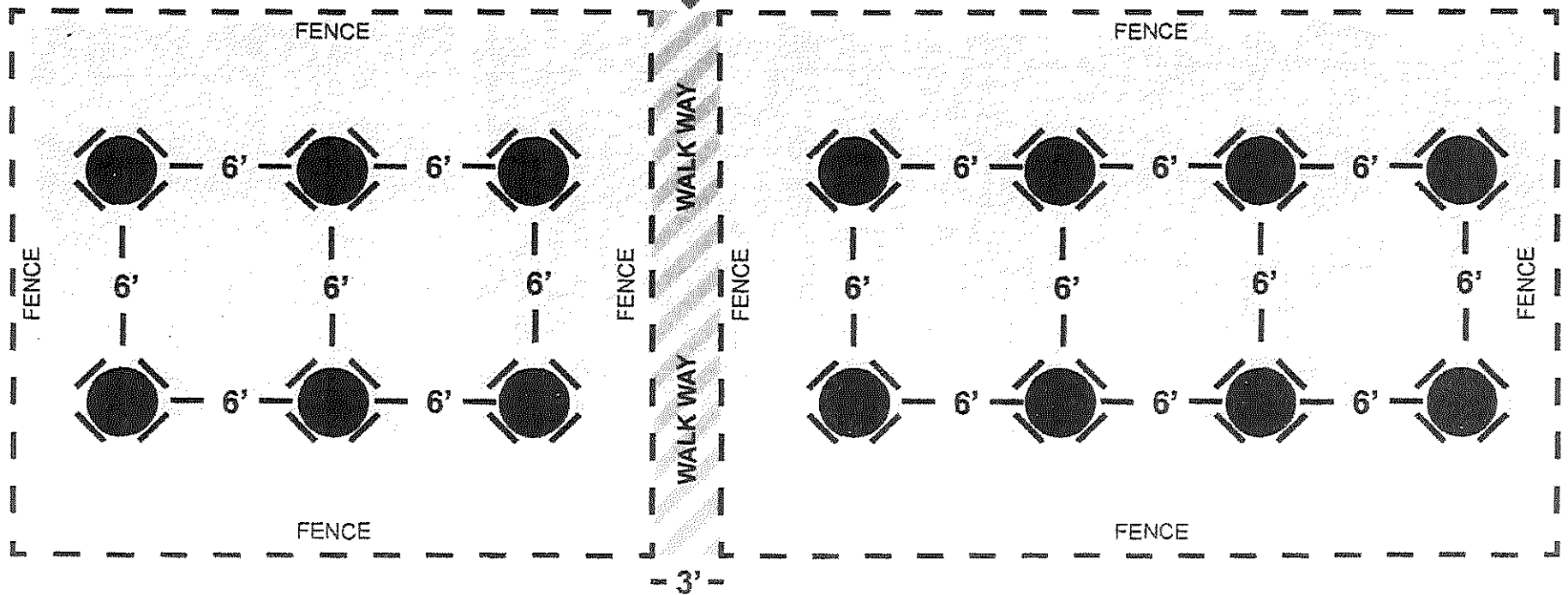




### SADDLE SIDE MAX 24 PEOPLE

EMERGENCY  
ACCESS

### PILLBOX SIDE MAX 32 PEOPLE



 = TABLES 36" ROUND  
 = CHAIRS

4 people Maximum per table  
NO parties larger than 4 people outside  
NO combining tables

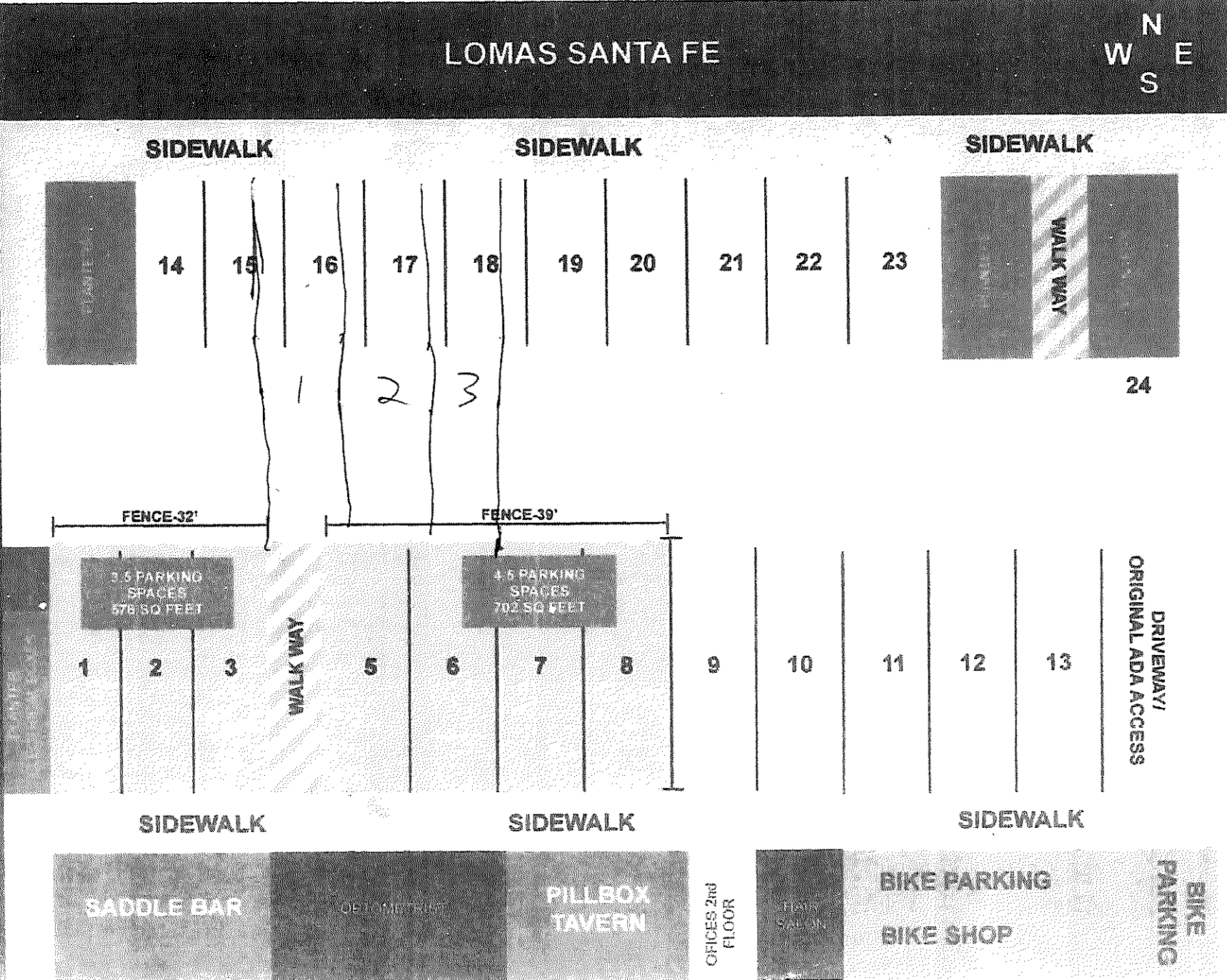




# LOMAS SANTA FE



ACACIA STREET



1. GRIND OR SAWCUT AND REMOVE PAVEMENT TO LIMITS SHOWN.
2. INSTALL 2" CLASS 2 BASE AND 2" AC. SLOPE AT 1.8% MAXIMUM GRADE TO 12" BEYOND DISABLED PARKING STALL AND ACCESS ISLE.
3. PAINT PARKING STALLS AND ACCESS ISLES PER SDRSD M-27A AND AS SHOWN.
4. INSTALL PARKING SIGN PER M-27A & B.
5. REMOVE & REINSTALL WHEEL STOPS FOR PAVING. DELIVER UNUSED WHEEL STOPS TO PUBLIC WORKS MAINT. YARD

PAINT ADJACENT STALL WITH 4" DIAGONAL WHITE LINES 36" O.C.

EXISTING SURFACE TO BE LOWERED BY APPROX. AMOUNT SHOWN.

PLAZA STREET

INSTALL SIGN PER M-28A & B (VAN SIGN)

REMOVE CURB  
PLACE CLASS A TOP SOIL TO 1" BELOW CURB.

CONSTRUCT 6" CURB LEVEL WITH EXIST. CURBS

INSTALL YELLOW TRUCATED DOMES 3' X 4'

CONSTRUCT CURB (0" TO 6") & 4" SIDEWALK RAMP

REMOVE CURB. CONSTRUCT 6" CURB PER G-01 AND 4" SIDEWALK

SOUTH ACACIA AVE

PUBLIC PARKING LOT 3  
PLAZA STREET SOUTH PARKING LOT  
123 WEST PLAZA

1" = 10'



-6.7"

-4.4"

-9.6"

1.8%

1.8%

VAN 12' X 18'



NO PARKING

21' +/-

R-28'

LIMIT OF PAVEMENT REMOVAL (1240 SF) & REPLACEMENT (1080 SF)

1. GRIND OR SAWCUT AND REMOVE PAVEMENT TO LIMITS SHOWN.
2. INSTALL 2" CLASS 2 BASE AND 2" AC. SLOPE AT 1.8% MAXIMUM GRADE TO 12" BEYOND DISABLED PARKING STALL AND ACCESS ISLE.
3. PAINT PARKING STALLS AND ACCESS ISLES PER SDRSD M-27A AND AS SHOWN.
4. INSTALL PARKING SIGN PER M-27A & B.
5. REMOVE & REINSTALL WHEEL STOPS FOR PAVING. DELIVER UNUSED WHEEL STOPS TO PUBLIC WORKS MAINT. YARD

EXISTING SURFACE TO BE LOWERED BY APPROX. AMOUNT SHOWN.

PLAZA STREET

PAINT ADJACENT STALL WITH 4" DIAGONAL WHITE LINES 36" O.C.

-6.7"

-4.4"

-9.6"

INSTALL SIGN PER M-28A & B (VAN SIGN)

VAN

12' X 18'

1.8%

REMOVE CURB  
PLACE CLASS A TOP SOIL TO 1" BELOW CURB.

CONSTRUCT 6" CURB LEVEL WITH EXIST. CURBS

INSTALL YELLOW TRUCATED DOMES 3' X 4'

CONSTRUCT CURB (0" TO 6") & 4" SIDEWALK RAMP

LIMIT OF PAVEMENT REMOVAL (1240 SF) & REPLACEMENT (1080 SF)

21' +/-

REMOVE CURB. CONSTRUCT 6" CURB PER G-01 AND 4" SIDEWALK

SOUTH ACACIA AVE

PUBLIC PARKING LOT 3  
PLAZA STREET SOUTH PARKING LOT  
123 WEST PLAZA

1" = 10'







---

## CITY OF SOLANA BEACH

[www.cityofsolanabeach.org](http://www.cityofsolanabeach.org)

635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075 • (858) 720-2400 • Fax (858) 720-2455

---

April 1, 2021

Burkhardt & Larson, Attorneys at Law  
Attn: Carl A. Larson  
6006 El Tordo, Suite 200  
Rancho Santa Fe, CA 92067

RE: **March 26, 2021 Letter – TUP 20-002 (Saddle Bar) and TUP 20-003 (Pillbox Tavern)**

Dear Mr. Larson,

Thank you for your letter. As we all know, the COVID-19 pandemic has and continues to be an on-going issue and challenge for many businesses. The City of Solana Beach takes seriously the obligation to protect public health by following guidance of state and county public health officials, while also doing whatever possible to respond to the needs of our business community.

In response to business comments and concerns, the City Council adopted a resolution (RES 2020-087) in June 2020 that allowed temporary help to facilitate certain businesses that were limited, if not prohibited, from indoor activities and services, pursuant to the County Department of Public Health orders and protocols. This resolution allowed for the use of public right-of-way for outdoor dining contingent upon approval of a COVID-19 Temporary Use Permit application (TUP). As noted in your letter, both Saddle Bar and Pillbox have been issued conditionally approved TUPs. RES 2020-087 originally allowed these TUPs to be effective through December 31, 2020.

In December 2020, the City Council adopted RES 2020-148 that extended the COVID-19 TUP Policy through April 30, 2021, or until the emergency order and social distancing requirements are lifted, whichever is earliest. While vaccinations are on the rise and COVID-19 case rates are showing decreases, the County Public Health Order remains in effect, which continues to limit indoor dining and service activities to 25% of indoor capacity. Therefore, the statement about the issuance of the TUPs being no longer applicable or necessary is not accurate.

Please also note that, as I have previously discussed with Dr. Urich, the applicants have not applied for extensions, rather the City extended applications automatically after the City Council approved RES 2020-148. Therefore, Solana Beach Municipal Code Section 17.110, which I believe you meant to say Section 17.72.110, regarding applicant requests for extension, would not apply in this particular situation. I also

mentioned to Dr. Urich that the City Council would likely consider further extending the COVID-19 TUP Policy at a meeting before the April 30, 2021 expiration.

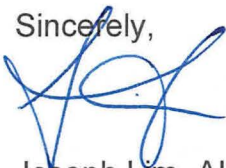
Neither the Notice of Determination nor either of the applications you referenced have plans that impact handicapped parking. At the time of processing of these applications, there were no public ADA parking spaces in the south side Plaza public parking area. The plans that you attached to your letter are plans that the City prepared for installation of public ADA parking spaces that were recently completed in other areas of the parking area. These public ADA parking spaces were installed for the purpose of public access to the City's public sidewalks and nearby bus stop and were not installed to specifically provide access to any business(es). Parking, particularly ADA parking for businesses, are required to be provided by the business(es) on-site and not in the public right-of-way. Please note that the parking area to the north of these businesses is located entirely within the City's public right-of-way. However, because of the existing conditions, the businesses (including your client's business) have no client parking on site (ADA or otherwise) and therefore are considered legal non-conforming. The placement and installation of the ADA parking stall on public property across the parking lot was coordinated with a Certified Accessibility Specialist (CASP) to ensure that the handicapped parking stall was placed in a manner that provided the shortest accessible route to public facilities.

While we are sensitive to the concerns raised by Dr. Urich regarding impacts to his business from the use of public parking for outdoor dining, you and Dr. Urich failed to acknowledge in the letter that the City has worked with Dr. Urich to minimize any perceived impact and allow him to temporarily designate 3 public stalls with temporary signage for the dentist office use while the parking spaces near the businesses are being used for outdoor dining. Typically, such public parking space designations with temporary signage would not be allowed. But this was a concession granted to Dr. Urich. In further compromise and to balance and best accommodate all the businesses in this area, I will be contacting the Pillbox representatives about the possibility of moving the approved outdoor dining areas that were allowed by the COVID-19 TUP policy and temporarily designating up to three (3) public stalls with temporary signage for Dr. Urich's patients' use in front of his office. Please note, however, that this might impact parking in front of the salon located east of the Pillbox Tavern.

Please understand that we are operating in good faith to address the needs of all businesses during this challenging time. Our hope is that we can all work together to achieve a positive outcome for all parties.

Should you have any questions, please feel free to contact me at (858) 720-2434 or by e-mail at [jlim@cosb.org](mailto:jlim@cosb.org).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joseph Lim', with a stylized flourish at the end.

Joseph Lim, AICP  
Community Development Director

Philip Burkhardt\*  
Carl A. Larson\*\*†  
Valerie N. Larson†♦

\* A Professional Corporation  
† LL.M. in Taxation  
♦ Of Counsel

## BURKHARDT & LARSON

ATTORNEYS AT LAW  
6006 EL TORDO, SUITE 200  
MAILING ADDRESS: P.O. BOX 1369  
RANCHO SANTA FE, CA 92067

(858) 756-3743  
FAX (858) 756-9805  
www.BurkhardtandLarson.com

VIA EMAIL AND FIRST-CLASS MAIL

[jlim@cosb.org](mailto:jlim@cosb.org)

April 7, 2021

Joseph Lim  
Community Development Director  
CITY OF SOLANA BEACH  
635 South Highway 101  
Solana Beach, CA 92075-2215

**Re: TUP 20-002 (Saddle Bar) and TUP 20-003 (Pillbox Tavern)**

**Our File No. 2464.1**

Dear Mr. Lim:

TUP 20-002 (Saddle Bar) and TUP 20-003 (Pillbox Tavern)

We are in receipt of your letter dated April 1, 2021. As you know, the County of San Diego has moved from the Red Tier to the Orange Tier. As a result, the Pillbox and the Saddle Bar can now have indoor dining of 50%. Since substantial indoor dining is now allowed, the underlying reason for issuing the TUPs is no longer applicable. *The outdoor dining facilities and related TUPs should therefore be revoked or suspended and, in any event, not be allowed to extend past April 30, 2021.*

We understand that the City of Solana Beach is attempting in good faith to address the needs of all businesses during these challenging times, but the city's policies have a disproportionate adverse effect on the business of professionals such as Dr. Ulrich. As evidenced by his declining dental practice, people will not visit a dentist or a physician if they have to weave their way through a bar! And, once a patient sees another dentist, that patient is forever lost to Dr. Ulrich. The perceived short-term needs of the Saddle Bar and Pillbox Tavern do not outweigh the long-term harm being done to Dr. Ulrich's dental practice. In fact, since substantial indoor dining is now allowed, the needs of Dr. Ulrich's dental practice greatly outweigh the current needs of the Pillbox and the Saddle Bar.

In your letter, you indicated that the City Council would likely consider further COVID-19 TUP Policy at a meeting before the April 30, 2021 expiration. Dr. Ulrich would like to express his ongoing opposition to any further extension of the COVID-19 TUP Policy especially in regard to

Joseph Lim  
April 7, 2021  
Page 2

the Saddle Bar and Pillbox Tavern. At a minimum, any extension of the TUPs should be conditioned upon three pull up spaces and temporary signage.

Please let us know when the City Council will take up this issue so that we submit written correspondence regarding the relevant agenda item in accordance with the Public Participation Protocol set forth on the City of Solana Beach website.

ADA Accessible Parking (Shortest Route)

In regard to the handicapped parking, we disagree with your assessment and that of your specialist that handicapped parking should not be placed near the businesses. As evidenced by the enclosed photographs, severely handicapped persons are being forced to cross a busy parking lot entrance in order to reach the existing handicapped parking. Eventually a handicapped person will be struck by a car, the City is going to be faced with a lawsuit alleging that the accident could have been prevented if it only complied with the basic ADA protocol that handicapped parking be placed *next* to a business.

Respectfully,

BURKHARDT & LARSON

  
Carl A. Larson

CAL/an



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** April 28, 2021  
**ORIGINATING DEPT:** City Clerk's Office  
**SUBJECT:** **Citizen Commission Vacancies: Public Arts Commission and Parks & Recreation Commission Appointments**

---

## **BACKGROUND:**

Pursuant to California Government Code section 54974(a), when an unexpected vacancy occurs on a Council Appointed Citizen Commission, a Notice of Vacancy is required to be posted no earlier than 20 days prior to the resignation and no later than 20 days after the vacancy occurs.

There were two resignations from two Citizen Commissions which are appointed by the City Council. There is one vacancy on the Public Arts Commission (PAC) and one vacancy on the Parks & Recreation Commission (PRC). Christine de Pagter resigned from the PAC on March 29<sup>th</sup> and Richard Lebert resigned from the PRC on March 21<sup>st</sup>. Both vacancies have a term ending January 2022, when these positions will expire and be open for appointment or re-appointment.

This item is before Council to review applications received for both Commissions.

## **DISCUSSION:**

Appointments to City Commissions and Committees are conducted in accordance with Council Policy No. 5 - *Appointment of Private Citizens to Committees, Boards, Task Forces* (Attachment 1). Per Solana Beach Municipal Code section 2.64.020, members of the PAC and PRC are all appointed by the Council-at-large. Therefore, the nominations may be made by any Councilmember and a majority vote of the City Council is required for appointment.

### *Noticing*

On April 8, 2021, the City Clerk posted a Notice of Vacancy for the PAC and PRC to refill the positions and bring the Commissions to full membership as quickly as possible with a deadline of April 20, 2021.

Recruitment notices were posted on the City's Official bulletin board and the City's website, e-blast notices were sent out, and past applicants were notified.

CITY COUNCIL ACTION:

*Applicant Submittals*

As of the preparation of this report, and by the April 20<sup>th</sup> 5:30 p.m. deadline, 2 applications were received for the PRC and 1 application was received for the PAC (Attachment 4). If applications are received after the deadline, they will not be forwarded to Council for consideration, as directed by Council in January 2019 to no longer consider late applications.

*Applications*

An applicant status list (Attachment 4) is provided with this report. Applications were not posted online, but were submitted to Council for review and are available for public access by contacting the City Clerk's Office.

*Appointment at Mid or Late Term*

If an appointment is made to a vacancy with a nearing term, the applicant will be made aware that when the term expires, they can re-apply utilizing the re-submittal short application form, making this process less cumbersome.

**CEQA COMPLIANCE STATEMENT:** Not a project as defined by CEQA.

**FISCAL IMPACT:** N/A

**WORK PLAN:** N/A

**OPTIONS:**

- Make an appointment to the Public Arts Commission and the Parks and Recreation Commission.
- Provide alternative direction.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council consider the application(s) submitted and make an appointment to the vacancy on the Public Arts Commission and the Parks & Recreation Commission with terms until January 2022.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.



Gregory Wade, City Manager

Attachments:

1. Council Policy No. 5
2. Vacancy Notice
3. List of Applicants
4. Applications

|   |   |
|---|---|
| <b>CITY OF SOLANA BEACH</b>   | <b>Policy No. 5</b>   |
| <b>COUNCIL POLICY</b>   | Adopted: May 15, 1989<br>Revised: January 23, 2008 by<br>Resolution 2008-23 |
| <b>GENERAL SUBJECT:</b> Citizen Boards, Commissions & Committees                                      |   |
| <b>SPECIFIC SUBJECT:</b> Appointments of Citizens to Boards, Commissions, Committees and Task Forces. |   |

**PURPOSE:**

The purpose of this policy is to establish a consistent process and procedure for appointments to City sponsored Citizen Boards, Commissions, Committees and Task Forces.

**POLICY STATEMENT:**

Appointments to Citizen Boards, Commissions, Committees and Task Forces are made in accordance with the municipal code and/or specific guideline, as provided, to provide consistency.

**POLICY PROCEDURES:**

1. All private citizens interested in serving on any Board, Commission, Committee or Task Force or similar group must complete and file with the City Clerk a Citizen Interest Form (application) which may be obtained from the City Clerk's office.
2. Nominations  
Councilmembers may nominate private citizens for appointment subject to ratification by a majority of the City Council. Such ratification shall take place at a regular City Council meeting and a duly docketed agenda item.
3. Appointment Protocol
  - a. Appointments will be made in accordance with municipal code requirements. For example, the municipal code may require that a Commission have five positions appointed by individual Councilmembers.
  - b. Appointments that are not outlined in the municipal code and are at-large appointment positions may be nominated by any Councilmember. In the event of multiple appointments, appointments may be divided among individual Councilmembers to share the appointment responsibilities. If the appointments are

shared, it will be for that one time and will not be construed as official individual appointments that would carry forward.

- c. The decision to proceed with an individual appointment alternative for at-large positions will be subject to majority vote of the City Council with such vote taking place at a regular City Council Meeting.

4. Appointments to Outside Agencies

When the City is asked by an outside agency to recommend a private citizen to serve on a Board, Commission, Committee or Task Force or similar group, such recommendation shall be made by the Council and approved by a majority vote of the City Council.





## PUBLIC NOTICE CITIZEN COMMISSION POSITION VACANCY

**CITY OF SOLANA BEACH VOLUNTEERS SERVING ON BEHALF OF THE CITY COUNCIL**

Applications are currently being accepted through **Tuesday, April 20, 2021 by 5:30 p.m.**  
City Council is scheduled to make appointments at the April 28, 2021 City Council Meeting.

### PARKS & RECREATION COMMISSION

The Parks and Recreation Commission is directly responsible for planning, implementing, and working special events hosted by the Commission and/or the City. [Agenda Posting page](#)  
One vacancy – term will expire January 2022



Regular Meetings: 2<sup>nd</sup> Thursday of each month at 4:00 p.m.

Requirements: At least 18 yrs. old ♦ Resident of the City.

Composition: 7 members who are all appointed by the Council At-large.

Staff Liaison: Kirk Wenger 858-720-2453 [kwenger@cosb.org](mailto:kwenger@cosb.org)

### PUBLIC ARTS COMMISSION

The Public Arts Commission participates in reviewing certain matters regarding community art opportunities and conducts certain City events. [Agenda Posting page](#)  
One vacancy – term will expire January 2022



Regular Meetings: 4<sup>th</sup> Tuesday of each month at 5:30 p.m.

Requirements: At least 18 yrs. old ♦ Resident of the City.

Composition: 7 members who are all appointed by the Council At-large.

Staff Liaison: Kayla Moshki 858-720-2438 [kmoshki@cosb.org](mailto:kmoshki@cosb.org)

- ❖ **Attend a Citizen Commission public meeting.** It is recommended that new applicants attend a Commission meeting prior to being considered for an appointment. *Agendas are posted on the City's website. See the City's website for members, expiring positions, and further information.*

[Citizen Interest Forms](#) (Applications) and additional information on the Commissions can be found on the City's website at [www.cityofsolanabeach.org](http://www.cityofsolanabeach.org) (Left tabs: City Government, City Clerk, Citizen Committees) OR at City Hall, 635 S. Highway 101, Solana Beach, (858) 720-2400. Please contact the City Clerk with any questions regarding the recruitment/appointment process.

*For specific questions about the Commission, contact the Commission Staff Liaison above.*

**City of Solana Beach  
Citizen Commission Member  
Appointment by City Council**

**List of Applicants**

**PUBLIC ARTS COMMISSION**

| <b>Applicant</b>    | <b>Application Received</b> |
|---------------------|-----------------------------|
| Jim Sagona          | 4-15-21                     |
| James "Jamie" Lally | 4-20-21                     |

**PARKS & RECREATION COMMISSION**

| <b>Applicant</b> | <b>Application Received</b> |
|------------------|-----------------------------|
| Jim Sagona       | 4-15-21                     |

## **APPLICATIONS**

***This Attachment is not posted online but is available by contacting the City Clerk's Office.***