



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, January 13, 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.

PUBLIC MEETING VIEWING

❖ Live Broadcast on Local Government Channel, Live web-streaming, and Archived videos online.

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

❖ Zoom Virtual Webinar (registration required) Register early and join the meeting at least 15 minutes prior to the start time. To register to view/listen to the meeting, go to this public participant link https://us02web.zoom.us/webinar/register/WN_n_TA_HvRsyDP3Hb5m2BeA for this meeting, follow the prompts to enter your name and email address. * To receive a confirmation email allowing you to enter the meeting and the link to join, you will need to enter a valid email address. Choose Gallery view to see the presentations, when applicable.

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 Public Participation.

AGENDA MATERIALS

A full City Council agenda packet including relative supporting documentation is posted online 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.

PUBLIC PARTICIPATION

❖ Written correspondence regarding an agenda item at an open session meeting should be submitted to the City Clerk's Office at clerkoffice@cosb.org with the Subject line including the meeting date. Please include the Agenda Item# and topic in your email. * 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 meeting day, will be distributed to Council and made available to the public online along with the agenda posting. Written submittals will be added to the record and not read out loud. * All submittals received before the start of the meeting will be made part of the record. The designated location for viewing public documents is the City's website www.cityofsolanabeach.org

❖ Zoom Webinar Public Comment Participation:

If you wish to provide a live verbal comment during the meeting, register for the Zoom Virtual (City Council Meeting) Webinar (registration required), register for the Zoom webinar as noted at the top, under Public Meeting/Zoom Webinar, and join the meeting using the "Join Webinar" link provided in your confirmation email.

1) EMAIL a Speaker Request by 3:00 p.m. (or 3 hrs. prior to the meeting start time) on meeting day to clerkoffice@cosb.org

- Subject line should include Request to Speak
- Content should include the Item/Topic you would like to speak on.

AND

2) REGISTER as a speaker for the meeting day as early as possible, or before 3:00 p.m. (or 3 hrs. prior to the meeting start time) by going to:

https://us02web.zoom.us/webinar/register/WN_n_TA_HvRsyDP3Hb5m2BeA and follow the required prompts to receive a confirmation email with your log in link.

- Join the meeting 30 minutes before the meeting begins by clicking on the link provided in your confirmation email.

- Speaking participants may use the computer's microphone and speakers to listen and communicate or they may also call into the meeting by dialing into the meeting with a telephone (this information will be provided in your email confirmation). If you call in as well for better audio, mute your computer's speakers to eliminate feedback.
- Participants will be called upon from those who have submitted the Speaker Request, registered, and logged on as described above. You will be called on by name and unmuted by the meeting organizer and may provide comments for the allotted time. Allotted speaker times are listed under each [Agenda](#) section.
- Participants can use a computer microphone and speakers to listen and communicate or dial into the meeting with a telephone (if you log in and call in, mute one of the devices to eliminate feedback).
- Do not self-mute since you will be muted when you enter the meeting and organizers will unmute you to provide comments. All oral comments received prior to the close of the meeting will be made part of the meeting record.

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 at least 72 hours prior to the meeting.

As a courtesy to all meeting attendees, please set cellular phones and pagers to silent mode and engage in conversations offline/muted.

<u>CITY COUNCIL</u>			
Lesa Heebner, Mayor			
Kristi Becker Deputy Mayor	Kelly Harless Councilmember	David A. Arito Councilmember District 1	Jewel Edson Councilmember 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.

None at the posting of this agenda

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 agendaized for official City business with no action or substantive discussion.

AGENDA CONSENT CALENDAR: (Action Items) (A.1. - A.8.)

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. Minutes of the City Council

Recommendation: That the City Council

1. Approve the Minutes of the December 9, 2020 City Council meetings.

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for November 14, 2020 – December 11, 2020.

[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.

A3 **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.3. Report \(click here\)](#)

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A4 **2021 City Council Meeting Schedule Planning** (File 0410-05)

Recommendation: That the City Council

1. Review, edit, and/or approve a 2021 anticipated Council Meeting schedule with proposed cancellations and/or additional meetings.

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

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A5 **Successor Agency Recognized Obligation Payment Schedule (ROPS) 2021-22** **Administrative Budget** (File 0115-30)

Recommendation: That the Successor Agency

1. Receive the Successor Agency's enforceable obligations payment information and administrative budget for the period July 1, 2021 to June 30, 2022.
2. Adopt **Resolution SA-027** approving the SA Administrative Budget for July 1, 2021 to June 30, 2022.
3. Adopt **Resolution SA-028** approving the ROPS 21-22 for July 1, 2021 to June 30, 2022.

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

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A6 **TransNet Funds Transfer** (File 0390-35)

Recommendation: That the City Council

1. Adopt **Resolution 2021-001** approving the transfer of \$590 of TransNet funds from the Glencrest Street Improvement Project (SANDAG MPO ID SB20) to the Pavement Resurfacing Project (SANDAG MPO ID SB16).

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

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A7 **State Legislative Advocacy Services** (File 0480-80)

Recommendation: That the City Council

1. Adopt **Resolution 2021-004** authorizing the City Manager to execute a Professional Services Agreement with Emmanuel Jones & Associates for legislative advocacy services for an amount not to exceed \$62,100.

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

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A8 **Solana Energy Alliance (SEA) Financial Security Requirement** (File 1010-45)

Recommendation: That the City Council

1. Ratify the execution of a Letter of Credit as a substitute for the previously approved Deposit Account Control Agreement (Agreement) with River City Bank (RCB) and San Diego Gas & Electric (SDG&E) to comply with California Public Utilities Commission (CPUC) D. 18-05-022 related to the Community Choice Aggregation (CCA) Financial Security Requirement (FSR).

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

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A9 **Council Consideration and Potential Adoption of Resolution 2021-008 Regarding Emergency Services' Order 2021-001** (File 0230-10)

Recommendation: That the City Council

1. Adopt **Resolution 2021-008** confirming City Manager/Director of Emergency Services' Order 2021-001 Suspending Temporary Use Permits during the State Regional Stay At Home Order or County Public Health Order

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

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B **PUBLIC HEARINGS:** (B.1. – B.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).

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: 622 Glenmont Drive, Applicant: Sanson, Case DRP 20-002/SDP 20-006 (File 0600-40)

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

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, 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 2021-002** conditionally approving a DRP and SDP to demolish an existing single-family residence, construct a replacement multi-level, single-family residence with a partially subterranean, three-car garage and basement entry area, and perform associated site improvements at 622 Glenmont Drive, Solana Beach.

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

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B.2 Public Hearing: 840 Hernandez Street, Applicant: Pulas, Case 17-18-13 DRP/SDP (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2021-003** conditionally approving a DRP and SDP to demolish an existing one-story, single-family residence and construct a replacement two-story, single-family residence with an attached two-car garage and convert an existing detached accessory structure to an ADU, and perform associated site improvements at 840 Hernandez Street, Solana Beach.

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

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C1 STAFF REPORTS: (C1 – C3)

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

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C1 Clean Energy Alliance (CEA) Product Offerings (File 1010-46)

Recommendation: That the City Council

1. Provide input to the CEA Board Representative regarding CEA's Product Offerings

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

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C2 This Item # intentionally left blank.

C3 Council Boards, Committees, Commissions Appointments (File 0410-05)

Recommendation: That the City Council

1. Review the Regional Boards/Commissions/Committees to:
 - a. Determine the City Selection Committee 2021 annual term appointment.
 - b. Make new or re-appointments to all other agencies for new two-year terms.
2. Review Council Standing Committees and make appointments for new two-year terms.

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

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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-Edson, Alternate-
- b. County Service Area 17: Primary- Harless, Alternate-Edson
- c. Escondido Creek Watershed Authority: Becker /Staff (no alternate).

- d. League of Ca. Cities' San Diego County Executive Committee: Primary-Becker, Alternate-Harless and any subcommittees.
- e. League of Ca. Cities' Local Legislative Committee: Primary-Harless, Alternate-Becker
- f. League of Ca. Cities' Coastal Cities Issues Group (CCIG): Primary-Becker, Alternate-Harless
- g. North County Dispatch □PA: Primary-Harless, Alternate-Becker
- h. North County Transit District: Primary-Edson, Alternate-Becker
- i. Regional Solid Waste Association (RSWA): Primary-Hegenauer, Alternate-Becker
- j. SANDAG: Primary-□ito, 1st Alternate-Edson, 2nd Alternate-Becker, and any subcommittees.
- k. SANDAG Shoreline Preservation Committee: Primary-Hegenauer, Alternate-□ito
- l. San Dieguito River □alley □PA: Primary-Hegenauer, Alternate-□ito
- m. San Elijo □PA: Primary-□ito, Primary-Becker, Alternate-City Manager
- n. 22nd Agricultural District Association Community Relations Committee: Primary-Edson, Primary-Harless

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

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

ADJOURN:

Next Regularly Scheduled Meeting is January 27, 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

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 □anuary 13, 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 □anuary 6, 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., □anuary 13, 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 CITIZEN COMMISSION AND COMMITTEE MEETINGS:

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

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



CITY OF SOLANA BEACH

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

MINUTES

Joint SPECIAL Meeting

Wednesday, December 9, 2020 5:30 p.m.

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

CITY COUNCILMEMBERS

ewel Edson, Mayor	
udy Hegenauer, Deputy Mayor	Kristi Becker, Councilmember
Kelly Harless, Councilmember	David A. ito, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Edson called the meeting to order at 5:30 p.m.

Present: ewel Edson, udy Hegenauer, Kristi Becker, Kelly Harless, David A. ito

Absent: None

Also Greg Wade, City Manager

Present: ohanna Canlas, City Attorney
 Angela Ivey, City Clerk
 Dan King, Assistant City Manager
 Mo Sammak, City Engineer/Public Works Dir.
 Rodney Greek, Interim Finance Dir.
 oseph Lim, Community Development Dir.

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Becker and second by Councilmember Harless to approve. **Approved 5/0** Ayes: Edson, Hegenauer, Becker, Harless, and ito. Noes: None. Motion carried unanimously.

D CONSENT CALENDAR: (Action Items) (D.1. - D.2.)

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

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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.

D1 Minutes of the City Council

Recommendation: That the City Council

AGENDA ITEM A.1.

1. Approve the Minutes of City Council meetings held October 28, 2020, November 2, 2020, and November 18, 2020.

Approved Minutes http://www.ci.solana-beach.ca.us/index.asp?SEC=F0F1200D-21C6-4A88-8AE1-0BC07C1A81A7&Type=B_BASIC

Motion: Moved by Mayor Edson and second by Councilmember ito to approve. **Approved 5/0** Ayes: Edson, Hegenauer, Becker, Harless, and ito. Noes: None. Motion carried unanimously.

D2 City Attorney Services designating Johanna N Canlas as City Attorney and Agreement with Bur e, Williams Sorensen LLP (File 0560-25)

Recommendation: That the City Council

1. Adopt **Resolution 2020-145** authorizing the City Manager to sign an Agreement with Burke, Williams & Sorensen, LLP for City Attorney Services designating ohanna N. Canlas as City Attorney.

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

[D.2. Staff Report Update 1](#)

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Motion: Moved by Mayor Edson and second by Councilmember ito to approve. **Approved 5/0** Ayes: Edson, Hegenauer, Becker, Harless, and ito. Noes: None. Motion carried unanimously.

E STAFF REPORTS: (E 1 – E 3 **Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.**

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E 1 City Council Term Recognition (File 0410-85)

1. Recognition of Deputy Mayor udy Hegenauer concluding her 4-year term of service as Councilmember.

Mayor Edson recognized outgoing Deputy Mayor Hegenauer's four-year term as Councilmember, showed pictures (on file) of gifts presented from fellow Councilmembers.

Mayor Edson, Councilmember Harless, Councilmember Becker, and Councilmember ito spoke about Deputy Mayor Hegenauer's attributes and contributions.

Debra Schade, ice President of Solana Beach School Board, spoke about Judy Hegenauer's service to the City and her advocacy for the children and students of Solana Beach.

Public Speakers thanking Deputy Mayor Hegenauer for her service were:
Kristine Schindler

Judith Strang
Cindi Clemons
Pat Coad
Tracy Richmond
Lisa Montes
Ana Marie Grace
Peter Kahn

Greg Wade, City Manager, spoke about his appreciation for Deputy Mayor Hegenauer's work on Council and displayed pictures (on file) of gifts for Judy Hegenauer on behalf of City Staff and citizens of Solana Beach.

Deputy Mayor Judy Hegenauer thanked everyone for their comments.

2. Recognition of Mayor Jewel Edson for completion of her 1-year term as appointed Mayor.

Deputy Mayor Hegenauer recognized Jewel Edson's outgoing Mayoral term for 2020.

All councilmembers spoke about her positive qualities and contributions to the Mayoral role and the City.

Public Speakers thanking Mayor Edson for her Mayoral service were:

Cindi Clemons
Tracy Richmond
Peter Kahn
Lisa Montes
Jim Edson
Judith Strang
Kristine Schindler

Greg Wade, City Manager, spoke about his appreciation for her Mayoral service and displayed pictures (on file) of gifts for Jewel Edson on behalf of City Staff and citizens of Solana Beach.

Mayor Edson thanked everyone for their comments and said that it had been a joy and privilege to serve the residents as the 2020 Mayor.

E2 November 3, 2020 General Election Results (File 0430-20)

Recommendation: That the City Council

1. Adopt **Resolution 2020-146** approving the certification of the results for the November 3, 2020 General Municipal Election.

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

[E.2. Staff Report Update 1](#)

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Angela Ivey, City Clerk, reported the election results of the November 3, 2020 General Municipal Election and stated that the City had 9,709 eligible registered voters for the election, that total ballots cast were 8,959 with an overall voter turnout of 92.3% for the Presential election. She stated that the three candidates ran unopposed and that Measure S failed to pass.

Office 4-r	Candidates	Votes Received
Mayor	Lesa Heebner	6,382
Councilmember District 1	David A. Ito	1,775
Councilmember District 3	Lewell Edson	1,511

Measure S		
Shall a proposed ordinance amending Solana Beach Municipal Code to Repeal Current Prohibitions Entirely and Allow Commercial Cannabis (Marijuana) Retailers in Non-Residential Zones and Marijuana Deliveries and Certain Cultivation in all Zones in the City of Solana Beach be adopted?		
	Votes Cast	%
Votes FOR Yes	3,265	38%
Votes AGAINST No	5,276	62%
Total Votes	8,541	

Motion: Moved by Councilmember Ito and second by Councilmember Harless to ratify the election results. **Approved 5/0** Ayes: Edson, Hegenauer, Becker, Harless, and Ito. Noes: None. Motion carried unanimously.

E3 Administer Oaths of Office to New Elected Terms (File 0470-85)

The City Clerk administered the oaths of office to newly elected positions:

- Mayor Lesa Heebner
- Councilmember District 1 David A. Ito
- Councilmember District 3 Lewell Edson

ADJOURN:

Newly elected and seated Mayor Heebner adjourned the meeting at 6:40 p.m.

Angela Ivey, City Clerk

Approved: _____



CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, December 9, 2020 6:00 p.m.

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

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kristi Becker, Councilmember

Kelly Harless, Councilmember

David A. Ito, Councilmember District 1

Jewel Edson, Councilmember District 3

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:41 p.m.

Present: Lesa Heebner, Kristi Becker, Kelly Harless, David A. Ito, Jewel Edson

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Mo Sammak, City Engineer/Public Works Dir.

Rodney Greek, Interim Finance Dir.

Joseph Lim, Community Development Dir.

APPROVAL OF AGENDA:

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

CITY STAFF REPORTS: (C.1.)

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).

C1 Deputy Mayor Appointment (File 0410-85)

Recommendation: That the City Council

1. Review and consider an official appointment for Deputy Mayor to serve a term from December 9, 2020 to December 8, 2021.

- a. Elected Mayor call for nomination of a Deputy Mayor.
- b. Call for the vote.

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

Greg Wade, City Manager, introduced the item.

Motion: Moved by Councilmember Edson and second by Councilmember ito to appoint Kristi Becker as Deputy Mayor. **Approved 5/0** Ayes: Heebner, Becker, Harless, ito, Edson. Noes: None. Motion carried unanimously.

Council discussed revising the policy regarding annual appointment of Mayor and Deputy Mayor, due to the existence of a directly-elected Mayor, to memorialize how the Deputy would be chosen which may be by district order or choosing from a District that was not just elected but from a district position in the middle of their Council term.

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

Residential Organics Recycling Implementation and Education/Outreach Review

im Ambroso, EDCO General Manager, presented a PowerPoint (on file) on the residential organics recycling program, which begins March 1, 2021.

Councilmembers asked questions about compostable bags, size of kitchen caddies and thanked EDCO for their forward thinking.

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).

Peter ahn congratulated all Councilmembers and the first directly elected Mayor, District 1 Councilmember, and District 3 Councilmember, and the Deputy Mayor appointee.

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

Council reported community announcements and events.

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

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.

A1 **Streetlight Preventative Maintenance and Repairs Services** (File 0820-35)

Recommendation: That the City Council

1. Adopt **Resolution 2020-059**:

- a. Authorizing the City Manager to execute Amendment No. 6 to the Professional Services Agreement with Siemens Mobility, Inc. in an amount not to exceed \$30,000 for Streetlight Preventative Maintenance and Repairs Services.
- b. Authorizing an appropriation of \$30,000 from the Streetlight Maintenance Undesignated Reserves into the Streetlight Maintenance Professional Services Account for F 2020/21.
- c. Authorizing the City Treasurer to amend the F 2020/21 Adopted Budget accordingly.

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

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

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

A2 **Register of Demands** (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for October 24, 2020 – November 13, 2020.

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

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

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

A3 **Budget Update** (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.3. Report \(click here\)](#)

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

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

C STAFF REPORTS: (C.2. – C.4.)

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 6th Cycle Housing Element Update - Final Draft (File 0630-10)

Recommendation: That the City Council

1. Authorize the submittal of the Draft Housing Element Update to HCD (Housing and Community Development).

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

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

Greg Wade, City Manager, introduced the item.

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

Council and Staff discussion.

Peggy Walker, Alliance for Drug Free Youth, requested that Council consider adding language to the housing element regarding a smoke-free and vape-free policy for any affordable housing complex.

Barbara Gordon, The Changers, requested the Council add the requirement to the housing element that all affordable housing be smoke-free.

Shanna Canlas, City Attorney, replied there would be considerations with third-party contracts that would need to be evaluated before the City could impose smoke-free regulations, which could be discussed at a later date.

Motion: Moved by Councilmember Harless and second by Councilmember Edson to approve Staff recommendation with noted corrections. **Approved 5/0** Ayes: Heebner, Becker, Harless, Ito, Edson. Noes: None. Motion carried unanimously.

C3 **Fiscal Year 2019/20 Comprehensive Annual Financial Report (CAFR)** (File 0310-22)

Recommendation: That the City Council

1. Accept and file the City of Solana Beach Comprehensive Annual Financial Report (CAFR) for the fiscal year July 1, 2019 – June 30, 2020.
2. Accept and file the Communication of Internal Control Related Matters Identified in an Audit letter.
3. Accept and file the Independent Accountants' Report on Agreed-Upon Procedures Applied to Appropriations Limit Worksheets letter.
4. Accept and file The Auditor's Communication with Those Charged with Governance letter.

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

[C.3. Staff Report Update 1](#)

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

Greg Wade, City Manager, introduced the item.

Ryan Domino, Lance Soll & Lunghard, LLP, presented a PowerPoint (on file), noting an unmodified opinion was issued upon performance of the financial audit.

Rod Greek, Interim Finance Director, continued the PowerPoint presentation (on file).

Council and Staff discussed the pension liability, PARS trust fund, and special revenue funds.

Motion: Moved by Councilmember Ito and second by Councilmember Edson to accept and file. **Approved 5/0** Ayes: Heebner, Becker, Harless, Ito, Edson. Noes: None. Motion carried unanimously.

C4 **CARES Act Coronavirus Relief Fund (CRF) Community Assistance/Relief Funding Update** (File 0240-70, 0390-32)

Recommendation: That the City Council

1. Provide direction on the continuation of the Rental Assistance Grant Program, including the application timeframe and/or grant amount(s) and
2. Approve **Resolution 2020-151**
 - a. Authorizing the City Manager to reimburse the General Fund for eligible COVID related expenses using State CARES Act CRF, as necessary, to meet State and Federal expenditure reporting deadlines.
 - b. Authorizing an appropriation equal to any action taken by City Manager, pursuant to the item above, to the Rental Assistance Grant Program from the General Fund.
 - c. Authorize the City Treasurer to amend the FY 2020/2021 Adopted Budget accordingly.

[Item C.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

Greg Wade, City Manager, introduced the item.

Rimiga Misikanta, Sr. Management Analyst, presented a PowerPoint (on file).

Council and Staff discussed authorizing the City Manager to reimburse the General Fund using CARES Act (CRF) funds for COVID-related expenses to meet the expenditure reporting deadline and using the remaining \$53,828 for a loan or grant program for small businesses, additional funding for approved Rental Assistance applications due to amount of arrears and imminence of eviction, and/or extending application period for new applicants.

The City Council determined the goal of rental assistance program is to keep residents in their homes and direction was provided to the City Manager to work with the Community Resource Center to first address current arrears for existing approved applicants, and if funds remain to extend the period for new rental assistance applications. Further, a Council subcommittee was re-established with appointment of Councilmembers Mito and Edson, if needed.

Motion: Moved by Councilmember Mito and second by Councilmember Edson to approve Staff recommendation. **Approved 5/0** Ayes: Heebner, Becker, Harless, Mito, Edson. Noes: None. Motion carried unanimously

COMPENSATION REIMBURSEMENT DISCLOSURE: None

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

Councilmembers reported Committee activities.

ADJOURN:

Mayor Heebner adjourned the meeting at 9:11 p.m.

Angela Ivey, City Clerk

Approved:



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

MINUTES

Joint – Closed Session

Wednesday, December 9, 2020 6:00 p.m.

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California
 Pursuant to Governor Newsom’s Executive Order N-29-20, City Council and staff participated in this meeting via teleconference.
 Minutes contain a summary of significant discussions and formal actions taken at a City Council meeting.

CITY COUNCILMEMBERS

Lesa Heebner, **Mayor**

Kristi Becker, **Councilmember**

Kelly Harless, **Councilmember**

David A. Ito, **Councilmember District 1**

Lew Edson, **Councilmember District 3**

Gregory Wade
City Manager

Shanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the closed session to order at 9:11 p.m.

Present: Lesa Heebner, Kristi Becker, Kelly Harless, David A. Ito and Lew Edson

Absent: None

Also Present Gregory Wade, City Manager and Shanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS - None

CLOSED SESSION:

1 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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

- a. Coronado, Imperial Beach, Lemon Grove & Solana Beach v. SANDAG, et al (Case No. 37-2020-00033974-CU-MC-CTL)

ACTION: No reportable action

2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

Two (2) Potential cases

ACTION: No reportable action

3 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (added 12-8-20, 8:00 a.m.)

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

One (1) Potential case

ACTION: No reportable action

ADJOURN:

Mayor Heebner adjourned the meeting at 10:47 p.m.

Angela Ivey, City Clerk

Approved: _____

PENTAMATION
 DATE: 12/14/2020
 TIME: 10:01:41

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
 ACCTPA21

SELECTION CRITERIA: transact.ck_date between '20201114 00:00:00.000' and '20201211 00:00:00.000'
 ACCOUNTING PERIOD: 6/21

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	98203	11/19/20	4706	24 HOUR ELEVATOR, INC	00165006570	ELVTR MAINT-NOV	0.00	168.00
1011	98204	11/19/20	4643	AAIR PURIFICATION SYSTEM	00160006120	HOSE REPAIR-FS	0.00	481.93
1011	98205	11/19/20	834	ALLSTAR FIRE EQUIPMENT,	21460006120	TURNOUT-GORALSKI	0.00	2,415.76
1011	98206	11/19/20	4832	AT&T CALNET 3	00160006170	9391053651 9/25-10/24	0.00	227.05
1011	98206	11/19/20	4832	AT&T CALNET 3	00160006170	9391012281 9/25-10/24	0.00	76.43
1011	98206	11/19/20	4832	AT&T CALNET 3	00160006170	9391019469 8/20-9/19	0.00	25.20
1011	98206	11/19/20	4832	AT&T CALNET 3	00165006540	9391012279 9/24-10/23	0.00	46.67
1011	98206	11/19/20	4832	AT&T CALNET 3	50900007700	9391012277 9/24-10/23	0.00	13.84
TOTAL CHECK							0.00	389.19
1011	98207	11/19/20	5822	CALIFORNIA OFFICE CLEANI	00165006570	JANITORIAL SVC-OCT	0.00	7,150.00
1011	98207	11/19/20	5822	CALIFORNIA OFFICE CLEANI	00165006570	COVID19 JNTRL SVC-OCT	0.00	3,314.00
1011	98207	11/19/20	5822	CALIFORNIA OFFICE CLEANI	00165006570	JANITORIAL SVC-SEP	0.00	150.00
1011	98207	11/19/20	5822	CALIFORNIA OFFICE CLEANI	00165006560	SUPPLIES	0.00	150.00
TOTAL CHECK							0.00	10,764.00
1011	98208	11/19/20	693	CODE PUBLISHING COMPANY	00150005150	MNCD-UPDT482/499/514	0.00	150.00
1011	98209	11/19/20	211	CONSOLIDATED ELECTRICAL	00165006560	SK8 PRK WLKPTH LIGHTS	0.00	239.27
1011	98210	11/19/20	5171	CORELOGIC SOLUTIONS, LLC	00155005550	PROPERTY PRO DATA-NOV	0.00	96.83
1011	98211	11/19/20	3902	CORODATA RECORDS MANAGEM	00150005150	RECORDS STRG-SEP	0.00	352.10
1011	98211	11/19/20	3902	CORODATA RECORDS MANAGEM	00150005150	RECORDS STRG-OCT	0.00	413.72
TOTAL CHECK							0.00	765.82
1011	98212	11/19/20	1048	COUNTY OF SAN DIEGO-EMER	00160006150	FY21 HIRT MEMBERSHIP	0.00	27,087.00
1011	98213	11/19/20	2098	CULLIGAN OF SAN DIEGO	00160006120	WATER FLTR 10/1-11/30	0.00	85.60
1011	98214	11/19/20	2165	CULLIGAN OF SAN DIEGO	00160006170	DRNKNG WTR SVC-NOV	0.00	45.56
1011	98215	11/19/20	5951	DANIELLE F KING	00150005400	D. KING-LIVESCAN	0.00	20.00
1011	98216	11/19/20	218	DATATICKET INC.	00160006140	PRKNG TCKT ADMIN-APR	0.00	25.00
1011	98217	11/19/20	739	DEPARTMENT OF JUSTICE	00150005400	FINGERPRINT APP-OCT	0.00	64.00
1011	98218	11/19/20	134	DIXIELINE LUMBER CO INC	00165006530	CONCRETE MIX	0.00	11.28
1011	98218	11/19/20	134	DIXIELINE LUMBER CO INC	00165006570	PHOTO CELL PLATE	0.00	12.60
1011	98218	11/19/20	134	DIXIELINE LUMBER CO INC	00165006570	BATTERY/CLIP	0.00	25.01
1011	98218	11/19/20	134	DIXIELINE LUMBER CO INC	00165006520	SCRW DRVR/CPLR/CMNT	0.00	30.50
1011	98218	11/19/20	134	DIXIELINE LUMBER CO INC	00165006570	SOAP DISPNSER	0.00	35.87
1011	98218	11/19/20	134	DIXIELINE LUMBER CO INC	00165006570	NOZZLE/HND SNTZR	0.00	36.81
1011	98218	11/19/20	134	DIXIELINE LUMBER CO INC	00165006530	ROLLER/WIPES/RLLR FRM	0.00	37.45
1011	98218	11/19/20	134	DIXIELINE LUMBER CO INC	00165006570	PTTY KNF/SND PPR/GLVS	0.00	38.56
1011	98218	11/19/20	134	DIXIELINE LUMBER CO INC	00165006530	GLOVES	0.00	48.40
1011	98218	11/19/20	134	DIXIELINE LUMBER CO INC	00165006560	EPOXY NZZL/GLOVES	0.00	66.64
1011	98218	11/19/20	134	DIXIELINE LUMBER CO INC	00165006570	SAW BLADE/SAW	0.00	233.81

PENTAMATION
 DATE: 12/14/2020
 TIME: 10:01:41

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
 ACCTPA21

SELECTION CRITERIA: transact.ck_date between '20201114 00:00:00.000' and '20201211 00:00:00.000'
 ACCOUNTING PERIOD: 6/21

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
TOTAL CHECK							0.00	576.93
1011	98219	11/19/20	5949	EL LATINO NEWSPAPER	00150005150	ELECTION AD	0.00	300.00
1011	98220	11/19/20	1985	EXTERIOR PRODUCTS INC	00170007100	COVID19 BANNERS	0.00	6,367.13
1011	98221	11/19/20	4169	FIRE STATS, LLC	00160006120	FIRE DATA-JUL20-SEP20	0.00	459.00
1011	98222	11/19/20	506	GOLD COAST SURVEYING, IN	00165006510	PROF SVC - OCT	0.00	3,398.00
1011	98223	11/19/20	5884	IMEG CORP	45993976510	9397.00 PROF SVC-OCT	0.00	2,300.00
1011	98224	11/19/20	1075	IRON MOUNTAIN	00150005150	RECORDS STRG-NOV	0.00	625.43
1011	98225	11/19/20	5948	JACQUELINE ADAMS	001	RFND-ENC20-0118/241 S	0.00	226.00
1011	98226	11/19/20	5455	JPW COMMUNICATIONS, LLC	55000007750	SEA POSTCARD	0.00	125.00
1011	98227	11/19/20	5950	KATE FRANKLIN	001	RFND-DRP1718.07/231 N	0.00	600.00
1011	98228	11/19/20	71	L. N. CURTIS & SONS INC	21460006120	BOOTS-MEAD	0.00	549.77
1011	98229	11/19/20	692	MCCAIN TRAFFIC SUPPLY IN	00165006530	TRAFFIC SIGNAL BASE	0.00	3,327.86
1011	98230	11/19/20	5549	MICHAEL BAKER INTERNATIO	22093826510	9382.03 LSF CORR-III	0.00	9,090.00
1011	98230	11/19/20	5549	MICHAEL BAKER INTERNATIO	22893826510	9382.03 LSF CORR-III	0.00	1,010.00
TOTAL CHECK							0.00	10,100.00
1011	98231	11/19/20	2106	MIKHAIL OGAWA ENGINEERIN	00165006520	STRMWTR PRK MNGMT-SEP	0.00	16,209.61
1011	98232	11/19/20	5407	PJ CASTORENA, INC.	55000007750	CCA WKLY 10/27&11/03	0.00	95.46
1011	98233	11/19/20	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	8.86
1011	98233	11/19/20	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	8.86
1011	98233	11/19/20	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	12.40
1011	98233	11/19/20	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	12.40
1011	98233	11/19/20	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	12.41
1011	98233	11/19/20	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	12.41
1011	98233	11/19/20	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	19.49
1011	98233	11/19/20	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	19.49
TOTAL CHECK							0.00	106.32
1011	98234	11/19/20	191	NAPA AUTO PARTS INC	00165006530	WIPER BLADE	0.00	49.00
1011	98235	11/19/20	50	OFFICE DEPOT INC	00150005300	PENS	0.00	21.54
1011	98235	11/19/20	50	OFFICE DEPOT INC	00150005350	PLATES/BOWLS	0.00	24.01
1011	98235	11/19/20	50	OFFICE DEPOT INC	00150005300	FLOOR MAT	0.00	73.26
1011	98235	11/19/20	50	OFFICE DEPOT INC	00150005300	TONER	0.00	93.62
1011	98235	11/19/20	50	OFFICE DEPOT INC	00150005350	PAPER/BATTERIES	0.00	265.51
TOTAL CHECK							0.00	477.94
1011	98236	11/19/20	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	DRP19007/970 AVOCADO	0.00	450.00

PENTAMATION
 DATE: 12/14/2020
 TIME: 10:01:41

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 3
 ACCTPA21

SELECTION CRITERIA: transact.ck_date between '20201114 00:00:00.000' and '20201211 00:00:00.000'
 ACCOUNTING PERIOD: 6/21

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	98236	11/19/20	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	DRP19007/970 AVOCADO	0.00	450.00
1011	98236	11/19/20	4797	PAMELA ELLIOTT LANDSCAPE	00155005550	CITY TREES	0.00	62.50
1011	98236	11/19/20	4797	PAMELA ELLIOTT LANDSCAPE	00155005550	CITY TREES	0.00	125.00
1011	98236	11/19/20	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1717.37/607 N CEDROS	0.00	250.00
1011	98236	11/19/20	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1717.37/607 N CEDROS	0.00	250.00
1011	98236	11/19/20	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1717.42/456 S NARDO	0.00	250.00
1011	98236	11/19/20	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1719.12/601 N CEDROS	0.00	250.00
1011	98236	11/19/20	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	DRP19008/0 FORD AVE	0.00	300.00
1011	98236	11/19/20	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	DRP20005/537 N GRANA	0.00	300.00
1011	98236	11/19/20	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1718.03/0 IDA AVE	0.00	300.00
1011	98236	11/19/20	4797	PAMELA ELLIOTT LANDSCAPE	00155005550	CITY TREES	0.00	375.00
1011	98236	11/19/20	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	DRP20006/525 FORD AVE	0.00	450.00
TOTAL CHECK							0.00	3,812.50
1011	98237	11/19/20	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-AUG-FC	0.00	32.00
1011	98237	11/19/20	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-AUG-LC	0.00	32.00
1011	98237	11/19/20	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-AUG-MS	0.00	32.00
1011	98237	11/19/20	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-AUG-FS	0.00	37.00
1011	98237	11/19/20	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-AUG-CH	0.00	49.50
1011	98237	11/19/20	5361	HABITAT PROTECTION, INC	00165006570	AS ND PST CNTL-NOV-FC	0.00	160.00
1011	98237	11/19/20	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-AUG-PW	0.00	32.00
TOTAL CHECK							0.00	374.50
1011	98238	11/19/20	141	SANTA FE IRRIGATION DIST	00165006560	005506015 0916-111620	0.00	117.34
1011	98238	11/19/20	141	SANTA FE IRRIGATION DIST	20375007510	007732000 0916-111620	0.00	169.63
1011	98238	11/19/20	141	SANTA FE IRRIGATION DIST	00165006560	005979003 0916-111620	0.00	339.68
1011	98238	11/19/20	141	SANTA FE IRRIGATION DIST	20375007510	005979004 0916-111620	0.00	441.17
1011	98238	11/19/20	141	SANTA FE IRRIGATION DIST	00165006560	005506016 0916-111620	0.00	746.67
TOTAL CHECK							0.00	1,814.49
1011	98239	11/19/20	5725	SIEMENS MOBILITY, INC.	21100007600	ST LIGHT REPAIR-SEP	0.00	1,190.55
1011	98239	11/19/20	5725	SIEMENS MOBILITY, INC.	00165006530	MARKOUTS-SEP	0.00	625.94
TOTAL CHECK							0.00	1,816.49
1011	98240	11/19/20	1978	THE STATE CHEMICAL MFG C	00160006120	STA-ZORB HAZMAT CLNUP	0.00	583.41
1011	98241	11/19/20	5699	SUNBELT RENTALS, INC.	00165006560	TILLER-ENG	0.00	139.10
1011	98241	11/19/20	5699	SUNBELT RENTALS, INC.	00160006170	FORKLIFT-MS	0.00	862.28
TOTAL CHECK							0.00	1,001.38
1011	98242	11/19/20	3980	TURNOUT MAINTENANCE COMP	21460006120	TRNT CLN/RPC-MALLON	0.00	202.00
1011	98243	11/19/20	40	UNDERGROUND SVC ALERT OF	00165006510	DIG ALERT-OCT	0.00	138.70
1011	98243	11/19/20	40	UNDERGROUND SVC ALERT OF	00165006510	CA ST REGLRTY-OCT	0.00	36.45
TOTAL CHECK							0.00	175.15
1011	98244	11/19/20	30	VERIZON WIRELESS-SD	21100007600	PW CELL 10/02-11/01	0.00	5.73
1011	98244	11/19/20	30	VERIZON WIRELESS-SD	50900007700	PW CELL 10/02-11/01	0.00	5.73
1011	98244	11/19/20	30	VERIZON WIRELESS-SD	00165006540	PW CELL 10/02-11/01	0.00	15.76
1011	98244	11/19/20	30	VERIZON WIRELESS-SD	00165006560	PW CELL 10/02-11/01	0.00	15.76
1011	98244	11/19/20	30	VERIZON WIRELESS-SD	00165006510	PW CELL 10/02-11/01	0.00	20.06
1011	98244	11/19/20	30	VERIZON WIRELESS-SD	00165006520	PW CELL 10/02-11/01	0.00	20.06

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1011	98244	11/19/20	30	VERIZON WIRELESS-SD	00165006530	PW CELL 10/02-11/01	0.00	20.06
1011	98244	11/19/20	30	VERIZON WIRELESS-SD	00160006120	FIRE CELL 08/29-09/28	0.00	778.67
1011	98244	11/19/20	30	VERIZON WIRELESS-SD	27060006120	FIRE IPAD 08/29-09/28	0.00	114.03
1011	98244	11/19/20	30	VERIZON WIRELESS-SD	00160006120	BC CELL 08/29-09/28	0.00	62.74
1011	98244	11/19/20	30	VERIZON WIRELESS-SD	00160006170	MS IPADS -08/29-09/28	0.00	152.04
TOTAL CHECK							0.00	1,210.64
1011	98245	11/19/20	5952	WAR RHINO INC.	459	9407.21 CH DFRD MNT R	0.00	-175.71
1011	98245	11/19/20	5952	WAR RHINO INC.	45994076510	9407.21 CH DF MNT-OCT	0.00	3,338.36
1011	98245	11/19/20	5952	WAR RHINO INC.	45993956510	9395.21 FS DF MNT-OCT	0.00	33,908.35
1011	98245	11/19/20	5952	WAR RHINO INC.	45994076510	9407.21 CH DFRD MNT RT	0.00	175.71
1011	98245	11/19/20	5952	WAR RHINO INC.	45993956510	9395.21 FS DFRD MNT RT	0.00	1,784.65
1011	98245	11/19/20	5952	WAR RHINO INC.	45994076510	9407.21 CH MNT CN-OCT	0.00	5,732.73
1011	98245	11/19/20	5952	WAR RHINO INC.	45994076510	9407.21 CH MNT CTN RTN	0.00	301.72
1011	98245	11/19/20	5952	WAR RHINO INC.	459	9395.21 FS DFRD MNT R	0.00	-1,784.65
1011	98245	11/19/20	5952	WAR RHINO INC.	459	9407.21 CH MNT CTN RT	0.00	-301.72
TOTAL CHECK							0.00	42,979.44
1011	98246	11/19/20	4763	WESTERN AUDIO VISUAL	00150005450	CHAMBERS TECH-JUL	0.00	499.00
1011	98246	11/19/20	4763	WESTERN AUDIO VISUAL	00150005450	CHAMBERS TECH-AUG	0.00	499.00
1011	98246	11/19/20	4763	WESTERN AUDIO VISUAL	00150005450	CHAMBERS TECH-SEP	0.00	499.00
TOTAL CHECK							0.00	1,497.00
1011	98247	11/19/20	5594	WEX BANK	00160006120	CR EXEMPT TAX-SEP	0.00	-87.03
1011	98247	11/19/20	5594	WEX BANK	00160006120	AUTO FUEL-SEP	0.00	1,191.45
TOTAL CHECK							0.00	1,104.42
1011	98248	11/25/20	1135	AFFORDABLE PIPELINE SERV	50900007700	E-SEWER CLEAN-9,702	0.00	4,851.00
1011	98248	11/25/20	1135	AFFORDABLE PIPELINE SERV	50900007700	C-SEWER CLEAN-45,507	0.00	22,753.50
TOTAL CHECK							0.00	27,604.50
1011	98249	11/25/20	1670	BEST BEST & KRIEGER LLP	00150005250	ELCTN PROSVC-10/31/20	0.00	59.00
1011	98250	11/25/20	3069	JOSHUA BLEA	50900007700	MILEAGE-11/11/20	0.00	28.75
1011	98251	11/25/20	3551	CITY NATIONAL BANK	31700007210	ABAG#11-022:12/01	0.00	7,191.00
1011	98251	11/25/20	3551	CITY NATIONAL BANK	32000007220	CHVRON#12-015:12/08	0.00	7,962.07
1011	98251	11/25/20	3551	CITY NATIONAL BANK	32000007220	CHVRON#12-015:12/08	0.00	27,224.94
1011	98251	11/25/20	3551	CITY NATIONAL BANK	31700007210	ABAG#11-022:12/01	0.00	135,300.00
TOTAL CHECK							0.00	177,678.01
1011	98252	11/25/20	48	CITY OF CORONADO	00150005250	ATTY SVC-COST SHARE	0.00	5,000.00
1011	98253	11/25/20	5543	DOMUSSTUDIO ARCHITECTURE	45094496510	9449.01 MS CNTR-OCT	0.00	1,700.00
1011	98254	11/25/20	1242	DSR - DOOR SERVICE & REP	00165006570	AS NEEDED RPR-11/9/20	0.00	924.00
1011	98255	11/25/20	5610	ERGOSTOP INC.	12050005460	CHAIR-MS	0.00	608.78
1011	98255	11/25/20	5610	ERGOSTOP INC.	12050005460	WORKSTATION SET UP	0.00	1,315.94
TOTAL CHECK							0.00	1,924.72
1011	98256	11/25/20	4139	ESCONDIDO CYCLE CENTER	13560006170	21 PIONEER MDL#SXS700M	0.00	12,780.00

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1011	98257	11/25/20	3196	GREEN HORIZONS LNDS	MA 001	RFND-ENC20-0160/447 S	0.00	543.00
1011	98258	11/25/20	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 11/27/20	0.00	11,437.04
1011	98259	11/25/20	3859	ICMA RETIREMENT TRUST-RH	001	ICMA PD 11/27/20	0.00	1,946.18
1011	98260	11/25/20	5953	JACOBS & CUSHMAN SAN DIE	24660006150	3 MOBILE FOOD PANTRY	0.00	26,000.00
1011	98261	11/25/20	5606	JULIE'S PARTY PEOPLE	00170007110	CHRCTRS-SANTA PARADE	0.00	375.00
1011	98262	11/25/20	5549	MICHAEL BAKER INTERNATIO	22093826510	9382.03 LSF CORR-III	0.00	57,836.37
1011	98262	11/25/20	5549	MICHAEL BAKER INTERNATIO	22893826510	9382.03 LSF CORR-III	0.00	6,426.26
TOTAL CHECK							0.00	64,262.63
1011	98263	11/25/20	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	8.86
1011	98263	11/25/20	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	12.40
1011	98263	11/25/20	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	12.41
1011	98263	11/25/20	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	19.49
TOTAL CHECK							0.00	53.16
1011	98264	11/25/20	4522	NISSHO OF CALIFORNIA	00165006530	STREET LNDS SCP SVC-OCT	0.00	1,827.01
1011	98264	11/25/20	4522	NISSHO OF CALIFORNIA	00165006560	PRKS LNDS SCP SVC-OCT	0.00	11,625.14
1011	98264	11/25/20	4522	NISSHO OF CALIFORNIA	00165006570	PUBFAC LNDS SCP SVC-OCT	0.00	2,509.06
1011	98264	11/25/20	4522	NISSHO OF CALIFORNIA	20375007510	MID#33 LNDS SCP SVC-OCT	0.00	2,078.87
1011	98264	11/25/20	4522	NISSHO OF CALIFORNIA	20875007580	CRT LNDS SCP SVC-OCT	0.00	3,995.90
TOTAL CHECK							0.00	22,035.98
1011	98265	11/25/20	2370	POUNEH SAMMAK	00150005400	RFND-GFT CRD/PANL MBR	0.00	60.00
1011	98266	11/25/20	5835	RAFTELIS FINANCIAL CONSU	50900007700	SWR RATE STUDY-OCT	0.00	310.00
1011	98267	11/25/20	257	SAN DIEGO COUNTY SHERIFF	00160006110	COVID-19 MASK DETAIL	0.00	2,214.28
1011	98267	11/25/20	257	SAN DIEGO COUNTY SHERIFF	21960006110	LAW ENFORCEMENT-SEP	0.00	12,482.02
1011	98267	11/25/20	257	SAN DIEGO COUNTY SHERIFF	00160006110	LAW ENFORCEMENT-SEP	0.00	373,283.85
1011	98267	11/25/20	257	SAN DIEGO COUNTY SHERIFF	001	CR TOW FEE-SEP	0.00	-109.42
TOTAL CHECK							0.00	387,870.73
1011	98268	11/25/20	5502	SAN DIEGO HUMANE SOCIETY	00160006130	FY21 ANIMAL SVC-NOV	0.00	7,086.00
1011	98269	11/25/20	3909	SECTRAN SECURITY INC	12050005460	COURIER SVC FUEL-NOV	0.00	15.25
1011	98269	11/25/20	3909	SECTRAN SECURITY INC	12050005460	COURIER SVC-NOV	0.00	113.37
TOTAL CHECK							0.00	128.62
1011	98270	11/25/20	5743	STANDARD PLUMBING SUPPLY	00165006570	FLUSH VALVE	0.00	149.85
1011	98271	11/25/20	5699	SUNBELT RENTALS, INC.	00170007110	TREE LIGHTING-LIFT	0.00	327.46
1011	98272	11/25/20	5258	SUPERION LLC	13555005550	TRAKIT INSTALL	0.00	1,576.14
1011	98272	11/25/20	5258	SUPERION LLC	13555005550	TRAKIT INSTALL	0.00	1,863.59
1011	98272	11/25/20	5258	SUPERION LLC	13555005550	TRAKIT INSTALL	0.00	2,261.52
1011	98272	11/25/20	5258	SUPERION LLC	13555005550	TRAKIT TRAIN-APR-MAY	0.00	880.00

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1011	98272	11/25/20	5258	SUPERION LLC	13555005550	TRAKIT TRAIN-APR-MAY	0.00	1,280.00
1011	98272	11/25/20	5258	SUPERION LLC	13555005550	TRAKIT TRAINING-JAN	0.00	1,280.00
1011	98272	11/25/20	5258	SUPERION LLC	13555005550	TRAKIT TRAINING-NOV	0.00	1,280.00
1011	98272	11/25/20	5258	SUPERION LLC	13555005550	TRAKIT TRAIN-JAN-MAR	0.00	2,240.00
1011	98272	11/25/20	5258	SUPERION LLC	13555005550	TRAKIT TRAIN-JUL-AUG	0.00	9,850.73
1011	98272	11/25/20	5258	SUPERION LLC	13555005550	TRAKIT INSTALL	0.00	1,225.00
1011	98272	11/25/20	5258	SUPERION LLC	13555005550	TRAKIT TRAINING-JUL	0.00	72.84
1011	98272	11/25/20	5258	SUPERION LLC	13555005550	TRAKIT TRAINING-APR	0.00	160.00
TOTAL CHECK							0.00	23,969.82
1011	98273	11/25/20	5890	TYLER TECHNOLOGIES, INC.	13550005200	IMPLMNTN-HR-OCT	0.00	3,200.00
1011	98273	11/25/20	5890	TYLER TECHNOLOGIES, INC.	13550005200	PROJ MANMNT-OCT	0.00	384.00
1011	98273	11/25/20	5890	TYLER TECHNOLOGIES, INC.	13550005300	PROJ MANMNT-OCT	0.00	896.00
TOTAL CHECK							0.00	4,480.00
1011	98274	11/25/20	2823	WELLS FARGO BANK	67385008530	ADMIN FEE 11/20-11/21	0.00	450.00
1011	98275	11/25/20	5940	WOLFGANG DILLMAN	001	REISSUE CK#98202	0.00	600.00
1011	98276	11/25/20	5919	WREGIS	55000007750	ENERGY TRANSACTN FEE	0.00	132.20
1011	98277	11/25/20	37	XEROX CORPORATION	00150005350	COPIER CLRKS-OCT	0.00	271.68
1011	98277	11/25/20	37	XEROX CORPORATION	00150005350	FIERY CLRKS-OCT	0.00	122.84
1011	98277	11/25/20	37	XEROX CORPORATION	00150005350	COPIER UPSTAIRS-OCT	0.00	298.25
1011	98277	11/25/20	37	XEROX CORPORATION	00150005350	FIERY UPSTAIRS-OCT	0.00	132.61
1011	98277	11/25/20	37	XEROX CORPORATION	00150005350	COPIER PLANNING-OCT	0.00	546.78
1011	98277	11/25/20	37	XEROX CORPORATION	00150005350	FIERY PLANNING-OCT	0.00	132.61
TOTAL CHECK							0.00	1,504.77
1011	98278	12/03/20	2137	AFLAC	001	NOVEMBER 20	0.00	895.40
1011	98279	12/03/20	5806	BICKMORE ACTUARIAL	125	GL CSAC SUBSIDY	0.00	-2,000.00
1011	98279	12/03/20	5806	BICKMORE ACTUARIAL	12550005465	FY20/21-GL ACTUARIAL	0.00	4,250.00
TOTAL CHECK							0.00	2,250.00
1011	98280	12/03/20	5609	DEANNE SABECK STUDIOS LL	25055005570	"FLEUR DE LUMIERE" ART	0.00	10,000.00
1011	98281	12/03/20	108	DEL MAR BLUE PRINT COMPA	00150005150	COUNCIL COLLAGE	0.00	18.49
1011	98282	12/03/20	223	FEDEX	00150005150	SHIPPING-06/29/20	0.00	42.72
1011	98283	12/03/20	87	ISLA VERDE HOA	20575007530	LNDSCAPE MAINT-SEP	0.00	425.00
1011	98283	12/03/20	87	ISLA VERDE HOA	20575007530	LNDSCAPE MAINT-OCT	0.00	425.00
TOTAL CHECK							0.00	850.00
1011	98284	12/03/20	SEA334	JANE MOLENAAR	550	SEA NEM REMB	0.00	66.80
1011	98285	12/03/20	4738	MEDICAL EYE SERVICES	001	EE# COBRA NOV 20	0.00	20.33
1011	98285	12/03/20	4738	MEDICAL EYE SERVICES	001	EE# COBRA NOV 20	0.00	22.58
1011	98285	12/03/20	4738	MEDICAL EYE SERVICES	001	EE# COBRA NOV 20	0.00	11.29
1011	98285	12/03/20	4738	MEDICAL EYE SERVICES	001	EE# TIMING NOV 20	0.00	-11.29
1011	98285	12/03/20	4738	MEDICAL EYE SERVICES	00150005400	ROUNDING-NOV 20	0.00	-0.20

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1011	98285	12/03/20	4738	MEDICAL EYE SERVICES	001	EE TIMING NOV 20	0.00	-0.12
1011	98285	12/03/20	4738	MEDICAL EYE SERVICES	001	VISION NOV 20	0.00	441.98
TOTAL CHECK							0.00	484.57
1011	98286	12/03/20	50	OFFICE DEPOT INC	00150005350	TAPE	0.00	17.22
1011	98286	12/03/20	50	OFFICE DEPOT INC	00170007110	CALENDARS	0.00	10.32
1011	98286	12/03/20	50	OFFICE DEPOT INC	00150005300	CALENDARS/PENS	0.00	57.51
1011	98286	12/03/20	50	OFFICE DEPOT INC	00150005300	TONER	0.00	93.62
1011	98286	12/03/20	50	OFFICE DEPOT INC	00150005300	DATE STAMPERS	0.00	155.14
TOTAL CHECK							0.00	333.81
1011	98287	12/03/20	1087	PREFERRED BENEFIT INS AD	00150005400	ADMIN FEE NOV 20	0.00	2.25
1011	98287	12/03/20	1087	PREFERRED BENEFIT INS AD	001	EE# TIMING NOV 20	0.00	-43.50
1011	98287	12/03/20	1087	PREFERRED BENEFIT INS AD	001	DENTAL NOV 20	0.00	2,648.10
TOTAL CHECK							0.00	2,606.85
1011	98288	12/03/20	86	SAN ELIJO HILLS II HOA	20775007550	LNDSCAPE MAINT-SEP	0.00	6,550.00
1011	98288	12/03/20	86	SAN ELIJO HILLS II HOA	20775007550	LNDSCAPE MAINT-OCT	0.00	6,550.00
TOTAL CHECK							0.00	13,100.00
1011	98289	12/03/20	88	SANTA FE HILLS HOA	20475007520	LNDSCAPE MAINT-SEP	0.00	16,250.00
1011	98289	12/03/20	88	SANTA FE HILLS HOA	20475007520	LNDSCAPE MAINT-OCT	0.00	16,250.00
TOTAL CHECK							0.00	32,500.00
1011	98290	12/03/20	5956	SDY MANAGEMENT, LLC	00170007100	DIAL-A-RIDE-11/01/20	0.00	80.00
1011	98291	12/03/20	3909	SECTRAN SECURITY INC	12050005460	COURIER SVC-JUL	0.00	113.37
1011	98291	12/03/20	3909	SECTRAN SECURITY INC	12050005460	COURIER SVC-AUG	0.00	113.37
1011	98291	12/03/20	3909	SECTRAN SECURITY INC	12050005460	COURIER FUEL-JUL	0.00	14.68
1011	98291	12/03/20	3909	SECTRAN SECURITY INC	12050005460	COURIER FUEL-AUG	0.00	15.25
TOTAL CHECK							0.00	256.67
1011	98292	12/03/20	SEA335	SHARRON R. LEIB	550	SEA NEM REIMB	0.00	0.69
1011	98293	12/03/20	4196	SPECTRA ASSOCIATES, INC	00150005150	CSTM RESO/MIN BOOKS	0.00	794.00
1011	98294	12/03/20	5955	STUDIO GRIT LLC	001	RFND-ENC20-0043/236 P	0.00	543.00
1011	98295	12/03/20	5890	TYLER TECHNOLOGIES, INC.	13550005300	IMPLMNTN-NON-HR-OCT	0.00	1,280.00
1011	98295	12/03/20	5890	TYLER TECHNOLOGIES, INC.	13550005200	PROJ MANMNT-OCT	0.00	1,152.00
1011	98295	12/03/20	5890	TYLER TECHNOLOGIES, INC.	13550005300	PROJ MANMNT-OCT	0.00	2,688.00
TOTAL CHECK							0.00	5,120.00
1011	98296	12/03/20	3769	RIMGA VISKANTA	12050005460	2020 GYM REIMB	0.00	360.00
1011	98297	12/03/20	3723	WAGeworks	00150005400	FSA ADMIN-NOV	0.00	123.50
1011	98298	12/03/20	5916	WEX FLEET UNIVERSAL	00170007110	AUTO FUEL-09/08-10/07	0.00	48.17
1011	98298	12/03/20	5916	WEX FLEET UNIVERSAL	00165006560	AUTO FUEL-09/08-10/07	0.00	67.56
1011	98298	12/03/20	5916	WEX FLEET UNIVERSAL	00165006570	AUTO FUEL-09/08-10/07	0.00	112.60
1011	98298	12/03/20	5916	WEX FLEET UNIVERSAL	00165006510	AUTO FUEL-09/08-10/07	0.00	123.85
1011	98298	12/03/20	5916	WEX FLEET UNIVERSAL	50900007700	AUTO FUEL-09/08-10/07	0.00	135.11

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1011	98298	12/03/20	5916	WEX FLEET UNIVERSAL	00160006140	AUTO FUEL-09/08-10/07	0.00	294.73
1011	98298	12/03/20	5916	WEX FLEET UNIVERSAL	00165006530	AUTO FUEL-09/08-10/07	0.00	326.54
1011	98298	12/03/20	5916	WEX FLEET UNIVERSAL	00160006120	AUTO FUEL-09/08-10/07	0.00	340.88
1011	98298	12/03/20	5916	WEX FLEET UNIVERSAL	00165006520	AUTO FUEL-09/08-10/07	0.00	360.30
1011	98298	12/03/20	5916	WEX FLEET UNIVERSAL	00160006170	AUTO FUEL-09/08-10/07	0.00	623.08
TOTAL CHECK							0.00	2,432.82
1011	98299	12/10/20	1135	AFFORDABLE PIPELINE SERV	00165006520	K-STORM DRAIN MAINT	0.00	1,100.00
1011	98299	12/10/20	1135	AFFORDABLE PIPELINE SERV	00165006520	H-STORM DRAIN MAINT	0.00	1,140.00
TOTAL CHECK							0.00	2,240.00
1011	98300	12/10/20	5194	AMANDA SITHER	12050005460	2020 GYM REIMB	0.00	480.00
1011	98301	12/10/20	4832	AT&T CALNET 3	00165006540	9391012279-1024-1123	0.00	49.78
1011	98301	12/10/20	4832	AT&T CALNET 3	50900007700	9391012277-1024-1123	0.00	15.51
1011	98301	12/10/20	4832	AT&T CALNET 3	00160006170	9391053651-1025-1124	0.00	237.24
1011	98301	12/10/20	4832	AT&T CALNET 3	00160006170	9391012281-1025-1124	0.00	71.60
TOTAL CHECK							0.00	374.13
1011	98302	12/10/20	5679	BARCO PRODUCTS COMPANY	00165006560	CA STATE TAX FEE	0.00	90.59
1011	98303	12/10/20	3069	JOSHUA BLEA	12050005460	2020 GYM RIEMB	0.00	329.60
1011	98306	12/10/20	1914	US BANK	00160006120	LANDSCP LIGHTS	0.00	-53.86
1011	98306	12/10/20	1914	US BANK	00150005200	WATER FOR VOLUNTEERS	0.00	7.79
1011	98306	12/10/20	1914	US BANK	00150005450	HOSTING DOMAINS-AUG	0.00	9.95
1011	98306	12/10/20	1914	US BANK	00160006120	CHAIR	0.00	15.99
1011	98306	12/10/20	1914	US BANK	00165006510	MAILING-GRANT APPLCTN	0.00	17.10
1011	98306	12/10/20	1914	US BANK	00160006120	STORAGE JUG	0.00	17.19
1011	98306	12/10/20	1914	US BANK	00160006170	STAFF PHOTO	0.00	19.37
1011	98306	12/10/20	1914	US BANK	00160006170	KEYBOARD/MOUSE	0.00	19.38
1011	98306	12/10/20	1914	US BANK	00150005150	MINUTES-08/20/20	0.00	19.50
1011	98306	12/10/20	1914	US BANK	00150005150	MINUTES-08/20/20	0.00	19.50
1011	98306	12/10/20	1914	US BANK	00150005150	MINUTES-06/24/20	0.00	21.25
1011	98306	12/10/20	1914	US BANK	00170007110	CITY LOGO TBLCLTH CLN	0.00	28.70
1011	98306	12/10/20	1914	US BANK	00160006170	COOLING TOWEL	0.00	29.08
1011	98306	12/10/20	1914	US BANK	00150005150	MINUTES-09/09/20	0.00	29.75
1011	98306	12/10/20	1914	US BANK	00165006510	INDEX CRDS/PENS	0.00	31.85
1011	98306	12/10/20	1914	US BANK	00160006120	E237 LINE DRN RPR	0.00	32.34
1011	98306	12/10/20	1914	US BANK	00160006120	FUEL	0.00	40.90
1011	98306	12/10/20	1914	US BANK	00150005450	3 ERGO MOUSE	0.00	42.00
1011	98306	12/10/20	1914	US BANK	00165006570	DISPOSBL FACE MASKS	0.00	42.00
1011	98306	12/10/20	1914	US BANK	00160006170	SURF FORECAST SUB	0.00	47.94
1011	98306	12/10/20	1914	US BANK	00165006560	PVC MOUNT-LIGHTS	0.00	51.69
1011	98306	12/10/20	1914	US BANK	00160006120	FUEL	0.00	51.87
1011	98306	12/10/20	1914	US BANK	00165006560	HOSE-LCP RSTRMS	0.00	52.26
1011	98306	12/10/20	1914	US BANK	00150005150	MINUTES-05/26/20	0.00	53.00
1011	98306	12/10/20	1914	US BANK	00150005150	MINUTES-09/09/20	0.00	53.75
1011	98306	12/10/20	1914	US BANK	00160006120	LANDSCP LIGHTS	0.00	53.86
1011	98306	12/10/20	1914	US BANK	00150005450	COMPR SPEAKERS/BAR	0.00	64.63
1011	98306	12/10/20	1914	US BANK	00150005400	GET WELL FLOWERS	0.00	65.86
1011	98306	12/10/20	1914	US BANK	00160006170	CAR SEAT PROTECTN	0.00	67.20

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1011	98306	12/10/20	1914	US BANK	13550005450	ADOBE SUB-RIMGA	0.00	70.77
1011	98306	12/10/20	1914	US BANK	00150005450	CONSTANTCONTACT-SEP	0.00	75.00
1011	98306	12/10/20	1914	US BANK	00160006120	STRENGTH BANDS	0.00	75.43
1011	98306	12/10/20	1914	US BANK	00160006170	ERGO SEAT/WRIST CSHN	0.00	76.87
1011	98306	12/10/20	1914	US BANK	00150005200	SYMPATHY FLOWERS	0.00	77.10
1011	98306	12/10/20	1914	US BANK	00160006170	FLAG/3 PULSE OXIMTRS	0.00	86.48
1011	98306	12/10/20	1914	US BANK	00150005400	MMB RETIREMENT GIFT	0.00	94.82
1011	98306	12/10/20	1914	US BANK	00160006170	SIT/STND DESK	0.00	96.96
1011	98306	12/10/20	1914	US BANK	00150005150	TRASH BAGS	0.00	108.51
1011	98306	12/10/20	1914	US BANK	00160006170	SANITIZER/DISINFECTNT	0.00	116.42
1011	98306	12/10/20	1914	US BANK	00160006170	SCUBA TANK MAINT	0.00	116.70
1011	98306	12/10/20	1914	US BANK	00150005450	IPAD CASE/SCRN PRTCN	0.00	122.64
1011	98306	12/10/20	1914	US BANK	00150005400	JOB POSTING-GOVT JOBS	0.00	125.00
1011	98306	12/10/20	1914	US BANK	00160006120	STORAGE BINS	0.00	129.29
1011	98306	12/10/20	1914	US BANK	00160006120	TIRE SERVICE	0.00	136.00
1011	98306	12/10/20	1914	US BANK	13550005450	ZOOM SUBSCRIPTIONS	0.00	140.00
1011	98306	12/10/20	1914	US BANK	00165006560	5 SOAP DISPENSERS	0.00	190.40
1011	98306	12/10/20	1914	US BANK	00150005450	PRINTER	0.00	215.38
1011	98306	12/10/20	1914	US BANK	00150005150	ARCHIVE LABELS	0.00	241.31
1011	98306	12/10/20	1914	US BANK	001	LCCC CNF-WDE/KNG/3CM	0.00	250.00
1011	98306	12/10/20	1914	US BANK	00160006120	CLNR/TOISSUE/SOAP/TWL	0.00	297.51
1011	98306	12/10/20	1914	US BANK	00160006120	TOWING-TRN CARS	0.00	350.00
1011	98306	12/10/20	1914	US BANK	00160006170	UNION TRB-JUN-SEPT	0.00	446.02
TOTAL CHECK							0.00	4,590.45
1011	98307	12/10/20	101	CAMEO PAPER & JANITORIAL	00160006170	TOWELS/LINERS/SOAP	0.00	178.36
1011	98308	12/10/20	5051	CINTAS CORPORATION NO. 2	00165006570	FIRST AID SUPPLIES-PW	0.00	167.48
1011	98309	12/10/20	211	CONSOLIDATED ELECTRICAL	00165006570	LAMP	0.00	35.56
1011	98309	12/10/20	211	CONSOLIDATED ELECTRICAL	00165006570	LAMPS	0.00	534.44
TOTAL CHECK							0.00	570.00
1011	98310	12/10/20	108	DEL MAR BLUE PRINT COMPA	00165006510	STREET LIGHT MAP	0.00	11.96
1011	98311	12/10/20	134	DIXIELINE LUMBER CO INC	00165006530	REBAR	0.00	8.61
1011	98311	12/10/20	134	DIXIELINE LUMBER CO INC	00165006530	RAKE	0.00	71.09
1011	98311	12/10/20	134	DIXIELINE LUMBER CO INC	00165006570	SCREWS/NUT DRVR	0.00	10.65
1011	98311	12/10/20	134	DIXIELINE LUMBER CO INC	00165006570	GLOVES	0.00	21.54
1011	98311	12/10/20	134	DIXIELINE LUMBER CO INC	00165006570	GLOVES/SEALANT/TAPE	0.00	24.89
1011	98311	12/10/20	134	DIXIELINE LUMBER CO INC	00165006570	LUBE	0.00	37.21
1011	98311	12/10/20	134	DIXIELINE LUMBER CO INC	00165006570	GLOVES/HEAD GEAR	0.00	51.58
1011	98311	12/10/20	134	DIXIELINE LUMBER CO INC	00165006530	GLOVES/TOTE	0.00	56.16
1011	98311	12/10/20	134	DIXIELINE LUMBER CO INC	00165006570	BRACES/SCREWS/LED	0.00	60.81
TOTAL CHECK							0.00	342.54
1011	98312	12/10/20	5296	DOG WASTE DEPOT	00165006520	23 MUTT-MITT CARTONS	0.00	1,489.04
1011	98313	12/10/20	5543	DOMUSSTUDIO ARCHITECTURE	45094496510	9449.01 MS CNTR-SEP	0.00	1,950.00
1011	98314	12/10/20	269	DUDEK & ASSOCIATES INC.	50998336510	9833 PUMP STN-PHS-OCT	0.00	2,380.00

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1011	98315	12/10/20	2462	EMBROIDERY IMAGE	00165006520	SWEATSHIRTS-PW	0.00	77.94
1011	98315	12/10/20	2462	EMBROIDERY IMAGE	00165006530	SWEATSHIRTS-PW	0.00	77.94
TOTAL CHECK							0.00	155.88
1011	98316	12/10/20	3299	HELIX ENVIRONMENTAL	21355005550	1719.13/514 CANYON	0.00	741.25
1011	98317	12/10/20	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 12/10/20	0.00	6,542.43
1011	98317	12/10/20	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 12/11/20	0.00	11,387.17
TOTAL CHECK							0.00	17,929.60
1011	98318	12/10/20	3859	ICMA RETIREMENT TRUST-RH	001	ICMA PD 12/11/20	0.00	2,018.24
1011	98319	12/10/20	87	ISLA VERDE HOA	20575007530	LNDSCAPE MAINT-NOV	0.00	425.00
1011	98320	12/10/20	5889	KOA HILLS CONSULTING, LL	13550005200	PROJ MANAGMNT-NOV	0.00	3,944.00
1011	98320	12/10/20	5889	KOA HILLS CONSULTING, LL	13550005300	PROJ MANAGMNT-NOV	0.00	9,656.00
TOTAL CHECK							0.00	13,600.00
1011	98321	12/10/20	2887	LANCE,SOLL & LUNGHARD, L	50900007700	FY20 AUDIT SVC	0.00	107.70
1011	98321	12/10/20	2887	LANCE,SOLL & LUNGHARD, L	65278007810	FY20 AUDIT SVC	0.00	251.30
1011	98321	12/10/20	2887	LANCE,SOLL & LUNGHARD, L	55000007750	FY20 AUDIT SVC	0.00	1,328.30
1011	98321	12/10/20	2887	LANCE,SOLL & LUNGHARD, L	00150005300	FY20 AUDIT SVC	0.00	1,902.70
TOTAL CHECK							0.00	3,590.00
1011	98322	12/10/20	2102	LEGAL SHIELD CORP	001	PPD LEGAL-NOV 20	0.00	64.75
1011	98323	12/10/20	5957	MICHAEL MANRIQUEZ	12050005460	2020 GYM RIEMB	0.00	117.00
1011	98324	12/10/20	5901	MAX THREADS LLC	00160006150	COVID-19 FACE MASKS	0.00	2,776.19
1011	98325	12/10/20	5959	MICHAEL MITCHELL	001	RFND BC-010217	0.00	334.00
1011	98325	12/10/20	5959	MICHAEL MITCHELL	001	RFND BC-010217	0.00	4.00
TOTAL CHECK							0.00	338.00
1011	98326	12/10/20	2106	MIKHAIL OGAWA ENGINEERIN	00165006520	STRMWTR PRK MNGMT-OCT	0.00	3,941.13
1011	98327	12/10/20	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	12.41
1011	98327	12/10/20	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	19.49
1011	98327	12/10/20	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	19.49
1011	98327	12/10/20	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	8.86
1011	98327	12/10/20	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	8.86
1011	98327	12/10/20	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	12.40
1011	98327	12/10/20	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	12.40
1011	98327	12/10/20	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	12.41
TOTAL CHECK							0.00	106.32
1011	98328	12/10/20	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-LC-OCT	0.00	16.40
1011	98328	12/10/20	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-PW-OCT	0.00	16.40
1011	98328	12/10/20	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-CH-OCT	0.00	31.00
1011	98328	12/10/20	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-CH-OCT	0.00	39.95
1011	98328	12/10/20	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-CH-OCT	0.00	47.94
1011	98328	12/10/20	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-CH-OCT	0.00	66.72

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1011	98328	12/10/20	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-PW-OCT	0.00	5.00
1011	98328	12/10/20	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-PW-OCT	0.00	8.20
1011	98328	12/10/20	5608	PALOMAR MTN PREMIUM SPRI	00165006570	DRINKING WATER-LC-OCT	0.00	8.20
TOTAL CHECK							0.00	239.81
1011	98329	12/10/20	100	PAULEY EQUIPMENT COMPANY	00165006560	KUBOTA -OIL/HYDR FLTR	0.00	812.47
1011	98330	12/10/20	5560	JOSEPH PENNELL	12050005460	2020 GYM REIMB	0.00	442.62
1011	98331	12/10/20	1112	RANCHO SANTA FE SECURITY	00165006560	RESTRM LCK/UNLOCK-NOV	0.00	583.57
1011	98331	12/10/20	1112	RANCHO SANTA FE SECURITY	00165006560	ALARM MONITORING-NOV	0.00	252.00
TOTAL CHECK							0.00	835.57
1011	98332	12/10/20	5958	RICHARD GREENFIELD, M.D.	00150005400	IDR MEDICAL REPORT	0.00	350.00
1011	98333	12/10/20	5502	SAN DIEGO HUMANE SOCIETY	00160006130	FY21 ANIMAL SVC-DEC	0.00	7,086.00
1011	98334	12/10/20	86	SAN ELIJO HILLS II HOA	20775007550	LNDSCAPE MAINT-NOV	0.00	6,550.00
1011	98335	12/10/20	4403	SANDIEGO COUNTY-AIR POLL	00165006570	EMISSN FEE 1/21-1/22	0.00	446.00
1011	98336	12/10/20	88	SANTA FE HILLS HOA	20475007520	LNDSCAPE MAINT-NOV	0.00	16,250.00
1011	98337	12/10/20	156	SHARP REES-STEALY MEDICA	00150005400	PRE-EMPLOYMENT SCREEN	0.00	352.50
1011	98337	12/10/20	156	SHARP REES-STEALY MEDICA	00150005400	ONSITE FLU SHOTS	0.00	840.00
TOTAL CHECK							0.00	1,192.50
1011	98338	12/10/20	30	VERIZON WIRELESS-SD	00160006140	CODES CELL-1024-1123	0.00	141.35
1011	V9000186	11/19/20	5843	MIDAMERICA	16053005360	CTYSOLNAG5-DEC 20	0.00	5,580.00
1011	V9000187	11/19/20	2260	REDFLEX TRAFFIC SYSTEMS,	00165006540	RED LIGHT CAMERA-OCT	0.00	7,158.00
1011	V9000188	11/19/20	2097	UT SAN DIEGO - NRTH COUN	00150005150	NTC-NOMINEES PUB OFFC	0.00	128.37
1011	V9000189	11/25/20	1130	MCDOUGAL LOVE ECKIS SMIT	12050005460	CLM.1904 PROF SVC-SEP	0.00	35.00
1011	V9000189	11/25/20	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/20	0.00	87.50
1011	V9000189	11/25/20	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/20	0.00	105.00
1011	V9000189	11/25/20	1130	MCDOUGAL LOVE ECKIS SMIT	55000007750	PROF SERV PE 09/30/20	0.00	122.50
1011	V9000189	11/25/20	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/20	0.00	157.50
1011	V9000189	11/25/20	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/20	0.00	437.50
1011	V9000189	11/25/20	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/20	0.00	490.00
1011	V9000189	11/25/20	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/20	0.00	776.70
1011	V9000189	11/25/20	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/20	0.00	1,242.50
1011	V9000189	11/25/20	1130	MCDOUGAL LOVE ECKIS SMIT	12050005460	PROF SERV PE 09/30/20	0.00	2,153.72
1011	V9000189	11/25/20	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/20	0.00	2,815.00
1011	V9000189	11/25/20	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/20	0.00	3,906.98
1011	V9000189	11/25/20	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/20	0.00	4,042.50
1011	V9000189	11/25/20	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/20	0.00	5,500.00
1011	V9000189	11/25/20	1130	MCDOUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 09/30/20	0.00	5,932.50
TOTAL CHECK							0.00	27,804.90

PENTAMATION
 DATE: 12/14/2020
 TIME: 10:01:41

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 12
 ACCTPA21

SELECTION CRITERIA: transact.ck_date between '20201114 00:00:00.000' and '20201211 00:00:00.000'
 ACCOUNTING PERIOD: 6/21

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	V9000190	11/25/20	13	SOLANA BEACH FIREFIGHTER	001	FD DUES PD 11/27/20	0.00	863.50
1011	V9000191	12/03/20	5504	ALL CITY MANAGEMENT SERV	00165006540	CRSSNG GRD10/04-10/17	0.00	2,598.56
1011	V9000191	12/03/20	5504	ALL CITY MANAGEMENT SERV	00165006540	CRSSNG GRD10/18-10/31	0.00	2,667.72
1011	V9000191	12/03/20	5504	ALL CITY MANAGEMENT SERV	00165006540	CRSSNG GRD09/21-10/03	0.00	2,682.39
1011	V9000191	12/03/20	5504	ALL CITY MANAGEMENT SERV	00165006540	CRSSNG GRD10/04-10/17	0.00	4,825.94
1011	V9000191	12/03/20	5504	ALL CITY MANAGEMENT SERV	00165006540	CRSSNG GRD10/18-10/31	0.00	4,954.37
1011	V9000191	12/03/20	5504	ALL CITY MANAGEMENT SERV	00165006540	CRSSNG GRD09/21-10/03	0.00	4,981.61
1011	V9000191	12/03/20	5504	ALL CITY MANAGEMENT SERV	001	CRSSNG GRD09/21-10/03	0.00	-4,981.61
1011	V9000191	12/03/20	5504	ALL CITY MANAGEMENT SERV	001	CRSSNG GRD10/18-10/31	0.00	-4,954.37
1011	V9000191	12/03/20	5504	ALL CITY MANAGEMENT SERV	001	CRSSNG GRD10/04-10/17	0.00	-4,825.94
1011	V9000191	12/03/20	5504	ALL CITY MANAGEMENT SERV	001	CRSSNG GRD10/04-10/17	0.00	4,825.94
1011	V9000191	12/03/20	5504	ALL CITY MANAGEMENT SERV	001	CRSSNG GRD10/18-10/31	0.00	4,954.37
1011	V9000191	12/03/20	5504	ALL CITY MANAGEMENT SERV	001	CRSSNG GRD09/21-10/03	0.00	4,981.61
TOTAL CHECK							0.00	22,710.59
1011	V9000192	12/10/20	5834	KIMLEY-HORN AND ASSOCIAT	45999055550	9905.03 PROF SVC-OCT	0.00	12,345.00
1011	V9000193	12/10/20	1130	MCDUGAL LOVE ECKIS SMIT	12050005460	CLM.1904 PROF SVC-OCT	0.00	70.00
1011	V9000193	12/10/20	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 10/31/20	0.00	70.00
1011	V9000193	12/10/20	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 10/31/20	0.00	87.50
1011	V9000193	12/10/20	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 10/31/20	0.00	87.50
1011	V9000193	12/10/20	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 10/31/20	0.00	105.00
1011	V9000193	12/10/20	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 10/31/20	0.00	210.00
1011	V9000193	12/10/20	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 10/31/20	0.00	293.50
1011	V9000193	12/10/20	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 10/31/20	0.00	350.00
1011	V9000193	12/10/20	1130	MCDUGAL LOVE ECKIS SMIT	65278007820	PROF SERV PE 10/31/20	0.00	455.00
1011	V9000193	12/10/20	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 10/31/20	0.00	525.00
1011	V9000193	12/10/20	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 10/31/20	0.00	1,731.38
1011	V9000193	12/10/20	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 10/31/20	0.00	1,960.00
1011	V9000193	12/10/20	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 10/31/20	0.00	2,275.00
1011	V9000193	12/10/20	1130	MCDUGAL LOVE ECKIS SMIT	12050005460	PROF SERV PE 10/31/20	0.00	2,301.10
1011	V9000193	12/10/20	1130	MCDUGAL LOVE ECKIS SMIT	00150005250	PROF SERV PE 10/31/20	0.00	5,500.00
TOTAL CHECK							0.00	16,020.98
1011	V9000194	12/10/20	4841	VANESSA RIVERA	12050005460	2020 GYM REIMB	0.00	480.00
1011	V9000195	12/10/20	13	SOLANA BEACH FIREFIGHTER	001	FD DUES PD 12/11/20	0.00	813.50
1011	V9000196	12/10/20	3066	SUMMIT ENVIRONMENTAL GRO	45099266190	9926 PROF SVC SND-NOV	0.00	920.00
1011	V9000197	12/10/20	4465	SUN LIFE FINANCIAL	001	NOV 20 SUPP LIFE INS	0.00	233.25
1011	V9000197	12/10/20	4465	SUN LIFE FINANCIAL	001	NOV 20 LIFE&ADD INS	0.00	1,124.00
1011	V9000197	12/10/20	4465	SUN LIFE FINANCIAL	001	NOV 20 LTD	0.00	1,490.78
TOTAL CHECK							0.00	2,848.03
TOTAL CASH ACCOUNT							0.00	1,192,560.27
TOTAL FUND							0.00	1,192,560.27
TOTAL REPORT							0.00	1,192,560.27



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 13, 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 December 9, 2020.

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 December 9, 2020						
Action	Description	Revenues	Expenditures	Transfers from GF		Net Surplus
Reso 2019-085	Adopted Budget	19,827,600	(19,602,500)	(151,100)	(1)	\$ 74,000
Reso 2020-101	FY2019/20	(495,000)	361,000	80,000	(2)	20,000
	(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

FISCAL IMPACT:

N/A

COUNCIL ACTION:



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 13, 2021
ORIGINATING DEPT: City Clerk's Department
SUBJECT: 2021 City Council Meeting Schedule Planning

BACKGROUND:

Pursuant to Solana Beach Municipal Code Section 2.04.070, *the City Council shall hold Regular meetings in the Council Chambers of City Hall, on a day and time set by resolution.* Pursuant to Resolution 2005-019, regularly scheduled meetings are established for the second (2nd) and fourth (4th) Wednesdays of each month. Historically, certain meeting dates that may conflict with official holidays have been cancelled and a short summer break has been observed. Special Meetings may be scheduled to maintain the consistency needed to sustain City operations.

The purpose of this Staff Report is for Council to review potential holidays, breaks, and possible Special Meeting dates and to establish the 2021 Council Meeting schedule.

DISCUSSION:

The City Council's anticipated 2021 Regular Meeting schedule is included in Attachment 1 and includes potential conflicts to consider for possible meeting cancellations or, if needed, to establish additional meetings. Consideration of the annual meeting schedule for the purpose of possible modifications facilitates preparation of an anticipated agenda schedule. Additionally, memorializing a plan allows:

- Adequate time for Staff to prepare Staff Reports and a final agenda packet on time.
- Adequate preparation time for Council to review the agenda.
- Sufficient time for public notification of any cancelled/rescheduled meetings.

Therefore, this item is intended to review and consider potential modifications of the *regularly scheduled* 2021 City Council meeting schedule. Any meeting that may be cancelled and rescheduled at this time for planning purposes is not permanent. If a Regular Meeting date is cancelled at this time, it is not permanently cancelled and may

CITY COUNCIL ACTION:

<input type="checkbox"/>
<input type="checkbox"/>

still take place at its *regularly scheduled* date/time/place, per proper noticing requirements.

Regularly scheduled meetings are intended to provide consistency and to meet the public's general expectations. There are specific noticing requirements for Regular and Special Meeting agendas.

Meeting Types	Agenda Noticing Requirement
Regular Meetings (established by Resolution)	72 hours prior to meeting time.
Special Meetings (called at any time)	24 hours prior to meeting time.

Specific City business, such as the adoption of Ordinances, is required to take place only at a Regular Council Meeting. Therefore, the anticipation of cancelled meetings is necessary to appropriately coordinate meeting agendas, and related business, in order to effectively manage City operations.

Staff recommends that the Council consider potential schedule conflicts, review proposed recommendations, and, if necessary, provide direction to Staff to prepare a revised calendar for reference and planning.

CEQA COMPLIANCE STATEMENT: N/A

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Review and approve proposed 2021 Council Meeting Schedule.
- Cancel and/or reschedule the Council meeting dates due to conflicts with holidays and summer break.
- Consider cancellation or rescheduling of other dates.
- Do not cancel or reschedule any Council meeting dates.

DEPARTMENT RECOMMENDATION:

Staff recommends that City Council review, edit, and/or approve a 2021 anticipated Council Meeting schedule with proposed cancellations and/or additional meetings.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachment:

- 1. 2021 City Council Meeting Proposed Dates

2021 Proposed Council Meeting Dates Schedule

January - June

2 nd Wed	January 13 th	
4 th Wed	January 27 th	
2 nd Wed	February 10 th	
4 th Wed	February 24 th	
2 nd Wed	March 10 th	
4 th Wed	March 24 th	
2 nd Wed	April 14 th	
4 th Wed	April 28 th	
2 nd Wed	May 12 th	
4 th Wed	May 26 th	
2 nd Wed	June 9 th	
4 th Wed	June 23 rd	

July - December

2 nd Wed	July 14 th	
4 th Wed	July 28th <i>Summer Break</i>	<i>Cancel</i>
2 nd Wed	August 11th <i>Summer Break</i>	<i>Cancel</i>
4 th Wed	August 25 th	
2 nd Wed	September 8 th	
4 th Wed	September 22 nd	
2 nd Wed	October 13 th	
4 th Wed	October 27 th	
2 st Wed	November 10 th	
4 th Wed	November 24th <i>Week of Thanksgiving Holidays</i>	<i>Cancel</i>
2 nd Wed	December 8 th	
4 th Wed	December 22nd <i>Week of Christmas Holidays</i>	<i>Cancel</i>

NOTE: Any Regular Meeting that is *cancelled* above primarily for planning purposes is not a permanent cancellation and may occur at its regularly scheduled time, per required noticing for Regular Meetings (72 hours). Always check the City's website Public meetings page. www.cityofsolanabeach.org / Public Meetings



STAFF REPORT

CITY OF SOLANA BEACH/SOLANA BEACH SUCCESSOR AGENCY

TO: Honorable Mayor/Chair and City Councilmembers/Directors
FROM: Gregory Wade, City Manager/Executive Director
MEETING DATE: January 13, 2021
ORIGINATING DEPT: Finance
SUBJECT: **Consideration of Resolution SA-027 Approving the Administrative Budget and Resolution SA-028 Approving the Recognized Obligation Payment Schedule (ROPS) Both for the Period July 1, 2021 to June 30, 2022**

BACKGROUND:

As of February 1, 2012, the Solana Beach Redevelopment Agency (the "Agency") was dissolved pursuant to Assembly Bill (AB) 1x26, which was found to be constitutional by the California Supreme Court in its decision in the *California Redevelopment Association v. Matosantos* case. Prior to the dissolution of the Agency, on January 11, 2012, the City Council adopted Resolution 2012-011, electing to become the Successor Agency (SA) to the Agency. Included as part of this legislation was the formation of a Countywide Oversight Board (OB) to replace all local Oversight Boards for each city's SA to be effective July 1, 2016. However, Senate Bill (SB) 107 delayed the formation of this Countywide OB until July 1, 2018.

On June 27, 2012, as part of the Fiscal Year (FY) 2012/13 State budget package, the Legislature passed, and the Governor signed, AB 1484, the primary purpose of which was to make technical and substantive amendments to AB 1x26, and SB 107 (collectively referred to as the "Dissolution Laws"), based on experience at the State and local level in implementing that AB 1x26. AB 1484 made several changes to the process and timing for preparation and approval of a SA's Recognized Obligation Payment Schedule (ROPS). The ROPS sets forth the payment amounts needed for the SA to meet its outstanding enforceable obligations for each fiscal year period until all outstanding debt and obligations are paid.

As part of the FY 2015/16 State budget package, the Legislature passed Senate Bill (SB) 107. As a budget "trailer bill", SB 107 took immediate effect upon signature by the Governor on September 22, 2015. The primary purpose of SB 107 was to make technical and substantive amendments to the existing Dissolution Laws including

SUCCESSOR AGENCY ACTION:

AGENDA ITEM A.5.

requiring an annual rather than a biannual ROPS and new administrative cost allocation formulas.

This item is before the City Council, in its capacity as the SA, for consideration of Resolution SA-027 (Attachment 1) approving the SA's Administrative Budget for the period of July 1, 2021 to June 30, 2022 and Resolution SA-028 (Attachment 2) approving the ROPS 21-22 for the period of July 1, 2021 to June 30, 2022.

DISCUSSION:

Recognized Obligation Payment Schedule (ROPS)

As noted above, the ROPS sets forth the payment amounts needed for the SA to meet its outstanding enforceable obligations for each fiscal year period until all outstanding debt and obligations are paid. The ROPS 21-22 will cover the twelve-month enforceable obligation payment cycle under the Dissolution Laws and will control distributions from the Redevelopment Property Tax Trust Fund ("RPTTF") to pay enforceable obligations during the period from July 2021 through June 2022. The enforceable obligations in Solana Beach consist primarily of bond payments (which includes \$200,810 in bond debt service and \$7,700 in related fees) and payments for legal services for the "The Affordable Housing Coalition of San Diego v Sandoval, et al" and "San Diego County Board of Education (SDCBoE), et al vs Sandoval, et al" cases (which totals \$40,000). For the ROPS 21-22 period, enforceable obligations for which RPTTF will be requested totals \$299,385.

The ROPS 21-22 must be prepared on a template form released by the DOF and must be approved by the SA's Oversight Board and transmitted to the DOF and other specified recipients by February 1, 2021. As previously noted, beginning with the ROPS 19-20, there is one Countywide Oversight Board as opposed to individual Oversight Boards for each successor agency. The DOF must approve or disapprove the various enforceable obligations (including payment amounts and funding sources) set forth on an oversight board-approved ROPS 21-22 by April 15, 2021. If necessary, the SA then has five (5) business days to request a "meet and confer" session with the DOF to seek reconsideration by the DOF of any disputed enforceable obligation items.

The DOF meet and confers will generally occur within the following 30-day period, with the DOF required to provide its final determination on ROPS 21-22 enforceable obligations by May 15, 2021 (15 days prior to the next RPTTF distribution). The ROPS 21-22 preparation and approval process will culminate this year with a June 1, 2021 distribution to the SA of RPTTF funds by each county auditor-controller to cover specified administrative costs and for payment of upcoming enforceable obligations during July 2021 through June 2022, along with RPTTF pass-through payments and the distribution of any remaining residual RPTTF funds to other affected taxing entities.

The ROPS 21-22 will be submitted to the Oversight Board for approval at their regular meeting on January 21, 2021, with a subsequent submission to the DOF by the February 1, 2020 deadline.

The ROPS 21-22 (Attachment 3) consists entirely of items included on ROPS 20-21 and previously approved by the DOF.

If necessary, pursuant to SB 107, the annual ROPS can only be amended once and no later than October 1st of a given fiscal year.

Successor Agency Administrative Budget and Administrative Cost Allowance

Pursuant to the Dissolution Laws, the SA must also prepare an Administrative Budget (Attachment 4) for the fiscal year for approval by the Oversight Board. Before the passage of SB 107, the SA was entitled to an Administrative Cost Allowance for a fiscal year equal to the greater of \$250,000 or 3% of the RPTTF received by the SA from the County Auditor-Controller to make enforceable obligation payments during the fiscal year. In the case of Solana Beach, prior to the passage of SB 107, the SA typically received \$250,000 annually or \$125,000 for each six-month ROPS period.

Beginning July 1, 2016, the Administrative Cost Allowance is the greater of \$250,000 or up to 3% of the actual RPTTF distributed to the successor agency in the preceding fiscal year, reduced by the successor agency's Administrative Cost Allowance. However, in no case can the Administrative Cost Allowance exceed 50% of the total RPTTF to pay enforceable obligations in the preceding fiscal year, reduced by administrative costs paid for by RPTTF. In Solana Beach, under the 50% formula, the maximum Administrative Cost Allowance would be \$63,453 for the upcoming ROPS period. Last year, or FY 2020/21, the City was eligible to receive \$63,255 but requested only \$46,500 based on projected SA administrative expenditures.

The Administrative Cost Allowance calculation for the period of July 1, 2021 to June 30, 2022, using the criteria in the paragraph above, is shown in the Administrative Cost Allowance (ACA) for ROPS 21-22 table in Attachment 5.

This Administrative Budget must include:

- Estimated amounts for SA administrative costs for the upcoming two six-month periods.
- Proposed sources of payment for such administrative costs, which may include the Administrative Cost Allowance described below, as well as other eligible sources available to the SA.
- Proposals for arrangements for administrative/operations services to be provided to the SA by the Sponsoring Community or other entity.

The Administrative Budget for the period of July 1, 2021 to June 30, 2022 is prepared in conjunction with the ROPS for the same time period. Though the SA can request up to \$63,453 as an Administrative Cost Allowance, the SA is requesting an amount of \$50,875 for the Administrative Budget for July 1, 2021 to June 30, 2022. The Administrative Budget includes \$28,700 for staff salary and benefits to reimburse the City of Solana Beach (City) for staff work, \$13,000 for legal and audit professional services, \$2,000 for materials and supplies, and \$7,175 for related costs based on the

City's cost allocation plan that are based on a City-wide allocation of staff salary and benefits.

The requested Administrative Budget amount of \$50,875 for FY 2021/22 is greater than the \$46,500 amount requested in FY 2020/21 primarily due to increased contracted professional services costs.

The Administrative Budget will also be submitted to the Oversight Board for approval at a regular meeting on January 21, 2021. The administrative budget is no longer required to be submitted to the DOF for their approval.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

For the ROPS 21-22 period, enforceable obligations for which RPTTF will be requested totals \$299,385. This amount includes \$200,810 of bond debt service payments, \$7,700 of bond-related fees, and \$40,000 of Dissolution Laws Litigation costs. RPTTF reserves are being requested to pay for enforceable obligations in the amount of \$28,184. The administrative Cost Allowance requested is \$50,875.

WORK PLAN:

N/A

OPTIONS:

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

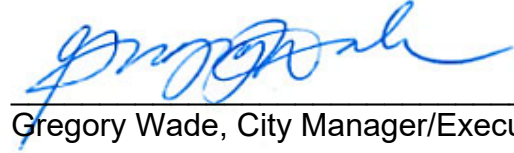
DEPARTMENT RECOMMENDATION:

Staff recommends that the Successor Agency:

1. Receive the Successor Agency's enforceable obligations payment information and administrative budget for the period July 1, 2021 to June 30, 2022.
2. Adopt Resolution SA-027 approving the SA Administrative Budget for July 1, 2021 to June 30, 2022.
3. Adopt Resolution SA-028 approving the ROPS 21-22 for July 1, 2021 to June 30, 2022.

CITY MANAGER/EXECUTIVE DIRECTOR'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager/Executive Director

Attachments:

1. Resolution SA-027
2. Resolution SA-028
3. Recognized Obligation Payment Schedule for the period July 1, 2021 to June 30, 2022.
4. Successor Agency Administrative Budget for the period July 1, 2021 to June 30, 2022.
5. Administrative Cost Allowance (ACA) for ROPS 21-22

SUCCESSOR AGENCY RESOLUTION NO. SA-027

RESOLUTION OF THE SUCCESSOR AGENCY FOR THE SOLANA BEACH REDEVELOPMENT AGENCY APPROVING THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2021/22 AND REQUESTING OVERSIGHT BOARD APPROVAL

WHEREAS, on December 29, 2011, the California Supreme Court delivered its decision in *California Redevelopment Association v. Matosantos*, finding Assembly Bill X1 26 (the "Dissolution Act") largely constitutional; and

WHEREAS, under the Dissolution Act and the California Supreme Court's decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the Solana Beach Redevelopment Agency (the "Former RDA"), were dissolved on February 1, 2012, and successor agencies were designated and vested with the responsibility of winding down the business and fiscal affairs of the former redevelopment agencies; and

WHEREAS, on January 11, 2012, the City Council of the City of Solana Beach adopted Resolution No. 2012-011 accepting for the City the role of Successor Agency to the Former RDA (the "Successor Agency"); and

WHEREAS, under the Dissolution Act, an oversight board is established for each successor agency to a former redevelopment agency with the responsibility of overseeing the activities of the successor agency and approving certain actions of the successor agency in connection with the successor agency's wind down of the affairs of the former redevelopment agency; and

WHEREAS, the oversight board (the "Oversight Board") for the Successor Agency has been duly constituted pursuant to the Dissolution Act: and

WHEREAS, Health & Safety Code Section 34177(j) requires the Successor Agency to prepare an Administrative Budget for Fiscal Year 2021/22 and to submit it to the Oversight Board for approval; and

WHEREAS, an Administrative Budget for Fiscal Year 2021/22 has been prepared in conformance with State law and has been presented to the Successor Agency.

NOW, THEREFORE, BE IT RESOLVED, by the Successor Agency for the Solana Beach Redevelopment Agency, as follows:

Section 1. Recitals Correct. The Successor Agency finds that the above Recitals are true and correct and have served as the basis for the findings and approvals set forth below.

Section 2. Approval of Administrative Budget for Fiscal Year 2021/22. The Successor Agency hereby approves the Administrative Budget for Fiscal Year 2021/22, attached hereto as Exhibit A.

Section 3. Request for Oversight Board Approval of Administrative Budget.

The Successor Agency hereby requests the Oversight Board to approve the Administrative Budget for Fiscal Year 2021/22, attached hereto as Exhibit A.

Section 4. California Environmental Quality Act. The Successor Agency determines that the activity approved by this Resolution is not a “project” for purposes of CEQA, as that term is defined by Guidelines Section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines.

Section 5. Further Actions and Documents. The Executive Director or designee, following consultation with the Agency Counsel, is authorized to take all actions and execute all documents on behalf of the Successor Agency necessary to effectuate the purpose of this Resolution.

Section 6. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Successor Agency declares that its board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED, AND ADOPTED by the Successor Agency to the Solana Beach Redevelopment Agency at its meeting held on the 13th day of January 2021, by the following vote:

AYES: Board Member –
NOES: Board Member –
ABSENT: Board Member –
ABSTAIN: Board Member –

LESA HEEBNER, Chair

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, Agency Counsel

ANGELA IVEY, Agency Secretary

EXHIBIT A

**SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SOLANA BEACH
ADMINISTRATIVE BUDGET
July 1, 2021 to June 30, 2022**

Expenditure Category	Payee	Description	Amount
Salary/Benefits	Various	Employee Salaries and Benefits	28,700
Legal Services	BWS Law LLC, et al	Contract for Professional Services-Legal	5,000
Legal Services	Goldfarb & Lipman	Contract for Professional Services-Legal	5,000
Audit	Lance, Sol	Contract for Professional Services-Audit	3,000
Material, Supplies, & Services	Various	Costs - material, supplies and services expenditure categories	2,000
Administrative Charges	City of Solana Beach	Successor Agency share of City's overhead costs	2,875
Claims Liability Charges	City of Solana Beach	Successor Agency share of City's self-insured liability	550
Workers Comp Charges	City of Solana Beach	Successor Agency share of City's workers comp liability	650
Pension Trust Charges	City of Solana Beach	Successor Agency share of City's pension trust liability	1,700
OPEB Trust Charges	City of Solana Beach	Successor Agency share of City's OPEB liability	1,400
TOTAL			\$ 50,875

1. The Successor Agency has arranged with the City of Solana Beach to provide the staff, material, and equipment needed to administer
2. Activities may be added, revised, or deleted from this listing as needed during the RDA dissolution process.
3. Costs shown for each activity are estimates only. Actual costs required for each activity may be higher or lower than the amount shown, not to exceed the TOTAL maximum amount shown.

SUCCESSOR AGENCY RESOLUTION NO. SA-028

RESOLUTION OF THE SUCCESSOR AGENCY FOR THE SOLANA BEACH REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR FISCAL YEAR 2021/22 AND REQUESTING OVERSIGHT BOARD APPROVAL

WHEREAS, on December 29, 2011, the California Supreme Court delivered its decision in *California Redevelopment Association v. Matosantos*, finding Assembly Bill X1 26 (the "Dissolution Act") largely constitutional; and

WHEREAS, under the Dissolution Act and the California Supreme Court's decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the Solana Beach Redevelopment Agency (the "Former RDA"), were dissolved on February 1, 2012, and successor agencies were designated and vested with the responsibility of winding down the business and fiscal affairs of the former redevelopment agencies; and

WHEREAS, on January 11, 2012, the City Council of the City of Solana Beach adopted Resolution No. 2012-011 accepting for the City the role of Successor Agency to the Former RDA (the "Successor Agency"); and

WHEREAS, under the Dissolution Act, an oversight board is established for each successor agency to a former redevelopment agency with the responsibility of overseeing the activities of the successor agency and approving certain actions of the successor agency in connection with the successor agency's wind down of the affairs of the former redevelopment agency; and

WHEREAS, the oversight board (the "Oversight Board") for the Successor Agency has been duly constituted pursuant to the Dissolution Act: and

WHEREAS, Health & Safety Code Sections 34177(l) and 34177(o) require the Successor Agency to submit a Recognized Obligation Payment Schedule ("ROPS") for fiscal year 2021/22 to the San Diego County Auditor-Controller and the California Department of Finance by February 1, 2021, after approval by the Oversight Board; and

WHEREAS, a ROPS for Fiscal Year 2021/22 has been prepared in conformance with State law and has been presented to the Successor Agency.

NOW, THEREFORE, BE IT RESOLVED, by the Successor Agency for the Solana Beach Redevelopment Agency, as follows:

Section 1. Recitals Correct. The Successor Agency finds that the above Recitals are true and correct and have served as the basis for the findings and approvals set forth below.

Section 2. Approval of ROPS for Fiscal Year 2021/22. The Successor Agency hereby approves the Recognized Obligation Payment Schedule for Fiscal Year 2021/22, attached hereto as Exhibit A.

Section 3. Request for Oversight Board Approval of ROPS. The Successor Agency hereby requests the Oversight Board to approve the Recognized Obligation Payment Schedule for Fiscal Year 2021/22, attached hereto as Exhibit A.

Section 4. California Environmental Quality Act. The Successor Agency determines that the activity approved by this Resolution is not a “project” for purposes of CEQA, as that term is defined by Guidelines Section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines.

Section 5. Further Actions and Documents. The Executive Director or designee, following consultation with the Agency Counsel, is authorized to take all actions and execute all documents on behalf of the Successor Agency necessary to effectuate the purpose of this Resolution.

Section 6. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Successor Agency declares that its board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 7. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED, AND ADOPTED by the Successor Agency to the Solana Beach Redevelopment Agency at its meeting held on the 13th day of January 2021, by the following vote:

- AYES: Board Member –
- NOES: Board Member –
- ABSENT: Board Member –
- ABSTAIN: Board Member –

LESA HEEBNER, Chair

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, Agency Counsel

ANGELA IVEY, Agency Secretary

EXHIBIT A

**Recognized Obligation Payment Schedule (ROPS 21-22) - Summary
Filed for the July 1, 2021 through June 30, 2022 Period**

Successor Agency: Solana Beach

County: San Diego

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	21-22A Total (July - December)	21-22B Total (January - June)	ROPS 21-22 Total
A Enforceable Obligations Funded as Follows (B+C+D)	\$ 14,184	\$ 14,000	\$ 28,184
B Bond Proceeds	-	-	-
C Reserve Balance	14,184	14,000	28,184
D Other Funds	-	-	-
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	\$ 140,412	\$ 130,789	\$ 271,201
F RPTTF	109,537	110,789	220,326
G Administrative RPTTF	30,875	20,000	50,875
H Current Period Enforceable Obligations (A+E)	\$ 154,596	\$ 144,789	\$ 299,385

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/ _____
Signature Date

Solana Beach
Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail
July 1, 2021 through June 30, 2022

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	ROPS 21-22A (Jul - Dec)					21-22A Total	ROPS 21-22B (Jan - Jun)					21-22B Total
											Fund Sources						Fund Sources					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								\$4,958,756		\$299,385	\$-	\$14,184	\$-	\$109,537	\$30,875	\$154,596	\$-	\$14,000	\$-	\$110,789	\$20,000	\$144,789
2	Trustee Services	Fees	06/01/2006	12/01/2035	Wells Fargo Bank	Contract for Professional Services-Trustee Services	Solana Beach Redevelopment Project	60,000	N	\$4,000	-	-	-	2,000	-	\$2,000	-	-	-	2,000	-	\$2,000
3	Continuing Disclosure	Fees	06/01/2006	12/01/2035	Urban Futures	Contract for Professional Services-Continuing Disclosure	Solana Beach Redevelopment Project	36,900	N	\$1,500	-	-	-	750	-	\$750	-	-	-	750	-	\$750
4	Arbitrage	Fees	06/01/2006	12/01/2035	Koppel & Gruber	Contract for Professional Services - Arbitrage	Solana Beach Redevelopment Project	18,100	N	\$2,200	-	-	-	1,100	-	\$1,100	-	-	-	1,100	-	\$1,100
21	Legal Services	Litigation	01/01/2014	12/01/2035	BWS Law LLC, Solana Beach Successor Agency	Defend Third Party litigation against Successor Agency regarding case: "The Affordable Housing Coalition of San Diego v Sandoval, et al." Case No. 34-2012-80001158-CU-WM-GDS	Solana Beach Redevelopment Project	160,000	N	\$20,000	-	4,184	-	5,816	-	\$10,000	-	4,000	-	6,000	-	\$10,000
22	Successor Agency Administrative Expenses	Admin Costs	01/01/2014	12/01/2035	City of Solana Beach	Successor Agency administrative obligations relating to maintaining payments on enforceable obligations and other activities as required by AB1X26	Solana Beach Redevelopment Project	1,612,100	N	\$50,875	-	-	-	-	30,875	\$30,875	-	-	-	-	20,000	\$20,000
24	2017 Tax Allocation Refunding Bond	Bonds Issued After 12/31/10	11/10/2017	12/01/2035	Wells Fargo Bank	Refunding of 2006 Tax Allocation Bonds that were used to fund Public Improvements		2,911,656	N	\$200,810	-	-	-	99,871	-	\$99,871	-	-	-	100,939	-	\$100,939
25	Legal Services	Litigation	01/01/2017	12/01/2035	BWS Law LLC, Colantuono, Highsmith & Whatley, PC, and Solana	Defend Third Party litigation against Successor Agency regarding case: "San Diego County Board of Education, et al v Sandoval, et al." Case No. 37-2017-00019775-CU-		160,000	N	\$20,000	-	10,000	-	-	-	\$10,000	-	10,000	-	-	-	\$10,000

Solana Beach
Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances
July 1, 2018 through June 30, 2019
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
		Fund Sources					
		Bond Proceeds		Reserve Balance	Other Funds	RPTTF	
	ROPS 18-19 Cash Balances (07/01/18 - 06/30/19)	Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	Comments
1	Beginning Available Cash Balance (Actual 07/01/18) RPTTF amount should exclude "A" period distribution amount.	60		173,475		28,184	
2	Revenue/Income (Actual 06/30/19) RPTTF amount should tie to the ROPS 18-19 total distribution from the County Auditor-Controller					237,577	
3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)	60		161,813		207,656	
4	Retention of Available Cash Balance (Actual 06/30/19) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)			11,662			
5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC		No entry required			29,921	
6	Ending Actual Available Cash Balance (06/30/19) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$28,184	

Solana Beach
Recognized Obligation Payment Schedule (ROPS 21-22) - Notes
July 1, 2021 through June 30, 2022

Item #	Notes/Comments
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**Recognized Obligation Payment Schedule (ROPS 21-22) - Summary
Filed for the July 1, 2021 through June 30, 2022 Period**

Successor Agency: Solana Beach

County: San Diego

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	21-22A Total (July - December)	21-22B Total (January - June)	ROPS 21-22 Total
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G Administrative RPTTF	30,875	20,000	50,875
H Current Period Enforceable Obligations (A+E)	\$ 154,596	\$ 144,789	\$ 299,385

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/ _____
Signature Date

Solana Beach
Recognized Obligation Payment Schedule (ROPS 21-22) - ROPS Detail
July 1, 2021 through June 30, 2022

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 21-22 Total	ROPS 21-22A (Jul - Dec)					21-22A Total	ROPS 21-22B (Jan - Jun)					21-22B Total	
											Fund Sources						Fund Sources						
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		
								\$4,958,756		\$299,385	\$-	\$14,184	\$-	\$109,537	\$30,875	\$154,596	\$-	\$14,000	\$-	\$110,789	\$20,000	\$144,789	
2	Trustee Services	Fees	06/01/2006	12/01/2035	Wells Fargo Bank	Contract for Professional Services-Trustee Services	Solana Beach Redevelopment Project	60,000	N	\$4,000	-	-	-	2,000	-	\$2,000	-	-	-	2,000	-	\$2,000	
3	Continuing Disclosure	Fees	06/01/2006	12/01/2035	Urban Futures	Contract for Professional Services-Continuing Disclosure	Solana Beach Redevelopment Project	36,900	N	\$1,500	-	-	-	750	-	\$750	-	-	-	750	-	\$750	
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24	2017 Tax Allocation Refunding Bond	Bonds Issued After 12/31/10	11/10/2017	12/01/2035	Wells Fargo Bank	Refunding of 2006 Tax Allocation Bonds that were used to fund Public Improvements		2,911,656	N	\$200,810	-	-	-	99,871	-	\$99,871	-	-	-	100,939	-	\$100,939	
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Solana Beach
Recognized Obligation Payment Schedule (ROPS 21-22) - Report of Cash Balances
July 1, 2018 through June 30, 2019
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

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3	Expenditures for ROPS 18-19 Enforceable Obligations (Actual 06/30/19)	60		161,813		207,656	
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5	ROPS 18-19 RPTTF Prior Period Adjustment RPTTF amount should tie to the Agency's ROPS 18-19 PPA form submitted to the CAC		No entry required			29,921	
6	Ending Actual Available Cash Balance (06/30/19) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)	\$-	\$-	\$-	\$-	\$28,184	

Solana Beach
Recognized Obligation Payment Schedule (ROPS 21-22) - Notes
July 1, 2021 through June 30, 2022

Item #	Notes/Comments
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SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SOLANA BEACH
ADMINISTRATIVE BUDGET
July 1, 2021 to June 30, 2022

Expenditure Category	Payee	Description	Amount
Salary/Benefits	Various	Employee Salaries and Benefits	28,700
Legal Services	BWS Law LLC, et al	Contract for Professional Services-Legal	5,000
Legal Services	Goldfarb & Lipman	Contract for Professional Services-Legal	5,000
Audit	Lance, Sol	Contract for Professional Services-Audit	3,000
Material, Supplies, & Services	Various	Costs - material, supplies and services expenditure categories	2,000
Administrative Charges	City of Solana Beach	Successor Agency share of City's overhead costs	2,875
Claims Liability Charges	City of Solana Beach	Successor Agency share of City's self-insured liability	550
Workers Comp Charges	City of Solana Beach	Successor Agency share of City's workers comp liability	650
Pension Trust Charges	City of Solana Beach	Successor Agency share of City's pension trust liability	1,700
OPEB Trust Charges	City of Solana Beach	Successor Agency share of City's OPEB liability	1,400
TOTAL			\$ 50,875

1. The Successor Agency has arranged with the City of Solana Beach to provide the staff, material, and equipment needed to administer
2. Activities may be added, revised, or deleted from this listing as needed during the RDA dissolution process.
3. Costs shown for each activity are estimates only. Actual costs required for each activity may be higher or lower than the amount shown, not to exceed the TOTAL maximum amount shown.

Administrative Cost Allowance (ACA) for ROPS 21-22

A	July to Dec RPTTF	\$ 50,098
B	Jan to June RPTTF	123,308
C = A+B	Actual RPTTF Authorized Prior Fiscal Year (2020/21)	\$ 173,406
D	Less: Prior Fiscal Year Administrative Cost Allowance	46,500.00
E=C-D	Adjusted RPTTF Prior Fiscal Year	\$ 126,906
	Multiply Adjusted RPTTF by 3%	3%
F=E x 3%	Agency Calculated ACA	\$ 3,807.18
G	Allowable ACA:	
	Minimum of \$250,000 per fiscal year	\$ 250,000
		or
	3% of Adjusted RPTTF Distribution (F)	\$ 3,807
		or
	The annual ACA shall not exceed 50% of the Maximum RPTTF Admin Allowance (E x 50%)	\$ 63,453

Since the Administrative Cost Allowance cannot exceed 50% of the total RPTTF Authorized to pay enforceable obligations in the preceding fiscal year, reduced by administrative costs paid for by RPTTF, the SA's maximum allowable Administrative Cost Allowance is \$124,053.



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 13, 2021
ORIGINATING DEPT: Finance Department
SUBJECT: Council Consideration of Resolution No. 2021-001 – Approval of TransNet Fund Transfer

BACKGROUND:

The San Diego Association of Governments (SANDAG) is required by state and federal laws to develop and adopt a Regional Transportation Improvement Program (RTIP) every two years. The RTIP is a multi-year program of proposed major highway, arterial, transit, and bikeway projects including the *TransNet* Program of Projects. The current 2018 RTIP was adopted by the SANDAG Board on September 28, 2018 and covers the five-year fiscal period 2018/19 through 2022/23. The RTIP includes projects funded by the 2004 Proposition A (TransNet Extension).

This item is before the City Council to consider adoption of Resolution No. 2021-001 (Attachment 1) which would transfer funds to a current ongoing TransNet-funded project from a completed TransNet-funded Capital Improvement Project.

DISCUSSION:

The Glencrest Street Improvement Project (SANDAG MPO ID SB20) was completed and closed in Fiscal Year 2019/20 subsequent to the adoption of the current 5-year RTIP. The project has a positive balance of \$590 in the TransNet Account. The proposed transfer will move the \$590 from the Glencrest Street Improvement account into the Pavement Resurfacing Project (SANDAG MPO ID SB16), an ongoing project annually funded through 2023.

CEQA COMPLIANCE STATEMENT

Transfer of funding between projects is not a project under CEQA. Environmental review will be addressed prior to City Council approval to advertise construction bids for each of the other projects listed in the RTIP.

CITY COUNCIL ACTION:

FISCAL IMPACT:

The Staff recommended transfer of \$590 of TransNet funds from the Glencrest Street Improvement Project (SANDAG MPO ID SB20) to the Pavement Resurfacing Project (SANDAG MPO ID SB16) is needed to reconcile the remaining balance and to satisfy the TransNet Ordinance accounting and audit requirements.

WORK PLAN:

N/A

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

Staff recommends that City Council adopt Resolution 2021-001 approving the transfer of \$590 of TransNet funds from the Glencrest Street Improvement Project (SANDAG MPO ID SB20) to the Pavement Resurfacing Project (SANDAG MPO ID SB16).

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments

1. Resolution No. 2021-001

RESOLUTION 2021-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE TRANSFER OF TRANSNET FUNDS FROM A COMPLETED RTIP PROJECT TO ANOTHER ELIGIBLE TRANSNET PROJECT

WHEREAS, on November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (TransNet) extension, and the 2018 Regional Transportation Improvement Program (RTIP) was adopted by the SANDAG Board on September 28, 2018 and

WHEREAS, the City of Solana Beach has completed the previously programmed Glencrest Street Improvement Project, which has a positive balance of \$590 on the SANDAG fiscal and compliance audit and

WHEREAS, to comply with a SANDAG fiscal and compliance audit, the funds from the completed RTIP project need to be transferred in order to reconcile the positive balance.

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

1. That the foregoing recitations are true and correct.
2. That the City Council approves the transfer of \$590 of TransNet funds from the Glencrest Street Improvement Project (SANDAG MPO ID SB20) to the Pavement Resurfacing Project (SANDAG MPO ID SB16).

PASSED AND ADOPTED this 13th day of January 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 IRE, City Clerk



STAFF REPORT

CIT OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 13, 2021
ORIGINATING DEPT: City Manager's Office
SUBJECT: **Council Consideration of Resolution 2021-004 Authorizing the City Manager to Enter into a Professional Services Agreement for State Legislative Advocacy Services**

BACKGROUND:

On March 27, 2019, the City Council adopted Resolution 2019-036 authorizing the City Manager to retain and enter into a Professional Services Agreement (PSA) for legislative advocacy services for the City of Solana Beach (City). Subsequently, the City executed a PSA with Emanuel Jones & Associates, Inc. (EJA) to provide those services. The PSA with EJA expired on December 31, 2020.

This item is before City Council to consider adopting Resolution 2021-004 (Attachment 1) authorizing the City Manager to enter into another PSA with EJA for the next two-year legislative session to provide legislative advocacy services.

DISCUSSION:

During any given legislative period, bills with potentially significant impacts on the City are introduced and oftentimes revised many times that require close monitoring for timely reporting to the City Council. A professional legislative consulting group can provide essential services to the City to ensure that the impacts of such bills are closely monitored, evaluated and reported to the City and City Council.

EJA has offered to provide legislative services to the City for the next two-year legislative session that will expire on December 31, 2022. EJA has also agreed to provide their services at the same rate as the prior two-year PSA. The scope of services will include:

- Monitor, identify and prioritize challenges and opportunities for the City with respect to issues under consideration by the State Legislature and state and regional agencies, specifically those issues defined in the City's adopted Legislative Policy Guidelines.
- In consultation with the City Manager's Office, lobby state legislature members and departments as necessary to pursue City objectives.

CIT <input type="checkbox"/> COUNCIL ACTION: <input type="checkbox"/>

AGENDA ITEM A.7.

- Complete in a timely fashion all forms and reports required of lobbyists by the state and other relevant jurisdictions.
- Provide timely telephone or e-mail updates with designated staff provide status reports during the legislative session and attend meetings of the City Council and with City personnel as reasonably requested.

It is recommended that the Council adopt Resolution 2021-004 authorizing the City Manager to execute a PSA to provide specific and targeted advocacy and lobbying services on behalf of the City on any pertinent legislation consistent with the City's legislative priorities and recommend actions as may be needed to promote the City's interests.

CEQA COMPLIANCE STATEMENT:

Not a project under CEQA

FISCAL IMPACT:

There are sufficient funds in the City Manager's budget unit for Fiscal Year 2020/21 to pay the cost of a lobbying firm for the current fiscal year and monies will be appropriated in the following fiscal years to cover the remainder of the contract term in a total amount that would not exceed \$62,100.

WORK PLAN:

This action fall under the Strategic Priority: "Community Character" (Land Use & Planning)

OPTIONS:

- Approve Staff recommendation
- Deny Staff recommendation
- Provide alternative direction to Staff

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2021-004 authorizing the City Manager to execute a Professional Services Agreement with Emmanuel Jones & Associates for legislative advocacy services for an amount not to exceed \$62,100.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachment:

1. Resolution 2021-004

RESOLUTION 2021-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR STATE LEGISLATIVE ADVOCACY SERVICES

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

WHEREAS, as the City Council identifies its legislative priorities as part of the Council Work Plan, the services of a lobbyist is recommended to advance and advocate for the City’s interests in Sacramento.

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

1. That the foregoing recitations are true and correct.
2. That the City Council authorizes the City Manager to execute a Professional Services Agreement to provide specific and targeted advocacy and lobbying services on behalf of the City on any pertinent legislation consistent with the City’s legislative priorities and recommend actions as may be needed to promote the City’s interests.
3. That the amount of the two-year agreement, to expire on December 31, 2022, is \$2,500 per month for Fiscal Years 2020/21 through 2022/2023, plus costs of \$2,100, not to exceed a total of \$62,100.

PASSED AND ADOPTED this 13th day of January 2021, at a regular meeting of the City Council of the City of Solana Beach, California, by the following vote:

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

 LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

 JOHANNA N. CANLAS, City Attorney

 ANGELA IRE, City Clerk



STAFF REPORT CIT OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 13, 2021
ORIGINATING DEPT: City Manager's Department
SUBJECT: **Ratify Execution of a Letter of Credit as a Substitute for Previously Approved Deposit Account Control Agreement with River City Bank and San Diego Gas & Electric to Comply with California Public Utilities Commission D 18-05-022 Related to Community Choice Aggregation Financial Security Requirement**

BACKGROUND:

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

The City of Solana Beach's (City) CCA, Solana Energy Alliance (SEA), was established by the City Council through adoption of Ordinance 483 on December 13, 2017 and began serving customers in June 2018. SEA is the first CCA to launch in San Diego Gas & Electric territory and remains the only CCA operating in San Diego County.

This item is before the City Council to ratify execution of a Letter of Credit as a substitute for the previously approved Deposit Account Control Agreement (Agreement) with River City Bank (RCB) and San Diego Gas & Electric (SDG&E) to comply with California Public Utilities Commission (CPUC) D. 18-05-022 related to the Community Choice Aggregation (CCA) Financial Security Requirement (FSR).

CIT <input type="checkbox"/> COUNCIL ACTION: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

DISCUSSION:

The City Council established SEA with the goal of offering cleaner energy, local control, rate savings compared to SDG&E and supporting the City's Climate Action Plan's aggressive goal of 100% renewable energy by 2035. SEA launched with its default product, SEA Choice, sourced from 50% renewable and 75% greenhouse gas free sources. In addition, SEA offers SEA Green, its voluntary 100% renewable energy product option. The City Council also established a goal of providing a 3% rate savings to customers as compared to SDG&E's generation rates.

Based on SEA's power procurement in 2019, SEA provided its customers with 100% greenhouse gas free energy in 2019, exceeding its goal of a minimum 75%.

CPUC Decision 18-05-022

In 2018, the CPUC issued Decision 18-05-022 (Decision) which established re-entry fees and financial security requirements (FSR) for CCAs. The purpose of the FSR instrument is to cover costs borne by SDG&E in the event of a mass involuntary return of SEA customers to SDG&E, such as the decertification of SEA or a CCA failure. SDG&E may only withdraw funds from the financial security instrument for unpaid administrative or procurement costs associated with the return of SEA customers to the IOU. Any withdrawal of those funds must first be approved by the CPUC.

Under the Decision, IOUs, including SDG&E, were required to submit advice letters implementing the FSR requirements. Those advice letters were submitted in August 2018 however, they were suspended by the CPUC until final implementation issues could be resolved. On October 8, 2020, the CPUC adopted the Resolution finalizing the implementation of the IOU advice letters and setting the minimum FSR at \$147,000. To date, CCAs have been operating under an interim amount of \$100,000, which was submitted to the CPUC as part of SEA's CCA registration process.

Additionally, the Resolution requires that SEA submit an advice letter to the CPUC with the FSR instrument as proof of compliance no later than December 8, 2020. In accordance with the Resolution, once the advice letter is submitted and compliance with the FSR is demonstrated by way of an executed Agreement, the interim financial security amount of \$100,000 currently held by the CPUC will be returned to the City. Once SEA's customers have successfully transitioned to the Clean Energy Alliance (CEA), SEA will work with the CPUC to decertify as a CCA and cancel the letter of credit.

At its November 18, 2020 meeting, the City Council authorized execution of a Deposit Account Control Agreement (DACA) with RCB and SDG&E to meet the FSR requirements. Unfortunately, agreement with SDG&E regarding terms of the DACA was not able to be reached. In order to meet the deadline of December 8, 2020, Staff felt it prudent to move forward with substituting the DACA with a letter of credit, which is an alternative acceptable form of financial instrument to meet the FSR. The letter of credit was executed in the amount of \$147,000, which is consistent with the previous Council approval. The issuing bank is USBank, which is a financial institution that met the

requirements related to issuing letters of credit to satisfy the FSR. The required Advice Letter reflecting compliance with meeting the FSR requirement, as well as requesting refund of the \$100,000 original cash deposit, was filed with the CPUC on December 8, 2020.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

Fees related to issuance of the letter of credit in the amount of \$985 were deducted from the SEA lockbox.

WORK PLAN:

Environmental Sustainability – Policy Development – Implement Solana Energy Alliance

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council ratify the execution of a Letter of Credit as a substitute for the previously approved Deposit Account Control Agreement (Agreement) with River City Bank (RCB) and San Diego Gas & Electric (SDG&E) to comply with California Public Utilities Commission (CPUC) D. 18-05-022 related to the Community Choice Aggregation (CCA) Financial Security Requirement (FSR).

CITY MANAGER RECOMMENDATION:

Approve Department Recommendation.



 Gregory Wade, City Manager

Attachments:

1. Resolution 2021-007
2. Standby Letter of Credit

RESOLUTION 2021-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, RATIFYING EXECUTION OF A LETTER OF CREDIT AS A SUBSTITUTE FOR PREVIOUSLY APPROVED DEPOSIT ACCOUNT CONTROL AGREEMENT WITH RIVER CITY BANK AND SAN DIEGO GAS & ELECTRIC TO COMPLY WITH CALIFORNIA PUBLIC UTILITIES COMMISSION D18-05-022 RELATED TO COMMUNITY CHOICE AGGREGATION FINANCIAL SECURITY REQUIREMENT

WHEREAS, Community Choice Aggregation (CCA), authorized by Assembly Bill 117, is a state law that allows cities, counties and other authorized entities to aggregate electricity demand within their jurisdictions in order to purchase and/or generate alternative energy supplies for residents and businesses within their jurisdiction while maintaining the existing electricity provider for transmission and distribution services and

WHEREAS, the City of Solana Beach's (City) CCA, Solana Energy Alliance (SEA), was established by the City Council through adoption of Ordinance 483 on December 13, 2017 and began serving customers in June 2018 and

WHEREAS, in 2018, the CPUC issued Decision 18-05-022 (Decision) which established re-entry fees and financial security requirements (FSR) for CCAs and

WHEREAS, the purpose of the FSR instrument is to cover costs borne by SDG&E in the event of a mass involuntary return of SEA customers to the SDG&E, such as the decertification of SEA or a CCA failure and

WHEREAS, on October 8, 2020, the CPUC adopted the Resolution finalizing the implementation of the IOU advice letters and setting the minimum FSR at \$147,000 and

WHEREAS, at its November 18, 2020 meeting, the City Council authorized execution of a Deposit Account Control Agreement (DACA) with River City Bank (RCB) and SDG&E to meet the FSR requirements. Unfortunately, agreement with SDG&E regarding terms of the DACA was not able to be reached and

WHEREAS, in order to meet the deadline of December 8, 2020, Staff felt it prudent to move forward with substituting the DACA with a letter of credit, which is an alternative acceptable form of financial instrument to meet the FSR and

WHEREAS, the letter of credit was executed in the amount of \$147,000, which is consistent with the previous Council approval and

WHEREAS, the required Advice Letter reflecting compliance with meeting the

FSR requirement, as well as requesting refund of the \$100,000 original cash deposit, was filed with the CPUC on December 8, 2020.

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

1. That the foregoing recitations are true and correct.
2. That the City Council approves and ratifies the execution of a Letter of Credit as a substitute for the previously approved Deposit Account Control Agreement (Agreement) with River City Bank (RCB) and San Diego Gas & Electric (SDG&E) to comply with California Public Utilities Commission (CPUC) D. 18-05-022 related to the Community Choice Aggregation (CCA) Financial Security Requirement (FSR).

PASSED AND ADOPTED this 13th day of January 2021, at a regular meeting of the City Council of the City of Solana Beach, California, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IRE, City Clerk



U.S. Bank National Association
 Global Documentary Services
 555 S.W. Oak Street, Suite 400-P
 Portland, Oregon U.S.A. 97204
 Fax: (503) 464-4125
 Phone: (503) 464-3700

Issue Date: December 7, 2020

IRREVOCABLE STANDBY LETTER OF CREDIT NO. [REDACTED]

BENEFICIARY:

San Diego Gas & Electric Company
 Quantitative Risk and Major Markets Credit
 8326 Century Park Court CP21C
 San Diego, CA 92123

APPLICANT:

City of Solana Beach
 dba Solana Energy Alliance
 635 S Hwy 10
 Solana Beach, CA 92075

AMOUNT:

US\$ 147,000.00

EXPIRATION DATE:

December 7, 2021 at our counters

Ladies and Gentlemen:

We have been informed that this Letter of Credit is issued as financial security pursuant to California Public Utilities Code section 394.25(e), California Public Utilities Commission Decision (D.) 18-05-022 and Resolution E-5059 by which the Commission established reentry fees, and financial security requirements ("FSR") applicable to Community Choice Aggregation (CCA) programs, and SDG&E Rule 27, which implements Reentry fees and Financial Security Requirements for CCA programs. Reentry fees include investor-owned utility (IOU) administrative costs and procurement costs resulting from a mass involuntary return of CCA customers to IOU service, and the financial security requirements must cover those potential costs.

We hereby establishes our irrevocable standby Letter of Credit Number [REDACTED] in favor of San Diego Gas & Electric Company ("Beneficiary"), by order and for account of City of Solana Beach ("Applicant"), available at sight upon demand at our counters, at 555 SW Oak Street, Suite 400-P, Portland, Oregon 97204, Attn: Global Documentary Services, for an amount of US\$ 147,000.00 (One Hundred Forty Seven Thousand Dollars), effective immediately.

Funds under this Letter of Credit are available to Beneficiary by presentation on or before 5:00 p.m. Oregon time, on or before the Expiration Date of the following documents:

1. Statement signed by a person purported to be an authorized representative of Beneficiary stating that: "Under terms of the SDG&E Rule 27, Beneficiary is entitled to draw under Letter of Credit No. SLCPPDX08117 the sum of U.S.\$ _____ (_____) owed by City of Solana Beach for the payment of Reentry Fees."

OR

***This page forms an integral part of credit [REDACTED] **



2. Statement signed by a person purported to be an authorized representative of Beneficiary stating that: "As of the close of business on _____ [insert date, which is less than 90 days prior to the expiration date of the Letter of Credit] you have provided written notice to us indicating your election not to permit extension of this Letter of Credit beyond its current expiry date. The amount due to Beneficiary, whether or not a triggering event under SDG&E Rule 27 has occurred, is U.S. \$ _____ (_____)." "

Special Conditions:

All costs and banking charges pertaining to this Letter of Credit are for the account of Applicant.

Partial and multiple drawings are permitted.

Fax of Document 1 or 2 above acceptable.

This Letter of Credit expires on December 7, 2021 at our counters.

Such payment documents, notices and communications must be sent either (but not both) by: (a) Courier mail to U.S. Bank National Association, 555 SW Oak Street, Suite 400-P, Portland, Oregon 97204, Attn: Global Documentary Services, or (b) Facsimile to facsimile number (503) 464-4125, Attn: Global Documentary Services; provided, however, that such address and facsimile number may be amended by us upon the provision of written notice of such amendment to you. Beneficiary shall use best efforts to give telephonic notification of a demand for payment at either (866) 359-2503 (extension 3620) or (503) 464-3620.

We hereby engage with Beneficiary that upon presentation of a document as specified under and in compliance with the terms and conditions of this Letter of Credit, this Letter of Credit will be duly honored in the amount stated in Document 1 or 2 above. If a complying document is so presented by 10:00 am Pacific Time on Oregon banking day, we will honor the same in full in immediately available funds on the next succeeding Oregon banking day and, if so presented after 10:00 am Pacific Time on Oregon banking day, we will honor the same in full in immediately available funds by noon on the second succeeding Oregon banking day.

It is a condition of this Letter of Credit that it shall be deemed automatically extended without an amendment for a one year period beginning on the present expiry date hereof and upon each anniversary of such date, unless at least ninety (90) days prior to any such expiry date we have sent you written notice by regular and registered mail or courier service that we elect not to permit this Letter of Credit to be so extended beyond, and will expire on its then current expiry date. No presentation made under this Letter of Credit after such expiry date will be honored.

We agree that if this Letter of Credit would otherwise expire during, or within 30 days after, an interruption of our business caused by an act of god, riot, civil commotion, insurrection, act of terrorism, war or any other cause beyond our control or by any strike or lockout, then this Letter of Credit shall expire on the 30th day following the day on which we resume our business after the cause of such interruption has been removed or eliminated and any drawing on this Letter of Credit which could properly have been made but for such interruption shall be permitted during such extended

***This page forms an integral part of credit _____



period.


This Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision) International Chamber of Commerce, Publication No. 600 ("UCP"), except to the extent that the terms hereof are inconsistent with the provisions of the UCP, including but not limited to Articles 14(b) and 36 of the UCP, in which case the terms of this Letter of Credit shall govern. Matters not covered by the UCP shall be governed and construed in accordance with the laws of the State of California.

U.S. Bank National Association



Authorized Signature

Lori E. Rowell
Vice President

***This page forms an integral part of credit 

the Health Officer and Emergency Regulations (Health Order) requiring every essential business to comply with industry guidance issued by the State of California.

During a local emergency, Section 2.28.060(A)(6)(a) of the Solana Beach Municipal Code empowers the Director of Emergency Services/City Manager to make and issue rules and regulations of matters reasonably related to the protection of life and property as affected by such emergency provided, however, such rules and regulations must be confirmed at the earliest practicable time by the City Council.

The item before the City Council is to consider and adopt Resolution 2021-008 (Attachment 1), confirming City Manager/Director of Emergency Services' Order 2021-001 (Attachment 2) Suspending Temporary Use Permits during the State Regional Stay at Home Order or County Public Health Order.

DISCUSSION:

The COVID-19 pandemic continues to spread rapidly throughout the State and County and is impacting the health and welfare of the City of Solana Beach. A new strain of COVID-19 that is 70% more likely to be spread has also been identified in the County of San Diego. This strain was originally identified in the United Kingdom. Since persons contracting this strain in the County have had no history of travel, this highly contagious strain is community based. The ICU bed capacity in the Southern California Region, which includes San Diego County, is currently at 0.0%.

In the face of these increasingly alarming statistics, some businesses in the City continue to operate in violation of the Regional Order or the Health Order and are putting the health and safety of the public at further risk. At various times during the COVID-19 local emergency, protocols for operating various business have been changed by the State and/or the County. For example, at certain points prior to the issuance of the Regional Order and the Health Order, restaurants were allowed to offer outdoor dining services and the City of Solana Beach issued various Temporary Use Permits (TUPs) allowing applicant restaurants to temporarily expand into outdoor seating areas on the terms and conditions provided in the TUPs.

Pursuant to the terms of the TUPs, the City reserved the right to modify or revoke the TUP for any applicant's failure to comply with conditions of any other local, state or federal regulations. After the issuance of the Regional Order and the Health Order, restaurants are no longer allowed to offer outdoor dining services and may only remain open for take-out.

On January 4, 2021, under Section 2.28.060(A)(6)(a) of the Solana Beach Municipal Code, the Director of Emergency Services/City Manager issued Order 2021-001, suspending TUPs during the Regional Order or Health Order declaring businesses that continue to operate under a suspended TUP subject to issuance of administrative citations under Section 1.18.030 and any and all enforcement provisions of the Solana Beach Municipal Code and declaring businesses that continue to operate in violation of the Regional Order, the Health Order or other applicable local, state and federal rules, regulations or orders related to the local emergency to be detrimental to public health, safety and general welfare and, thus constitute public nuisances in violation of the

RESOLUTION 2021-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONFIRMING THE CITY MANAGER/DIRECTOR OF EMERGENCY SERVICES' ORDER 2021-001 SUSPENDING TEMPORARY USE PERMITS DURING THE STATE REGIONAL STAY AT HOME ORDER OR COUNTY PUBLIC HEALTH ORDER

WHEREAS, as of February 14, 2020, the County of San Diego declared the existence of a county-wide local emergency due to the novel coronavirus, COVID-19 and

WHEREAS, Governor Gavin Newsom proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19 on March 4, 2020 and

WHEREAS, on March 16, 2020, a state of local emergency was declared in the City of Solana Beach due to COVID-19 and

WHEREAS, on December 3, 2020, the California Department of Public Health issued a Regional Stay At Home Order ("Regional Order"), which allows critical infrastructure sectors to operate, but only if they continue to modify operations pursuant to the applicable sector guidance and

WHEREAS, on December 10, 2020, the Health Officer of the County of San Diego issued an Order of the Health Officer and Emergency Regulations ("Health Order") requiring every essential business to comply with industry guidance issued by the State of California and

WHEREAS, Section 11(c) of the Health Order requires that any business that fails to comply with COVID-19 Restaurant Operating Protocol shall immediately close and

WHEREAS, at various times during the COVID-19 local emergency, protocols for operating various business have been changed by the State and/or the County and

WHEREAS, at certain points prior to the issuance of the Regional Order and the Health Order, restaurants were allowed to offer outdoor dining services and

WHEREAS, the City of Solana Beach has issued various Temporary Use Permits ("TUPs") allowing applicant restaurants to temporarily expand their outdoor seating areas on the terms and conditions provided in the TUPs and

WHEREAS, pursuant to the terms of the TUPs, the City reserved the right to modify or revoke the TUP for any applicant's failure to comply with conditions of any other local, state or federal regulations and

WHEREAS, after the issuance of the Regional Order and the Health Order, restaurants are no longer allowed to offer outdoor dining services and may only remain open for take-out and

WHEREAS, businesses that continue to operate in violation of the Regional Order or the Health Order are putting the health and safety of the public at risk and

WHEREAS, during a local emergency, Section 2.28.060(A)(6)(a) of the Solana Beach Municipal Code empowers the Director of Emergency Services/City Manager to make and issue rules and regulations of matters reasonably related to the protection of life and property as affected by such emergency provided, however, such rules and regulations must be confirmed at the earliest practicable time by the City Council and

WHEREAS, on January 4, 2021, the Director of Emergency Services/City Manager issued Order 2021-001, suspending TUPs during the Regional Order or Health Order declaring businesses that continue to operate under a suspended TUP subject to issuance of administrative citations under Section 1.18.030 and any and all enforcement provisions of the Solana Beach Municipal Code and declaring businesses that continue to operate in violation of the Regional Order, the Health Order or other applicable local, state and federal rules, regulations or orders related to the local emergency to be detrimental to public health, safety and general welfare and, thus constitute public nuisances in violation of the Solana Beach Municipal Code and

WHEREAS, Order 2021-001 is reasonably related to the protection of life and property as affected by the local emergency related to COVID-19 and conditions warrant and necessitate such an Order.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Solana Beach that the Order 2021-001 of the Director of Emergency Services of the City of Solana Beach, a true and correct copy of which is attached hereto as Attachment 1, is hereby ratified and confirmed.

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

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IRE, City Clerk



**ORDER 2021-001 OF THE DIRECTOR OF EMERGENCY
SERVICES OF THE CITY OF SOLANA BEACH**

**AN ORDER OF THE DIRECTOR OF EMERGENCY
SERVICES OF THE CITY OF SOLANA BEACH,
CALIFORNIA, SUSPENDING TEMPORARY USE PERMITS
DURING THE STATE REGIONAL STAY AT HOME ORDER
OR COUNTY PUBLIC HEALTH ORDER**

WHEREAS, as of February 14, 2020, the County of San Diego declared the existence of a county-wide local emergency due to the novel coronavirus, COVID-19; and

WHEREAS, Governor Gavin Newsom proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19 on March 4, 2020; and

WHEREAS, on March 16, 2020, a state of local emergency was declared in the City of Solana Beach due to COVID-19; and

WHEREAS, on December 3, 2020, the California Department of Public Health issued a Regional Stay At Home Order ("Regional Order"), which allows critical infrastructure sectors to operate, but only if they continue to modify operations pursuant to the applicable sector guidance; and

WHEREAS, on December 10, 2020, the Health Officer of the County of San Diego issued an Order of the Health Officer and Emergency Regulations ("Health Order") requiring every essential business to comply with industry guidance issued by the State of California; and

WHEREAS, Section 11(c) of the Health Order requires that any business that fails to comply with COVID-19 Restaurant Operating Protocol shall immediately close; and

WHEREAS, at various time during the COVID-19 local emergency, protocols for operating various business have been changed by the State and/or the County; and

WHEREAS, at certain points prior to the issuance of the Regional Order and the Health Order, restaurants were allowed to offer outdoor dining services; and

WHEREAS, the City of Solana Beach has issued various Temporary Use Permits ("TUPs") allowing applicant restaurants to temporarily expand their outdoor seating areas on the terms and conditions provided in the TUPs; and

WHEREAS, pursuant to the terms of the TUPs, the City reserved the right to modify or revoke the TUP for any applicant's failure to comply with conditions of any other local, state or federal regulations; and

WHEREAS, after the issuance of the Regional Order and the Health Order, restaurants are no longer allowed to offer outdoor dining services and may only remain open for take-out; and

WHEREAS, businesses that continue to operate in violation of the Regional Order or the Health Order are putting the health and safety of the public at risk; and

WHEREAS, during a local emergency, Section 2.28.060(A)(6)(a) of the Solana Beach Municipal Code empowers the Director of Emergency Services/City Manager to make and issue rules and regulations of matters reasonably related to the protection of life and property as affected by such emergency; provided, however, such rules and regulations must be confirmed at the earliest practicable time by the City Council.

NOW, THEREFORE, the Director of Emergency Services of the City of Solana Beach, California, does resolve as follows:

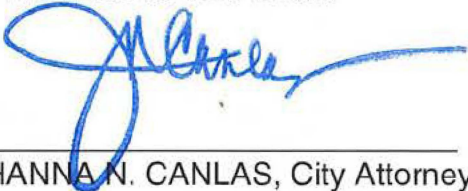
1. That the above recitations are true and correct.
2. That all Temporary Use Permits are hereby suspended to the extent that operations are not authorized under the Regional Order, the Health Order and all other applicable local, state and federal rules, regulations and orders.
3. That businesses that continue to operate under a suspended Temporary Use Permit are subject to issuance of administrative citations under Section 1.18.030 and any and all enforcement provisions of the Solana Beach Municipal Code.
4. That businesses that continue to operate in violation of the Regional Order, the Health Order or other applicable local, state and federal rules, regulations or orders related to the local emergency are detrimental to public health, safety and general welfare and, thus constitute a public nuisance in violation of the Solana Beach Municipal Code.

5. That when the Regional Order, the Health Order and other applicable local, state and federal rules, regulations and orders are modified or changed to allow operations, the Director of Emergency Services will consider whether operations under previously issued Temporary Use Permit may resume.

January 1, 2021
Date and time

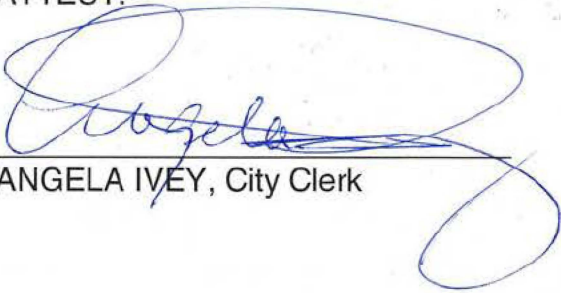


Gregory Wade, Director of Emergency Services

APPROVED AS TO FORM:


JOHANNA N. CANLAS, City Attorney



ATTEST:


ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 2021
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for DRP and SDP to Demolish an Existing Single-Family Residence, Construct a Replacement Two-Story, Single-Family Residence with an Attached Partially Subterranean Garage, and Perform Associated Site Improvements at 622 Glenmont Drive (Case #: DRP20-002/SDP20-004 Applicants: Jim and June Sanson) APN: 263-095-13 Resolution No 2021-002**

BACKGROUND:

The Applicants, Jim and June Sanson, are requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish a single-family residence, construct a replacement two-story, single-family residence including a partially subterranean, three-car garage, and perform associated site improvements at 622 Glenmont Drive. The 10,800 square-foot lot is located within the Low Medium Residential (LMR) zone and the Scaled Residential Overlay zone (SRO).

The project proposes a basement garage/storage area of 814 square feet, a main floor living area of 2,916 square feet and an upper level of 705 square feet with grading in the amounts of 390 yd³ cut, 70 yd³ of fill and 320 yd³ of export as well as 11 yd³ cut for footings. The tallest point of the proposed residence would be 24.91 feet above the proposed grade and the highest point of the structure would not exceed 225.50 feet above Mean Sea Level (MSL). The project requires a DRP for 1) an aggregate grading quantity in excess of 100 cubic yards, and 2) a structure that exceeds 60 percent of the maximum allowable floor area. The project requires a SDP because the proposed development exceeds 16 feet in height above existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2021-002 (Attachment 1).

CITY COUNCIL ACTION:

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

DISCUSSION:

The subject property is located on the east side of Glenmont Drive three properties north of the intersection of Glenmont Drive and Lynwood Avenue. The lot is rectangular in shape with 90 feet in frontage along Glenmont Drive and a lot depth of approximately 120 feet. The existing lot topography is generally flat with a slope up from street level of approximately nine feet within the front yard setback. The lot continues to slope up approximately five feet within the rear 10 feet of the lot. With the proposed project, the driveway would be located in the northwest corner of the lot where the existing driveway is currently located, however, the proposed driveway would be excavated in order to provide access to the proposed partially subterranean basement garage and storage area. A mudroom and staircase to the main level living area is also proposed in the basement area. Retaining walls are proposed on each side of the driveway that would support the higher existing grade adjacent to the driveway. The remainder of the front yard setback area would have terraced retaining walls that follow the existing slope and a pedestrian walkway would provide access to the front door on the main level toward the center of the lot. The buildable area would have minimal grading to provide a flat pad and usable yard area with retaining walls that follow the southern and eastern property lines to support the higher grades on adjacent properties. The project plans are provided in Attachment 2.

Table 1 (below) provides a comparison of the Solana Beach Municipal Code (SBMC) applicable zoning regulations with the Applicants' proposed design.

Table 1			
LOT INFORMATION			
Property Address:	622 Glenmont Dr.	Zoning Designation:	LMR (4 du/ac)
Lot Size (Net):	10,800 ft ²	# of Units Allowed:	1 Dwelling Unit, 1 ADU
Max Allowable Floor area:	3,840 ft ²	# of Units Requested:	1 Dwelling Unit
Proposed Floor area:	3,839 ft ²	Setbacks:	Required Proposed
Below Max Allowable Floor area by:	1 ft ²	Front (W)	20 ft. 21.25 ft.
Max Allowable Height:	25 ft.	Interior Side (N)	5 ft. 10.67 ft.
Max Proposed Height:	24.91 ft.	Interior Side (S)	5 ft. 5.92 ft.
Highest Point/Ridge:	225.50 MSL	Rear (E)	25 ft. 25.63 ft.
PROPOSED PROJECT INFORMATION			
Floor area Breakdown:		Requested Permits:	
Proposed Basement Garage	814 ft ²	DRP: A DRP is required for:	
Proposed Main Floor	2,916 ft ²		
Proposed Second Floor	705 ft ²	1) grading in excess of 100 cubic yards (aggregate)	
Subtotal	4,435 ft ²	2) a structure that exceeds 60% of the maximum allowable floor area and	
Basement Exemption	- 196 ft ²	SDP: A SDP is required for a new structure that exceeds 16 feet in height from the existing grade.	
Off-Street Parking Exemption	- 400 ft ²		
Total Floor area	3,839 ft²		
Basement Exemption Calculation:			
814 SF – 400SF = 414 SF			
414 SF x 26.32 LF x 0.02 = 218 SF (counted floor area)			
814 SF – 400 SF – 218 SF = 196 SF (Exemption)			

Proposed Grading: 390 yd³ cut, 70 yd³ of fill and 320 yd³ of export, 11 yd³ cut for footings	
Proposed Parking: Basement 2-Car Garage Proposed Fences and Walls: Yes Proposed Accessory Dwelling Unit: No Proposed Accessory Structure: No	Existing Development: Single-Family Residence

Staff has prepared draft findings for approval of the project in the attached Resolution 2021-002 for Council’s consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP and SDP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution Development Review Permit Compliance (SBMC Section 17.68.40):

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

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

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

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2021-002 provides the full discussion of the findings.

1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the development review criteria.
3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.

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

If the above findings cannot be made, the Council shall deny the DRP. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

Relationship with Adjacent Land Uses:

The property is located within the LMR Zone. Properties to the north, south, east and west are also located within the LMR Zone. The surrounding properties are developed with one and two-story, single-family residences.

The project, as designed, is consistent with the permitted uses for the LMR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Low Medium Density Residential in the General Plan and intended for single-family residences developed at a maximum density of 4 dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

Building and Structure Placement:

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

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

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

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

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

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

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

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

In addition to the basement area, the proposed project includes a 2,916 square-foot main floor living area consisting of an entry area, kitchen, living room, dining room, family room, laundry room and powder room as well as a guest master suite and two bedrooms with ensuite bathrooms. The proposed 705 square foot upper level would consist of a master suite that leads to access to the proposed deck above the main floor. The subtotal of the proposed residence would be 4,435 square feet of floor area. The floor area exemptions, related to the basement and partially subterranean garage previously explained in this report, total 596 square feet. With the applicable exemptions, the Applicants propose a total of 3,839 square feet of floor area, which is one square foot below the maximum allowable floor area for the 3,840 square-foot lot, pursuant to the SRO regulations.

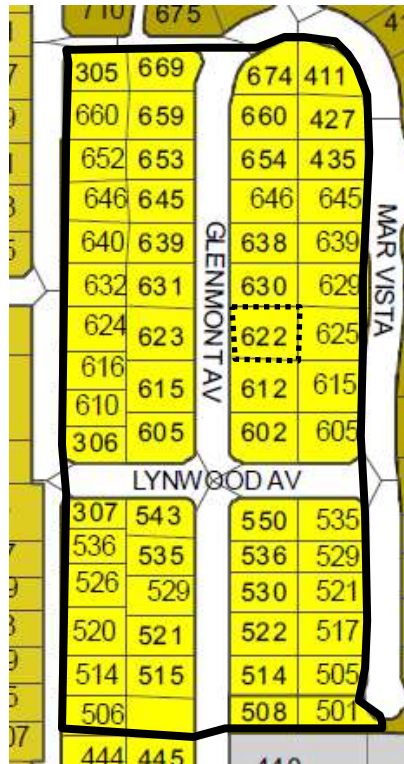
The maximum floor area calculation for this project is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	840 ft ²
Total Allowable Floor area:	3,840 ft²

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

Neighborhood Comparison:

Staff compared the proposed project to 49 other properties within the surrounding area. This area includes properties along both sides of Glenmont Drive north of the intersection of Lynwood Avenue, the south side of Canyon Drive, and the west side of Mar Vista Drive, as shown on the following map:



The properties evaluated in this comparison are located in the LMR Zone. The existing homes range in size from 894 square feet to 4,151 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garages, covered porch area, unfinished basement, or accessory building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garages, the covered porch, and ceiling height over 15 feet as follows:

Project Gross Building Area:	3,839 ft ²
<u>Delete Partially Subterranean Garage:</u>	<u>- 651 ft²</u>
Project Area for Comparison to Assessor's Data:	3,188 ft ²

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

Table 2

#	Property Address	Lot Size in ft ² (SanGis)	Existing ft ² (Assessor)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	669 Glenmont Drive	10,200	2,557		3,755	LMR
2	659 Glenmont Drive	9,600	2,781		3,630	LMR
3	653 Glenmont Drive	8,500	1,829		3,438	LMR
4	645 Glenmont Drive	8,500	2,514		3,438	LMR
5	639 Glenmont Drive	8,600	2,332		3,455	LMR
6	631 Glenmont Drive	9,100	1,953		3,543	LMR
7	623 Glenmont Drive	10,800	2,500		3,840	LMR
8	615 Glenmont Drive	10,800	1,606		3,840	LMR
9	605 Glenmont Drive	10,800	894		3,840	LMR
10	674 Glenmont Drive	9,400	1,772		3,595	LMR
11	411 Canyon Drive	9,400	2,858		3,595	LMR
12	427 Canyon Drive	9,000	1,553		3,525	LMR
13	435 Canyon Drive	8,500	3,017		3,438	LMR
14	645 Marvista Drive	8,600	2,934		3,455	LMR
15	639 Marvista Drive	8,600	2,533		3,455	LMR
16	629 Marvista Drive	9,100	4,151		3,543	LMR
17	625 Marvista Drive	10,300	2,658		3,753	LMR
18	615 Marvista Drive	9,600	3,645		3,630	LMR
19	605 Marvista Drive	9,200	2,652		3,550	LMR
20	612 Glenmont Drive	10,800	3,554		3,840	LMR
21	622 Glenmont Drive	10,800	1,708	3,188	3,840	LMR
22	630 Glenmont Drive	9,100	2,945		3,543	LMR
23	638 Glenmont Drive	8,600	1,074		3,455	LMR
24	646 Glenmont Drive	8,600	1,834		3,455	LMR
25	654 Glenmont Drive	8,500	1,806		3,438	LMR
26	660 Glenmont Drive	9,000	1,416		3,525	LMR
27	550 Glenmont Drive	8,300	1,430		3,403	LMR
28	535 Glenmont Drive	7,900	2,030		3,333	LMR
29	529 Glenmont Drive	7,800	1,467		3,315	LMR
30	521 Glenmont Drive	8,400	2,423		3,420	LMR
31	517 Marvista Drive	8,400	984		3,420	LMR
32	505 Marvista Drive	8,100	2,412		3,368	LMR
33	501 Marvista Drive	9,000	3,506		3,525	LMR
34	508 Glenmont Drive	8,200	1,668		3,385	LMR
35	514 Glenmont Drive	8,400	1,749		3,420	LMR
36	530 Glenmont Drive	8,400	1,998		3,420	LMR
37	536 Glenmont Drive	7,800	2,727		3,315	LMR
38	530 Marvista Drive	10,700	2,749		3,823	LMR
39	526 Marvista Drive	12,200	2,429		4,695	LMR
40	516 Marvista Drive	12,800	1,098		5,055	LMR
41	510 Marvista Drive	10,900	1,772		3,858	LMR
42	502 Marvista Drive	12,000	3,314		4,675	LMR
43	505 Glenmont Drive	8,400	2,937		3,420	LMR
44	543 Glenmont Drive	8,300	2,519		3,403	LMR
45	535 Glenmont Drive	8,400	2,572		3,420	LMR
46	529 Glenmont Drive	8,400	1,758		3,420	LMR

47	521 Glenmont Drive	8,400	1,585		3,420	LMR
48	515 Glenmont Drive	8,400	1,814		3,420	LMR

Fences, Walls and Retaining Walls:

Within the front yard setback area, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional two feet of fence that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to six feet in height with an additional 24 inches that is 50% open to light and air.

Stepped retaining walls are proposed in the front yard setback area following the topography of the existing grade. Retaining walls are proposed around the driveway to support the higher existing grade on either side driveway in order to provide access to the proposed partially subterranean garage and along the southern and eastern property lines in order to support the higher grade elevation on the adjacent properties after grading takes place onsite. The proposed retaining walls in the front yard will range in size from the existing grade level to approximately 3.5 feet above the existing grade. The proposed retaining walls along the southern and eastern elevations would be below the existing grade level but would range in height from one to three feet above the proposed finished grade. The proposed retaining walls as designed are in compliance with the maximum building heights for walls as measured from the existing grade.

Landscape:

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

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants propose to maintain the same approximate location of the existing driveway in the northwest corner of the lot. However, the existing driveway would be excavated in order to provide access to the partially subterranean, two-car garage and storage area. SBMC Section 17.08.030

indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two parking spaces. Two spaces are required, therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

Grading:

The project includes grading in the amount 390 yd³ cut, 70 yd³ of fill and 320 yd³ of export as well as 11 yd³ cut for footings. Excavation is proposed in order to provide access to the proposed partially subterranean garage. Additional site grading is proposed in order to provide terraced retaining walls in the front yard setback area and a flat pad and usable rear yard area. Retaining walls are proposed around the structure to support the higher grade elevations on adjacent properties. The adjacent properties would range between being at the same approximate grade level to about a five-foot difference in grade.

Lighting:

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

Usable Open Space:

The project consists of the construction of a replacement two-story, single-family residence with a basement garage on a developed residential lot—therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicants will be required to pay the applicable Park Development Fee.

Structure Development Permit Compliance:

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

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the tallest point of the proposed

residence will not exceed 24.91 feet above the proposed grade and the highest point of the structure will not exceed 225.50 feet above the Mean Sea Level (MSL).

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on December 18, 2020. As of the date of preparation of this Staff Report, Staff has not received any official correspondence.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2021-002 for Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval.

Should the Council determine that the findings can be made to approve the project, the SDP will be approved concurrently with the DRP. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. Examples of this exemption include one single-family residence or second dwelling unit in a residential zone. In urbanized areas, up to three-single-family residences may be constructed or converted under this exemption.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2021-002.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

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

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2021-002 conditionally approving a DRP and SDP to demolish an existing single-family residence, construct a replacement multi-level, single-family residence with a partially subterranean, three-car garage and basement entry area, and perform associated site improvements at 622 Glenmont Drive, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-002
2. Project Plans

RESOLUTION 2021-002

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

**APPLICANTS: JIM AND JUNE SANSON
APPLICATION: DRP20-002/SDP20-006**

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

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

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

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

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

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

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

III. FINDINGS

- A. In accordance with Section 17.68.040 (Development Review Permit) of the

City of Solana Beach Municipal Code, the City Council finds the following:

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

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

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

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

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

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

The property is located within the LMR Zone. Properties to the north, south, east and west are also located within the LMR Zone. The surrounding properties are developed with one and two-story, single-family residences.

The project, as designed, is consistent with the permitted uses for the LMR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Low Medium Density

Residential in the General Plan and intended for single-family residences developed at a maximum density of 4 dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

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

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

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

According to SBMC 17.48.040.C, the proposed lower level area is considered a "Basement- Exposed Side(s)" in which the entire lower level that is partially subterranean is subject to the 2 percent formula. As long as there are only two continuous exposed sides of the basement area and the exposure is less than 50 linear feet, a portion of the lower level could be exempt from the calculation of floor area. A building side is considered exposed when the finished floor of the living area directly above the basement (at any point) is more than three feet above the adjacent natural or finished grade, whichever is lower. In the

proposed design, the only exposure is along the western side to allow access to the garage door and the front entry.

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

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

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

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

In addition to the basement area, the proposed project includes a 2,916 square-foot main floor living area consisting of an entry area, kitchen, living room, dining room, family room, laundry room and powder room as well as a guest master suite and two bedrooms with ensuite bathrooms. The proposed 705 square foot upper level would consist of a master suite that leads to access to the proposed deck above the main floor. The subtotal of the proposed residence would be 4,435 square feet of floor area. The floor area exemptions, related to the basement and partially subterranean garage previously explained in this report, total 596 square feet. With the applicable exemptions, the Applicants propose a total of 3,839 square feet of floor area, which is one square foot below the maximum allowable floor area for the 3,840 square-foot lot, pursuant to the SRO regulations.

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

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

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

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

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

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants propose to maintain the same approximate location of the existing driveway in the northwest corner of the lot. However, the existing driveway would be excavated in order to provide access to the partially

subterranean, two-car garage and storage area. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two parking spaces. Two spaces are required, therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

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

The project includes grading in the amount 390 yd³ cut, 70 yd³ of fill and 320 yd³ of export as well as 11 yd³ cut for footings. Excavation is proposed in order to provide access to the proposed partially subterranean garage. Additional site grading is proposed in order to provide terraced retaining walls in the front yard setback area and a flat pad and usable rear yard area. Retaining walls are proposed around the structure to support the higher grade elevations on adjacent properties. The adjacent properties would range between being at the same approximate grade level to about a five foot difference in grade.

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).*

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

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

The project consists of the construction of a replacement two-story, single-family residence with a basement garage on a

developed residential lot therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. The Applicants are required to pay the applicable Park Development Fee.

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

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

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

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

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

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

A height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 24.91 feet above the proposed grade and the highest point of the structure will not exceed 225.50 feet above the Mean Sea Level (MSL).

I. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicants shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on January 13, 2021, and located in the project file with a submittal date of December 17, 2020.
- III. Prior to requesting a framing inspection, the Applicants shall submit a height certificate prepared by a licensed land surveyor prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 24.91 feet above the proposed grade on the west elevation and the highest point of the structure will not exceed 225.50 feet above the Mean Sea Level (MSL) in conformance with the plans as approved by the City Council on January 13, 2021.
- Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- I. The Applicants shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 prior to Grading Permit issuance, which will be reviewed and inspected by the City's third party landscape professional.
- II. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- III. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Lighting Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject

property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.

- X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.

B. Fire Department Conditions:

- I. ACCESS ROAD MINIMUM DIMENSIONS: Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet □ curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways □ serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
- II. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- III. FIRE HYDRANTS AND FIRE FLOWS: The Applicants shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Fire hydrants shall be of a bronze type. Multi-family residential or industrial fire hydrants shall have two (2) 4" inch and two (2) 2 ½" inch NST outlets. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets.
- IV. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required

where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

- . AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.
- I. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS FOR WILDLAND/URBAN INTERFACE AREAS: Structures shall meet all wildland/urban interface standards to the satisfaction of the Fire Department. Structures shall comply with current California Building Code Chapter 7A.
- II. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.
- III. Basement: All basements shall be designed and equipped with emergency exit systems consisting of operable windows, window wells or exit door that's leads directly outside via staircase and exit door or exit door at grade.

Window wells/Light wells that intrude into side yard or backyard setbacks of five feet or less, shall require a hinged grating covering the window well/lightwell opening. The grating shall be capable of supporting a weight of 250lb person yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City Staff.

C. Engineering Department Conditions:

- I. The Applicants are required to provide the following improvements to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - i. Frontage Improvements
 - i. Construction of rolled concrete curb along Glenmont Drive with transitions to the existing improvements on both sides.
 - ii. Construction of a 16' wide, Stabilized, Compacted Decomposed Granite graded at 2% towards the curb for walking and parking purposes.
 - iii. Construction of the G-14 driveway approach

- ii. Drainage Improvements:
 - i. Construction of a new Type I (or similar) catch basin inlet box at the Northwest corner of the property.
 - ii. Removal of the 12" drainage pipe & reconstruction with an 18" RCP from the catch basin to a distance of approximately 60 ft to the top of the proposed stairs.
 - iii. Construction of a prefabricated box at the top of the stairs.
 - iv. Construction of a type F catch basin at the most northeasterly corner of the subject property.

- II. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the above improvements being done in the public Right-Of-Way.

- III. The Applicants shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit. Please provide a scaled drawing that clearly shows the "encroachments" in the right-of-way. The latest Title Report of the property is also required. The EMRA shall be recorded against this property for all improvements in the Public Right-Of-Way including but not limited to:
 - I□. 12" reinforced concrete pipe within the existing drainage easement and public right-of-way.

 - . The Applicants shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless resulting from any failure of the storm drain system on the Applicants' property. The Applicants shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.

 - I. The Applicants shall grant the City an additional 4.5 ft wide drainage easement shown per plans. The Applicant shall provide the Plat and Legal Description prepared by a Registered Civil Engineer prior to Final Inspection of the Building Permit.

 - II. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.

- III. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

- IX. The Applicants shall underground all new utility services, including but not limited to, electrical and telephone.

- X. The Applicants shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicants shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.

 - b. The Applicants shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.

 - c. The Applicants shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to Final Inspection of the Building Permit.

 - d. The Applicants shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.

 - e. The Applicants are responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the

- property lines, as determined by the City Engineer, the Applicants shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. The Applicants shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
 - g. The Applicants shall obtain and submit grading security in a form prescribed by the City Engineer.
 - h. The Applicants shall obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
 - i. The Applicants shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
 - j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicants. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
 - k. The Applicants shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
 - l. Post Construction Best Management Practices meeting City and RW \square CB Order No. R9-2013-001 requirements shall be implemented in the drainage design.

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

I. ENFORCEMENT

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

II. EXPIRATION

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

III. INDEMNIFICATION AGREEMENT

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

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 13th day of January, 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 IRENE, City Clerk



SANSON RESIDENCE

622 GLENMONT DRIVE
SOLANA BEACH, CA 92705

AREA TABULATION

LOT INFORMATION:

LOT SIZE: 10,800 SF

FLOOR AREA RATIO: 0.50 (FIRST 6,000 SF)
0.175 (FROM 6,001-15,000 SF)
0.10 (FROM 15,001-20,000 SF)

ALLOWABLE GFA: 3,840 SF MAX

EXISTING AREA BREAKDOWN (TO BE DEMOLISHED):

EXISTING 2ND FLOOR: 385 SF
EXISTING FIRST FLOOR: 2,442 SF
SUBTOTAL: 2,827 SF

PROPOSED AREAS (NEW CONSTRUCTION):

BASEMENT CALCULATION

BASEMENT AREA = 814 SF
BASEMENT PERIMETER = 123'-8"
EXPOSED SIDE LENGTH = 21'-4" + 5'-0" + 26'-4" = 26.33 LF
2% FORMULA = 814 SF - 400 SF (GARAGE)
= 414 SF x 26.33 LF x 2%
= 218 SF COUNTED TOWARD GFA

AREAS INCLUDED TOWARD GFA

LOFT: 705 SF
FIRST FLOOR: 2916 SF
BASEMENT: 218 SF
SUBTOTAL: 3,839 SF

AREAS NOT INCLUDED TOWARD GFA

ROOF DECK: 784 SF
FRONT DECK: 554 SF
REAR DECK: 390 SF
SUBTOTAL: 1,728 SF

EARTHWORK INFORMATION:

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

LANDSCAPE INFORMATION:

	EXISTING	PROPOSED
NON-LANDSCAPED AREA:	3,562.0	3,710.0
NON-IRRIGATED LANDSCAPE:	91.0	638.0
IRRIGATED LANDSCAPE:	4,690.0	2,503.0
WATER FEATURES:	0.0	1,104.0
DECORATIVE HARDSCAPE:	2,460.0	2,848.0
TOTAL LOT AREA:	10,803 SF	

AREA OF WORK

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

AGGREGATE LANDSCAPE AREA: 6,455.0 SF

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PROJECT DATA

PROJECT NAME	SANSON ADDITION
OWNER	JUNE AND JIM SANSON
PROJECT ADDRESS	622 GLENMONT DRIVE SOLANA BEACH, CA 92705
A.P.N.	263-095-13-00
LEGAL DESCRIPTION	BLK F LOT 5
BASE ZONE	LMRd
OVERLAY ZONE(S)	COASTAL SCALED RESIDENTIAL OVERLAY
REQUIRED SETBACKS	FRONT: 20'-0" REAR: 25'-0" SIDE (EXTERIOR): 5'-0"
EASEMENTS	N/A
REQUIRED PERMITS	BUILDING PERMIT
BUILDING CODE(S)	2019 CBC, CEC, CMC, CPC & CRC
CONSTRUCTION TYPE	VB
OCCUPANCY	R3
SPRINKLERS (YES/NO)	YES (REQUIRED)
STORIES	2 STORIES W/ BASEMENT
PROPOSED MAX HEIGHT	22'-11"
FIRE HAZARD ZONE	VERY HIGH FIRE HAZARD SEVERITY ZONE

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



Stephen Dalton Architects
444 S. CEDROS, STUDIO 190
SOLANA BEACH, CA 92705
t: 858.792.5906 / f: 858.792.5916

ABBREVIATIONS

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

DRAFTING SYMBOLS

0	DRAWING TITLE	-----	ABOVE, BELOW, OR HIDDEN
---	GRID LINES	---	CUTLINE
△	BUILDING SECTION	○	DOOR IDENTIFIER
○	WALL OR DETAIL SECTION	◇	WINDOW IDENTIFIER
○	DETAIL CALLOUT	○	MATERIAL IDENTIFIER
○	EXTINT ELEVATIONS	F01	FIXTURE IDENTIFIER
○	NORTH ARROW	01.01	KEYNOTE
○		RI	REVISION CLOUD CALLOUT
○		▲	DATUM POINT
○		EL 99.99	ELEVATION
○		○	SLAB STEP

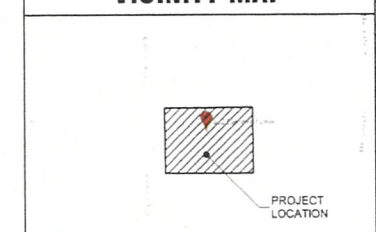
PROJECT TEAM

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

SCOPE OF WORK

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

VICINITY MAP



TITLE SHEET
sps ARCHITECTS
job no. **1918**
date
03/03/2020
DRP SUBMITTAL 01
07/02/2020
DRP SUBMITTAL 02
08/20/2020
DRP SUBMITTAL 03
09/29/2020
STORYPOLE UPDATES
sheet
A0-1

PRELIMINARY GRADING PLAN

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

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

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

- STANDARD SPECIFICATIONS**
 (1) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS.
 (2) CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES"
 (3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

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

LEGEND

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

OWNER'S CERTIFICATE
 I, _____ AS OWNER/DEVELOPER OF THE PROPERTY DESCRIBED HEREIN ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT MY DIRECTION WITH MY FULL CONSENT. I FULLY UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS CONTAINED HEREIN AND AS ATTACHED BY REFERENCE ON THIS GRADING PLAN. IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS. IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS. I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 60 DAYS OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

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

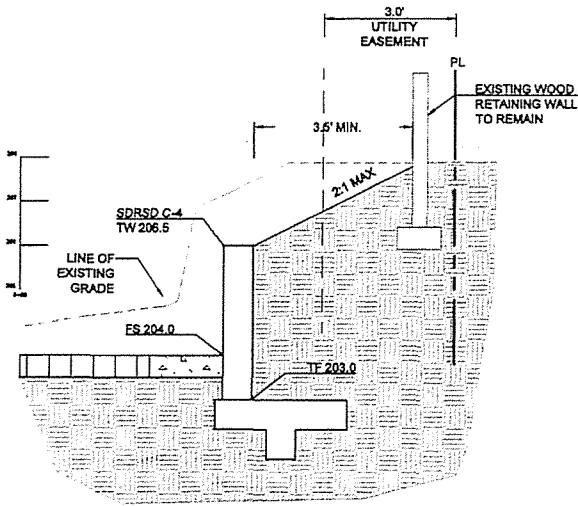
DECLARATION OF RESPONSIBLE CHARGE
 I, BRIAN M. ARDOLINO, HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH RESOLUTION No. 2007-170. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SOLANA BEACH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF RESPONSIBILITIES FOR PROJECT DESIGN.

BY: BRIAN ARDOLINO
 R.C.E. No. 71651 EXP 12/31/2021
 PASCO LARET SUTHER & ASSOCIATES

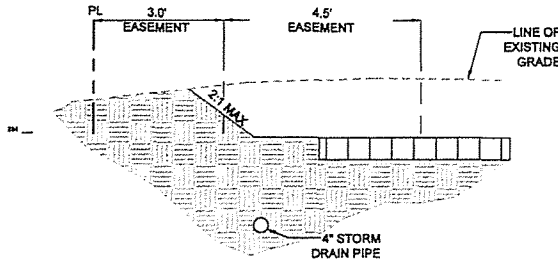
EARTHWORK QUANTITIES:
 SITE GRADING (OUTSIDE OF STRUCTURE):
 CUT: 390 CY
 FILL: 70 CY

EXCAVATION FOR FOOTINGS: 11 CY
 REMOVAL & RECOMPACTION (UNDER STRUCTURE): 0 CY
 TOTAL GRADING (CUT AND FILL OUTSIDE & BELOW STRUCTURE): 471 CY
 TOTAL EXPORT: 320 CY

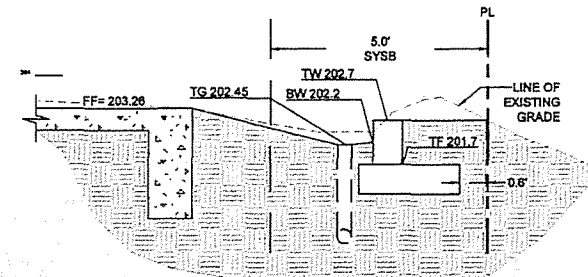
* EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SWELL FACTORS.



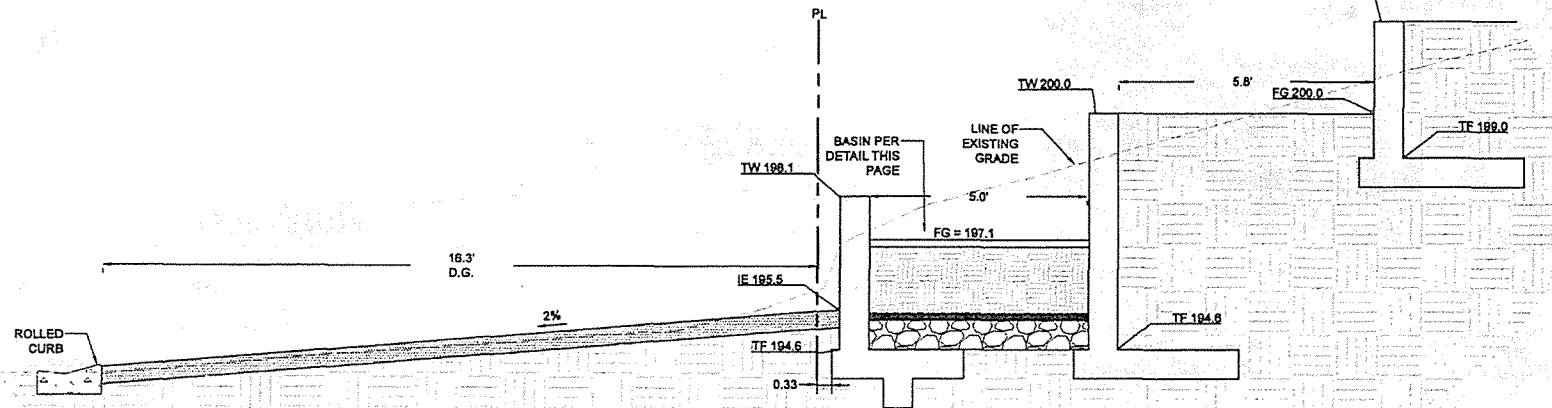
SECTION A-A
 SCALE 1"=2'



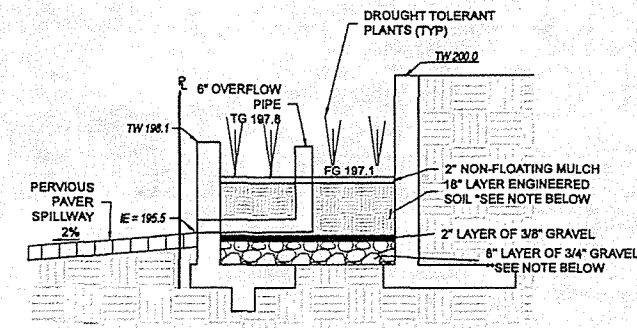
SECTION B-B
 SCALE 1"=2'



SECTION C-C
 SCALE 1"=2'

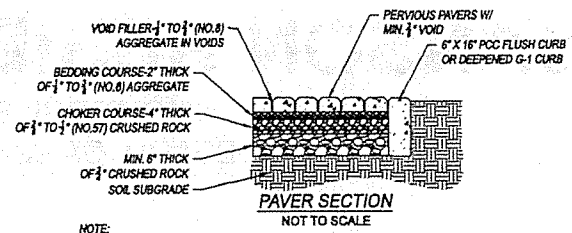


SECTION D-D
 SCALE 1"=2'

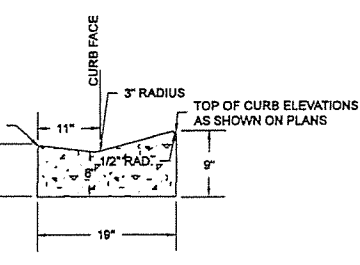


* BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 18" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL.

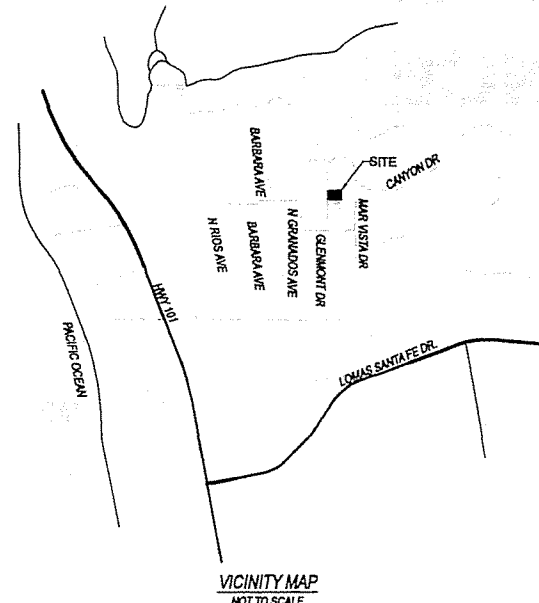
BIORETENTION DETAIL
 NOT TO SCALE



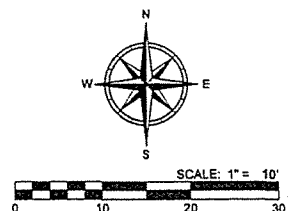
NOTE:
 -ALL AGGREGATE MUST BE CLEANWASHED AND FREE OF FINES (SAND, SILT, ETC.)
 -THE PAVERS SHALL NOT BE SEALED ONCE THE VOID FILLER HAS BEEN ADDED
 -EACH COURSE SHALL BE VIBRATORY COMPACTED BEFORE PLACEMENT OF NEXT COURSE
 -NO IMPERVIOUS LINER OR FILTER FABRIC IS TO BE USED
 -SPECIAL APPROVAL REQUIRED FOR USE IN HIGHLY EXPANSIVE SOIL - SUBDRAIN MAY BE REQUIRED
 *CONSTRUCTION NOTE:
 -PAVERS TO BE COVERED AND PROTECTED DURING CONSTRUCTION



ROLLED CURB DETAIL



VICINITY MAP
 NOT TO SCALE



COASTAL COMMISSION PERMIT NO. _____

ENGINEER OF WORK	CITY APPROVED CHANGES	APFD	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
By: _____ Date: _____ Name: BRIAN ARDOLINO R.C.E. 71651 Exp: 12/31/21				By: _____ Review Engineer	By: _____ City Engineer R.C.E. Date: _____ Exp: _____	DESCRIPTION: "ENC-43" PER SOLANA BEACH SURVEY CONTROL LOCATION 0.2 MILE NORTH OF SOLANA VISTA DR. ON THE E SIDE OF NB HWY101, 6ET WEST OF CADIET BY THE SEA SIGN. RECORD FROM: ROS NO. 18971 ELEV. 32.469' DATUM: NGVD 29	PRELIMINARY GRADING PLAN FOR: 622 GLENMONT DRIVE	SHEET 1 OF 2

GENERAL NOTES

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

** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.

- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGLE UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 558.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
- FINISHED GRADING AND SLOPING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY PLANTS GRABED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
- UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AN AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SBGR-216 HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN". THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

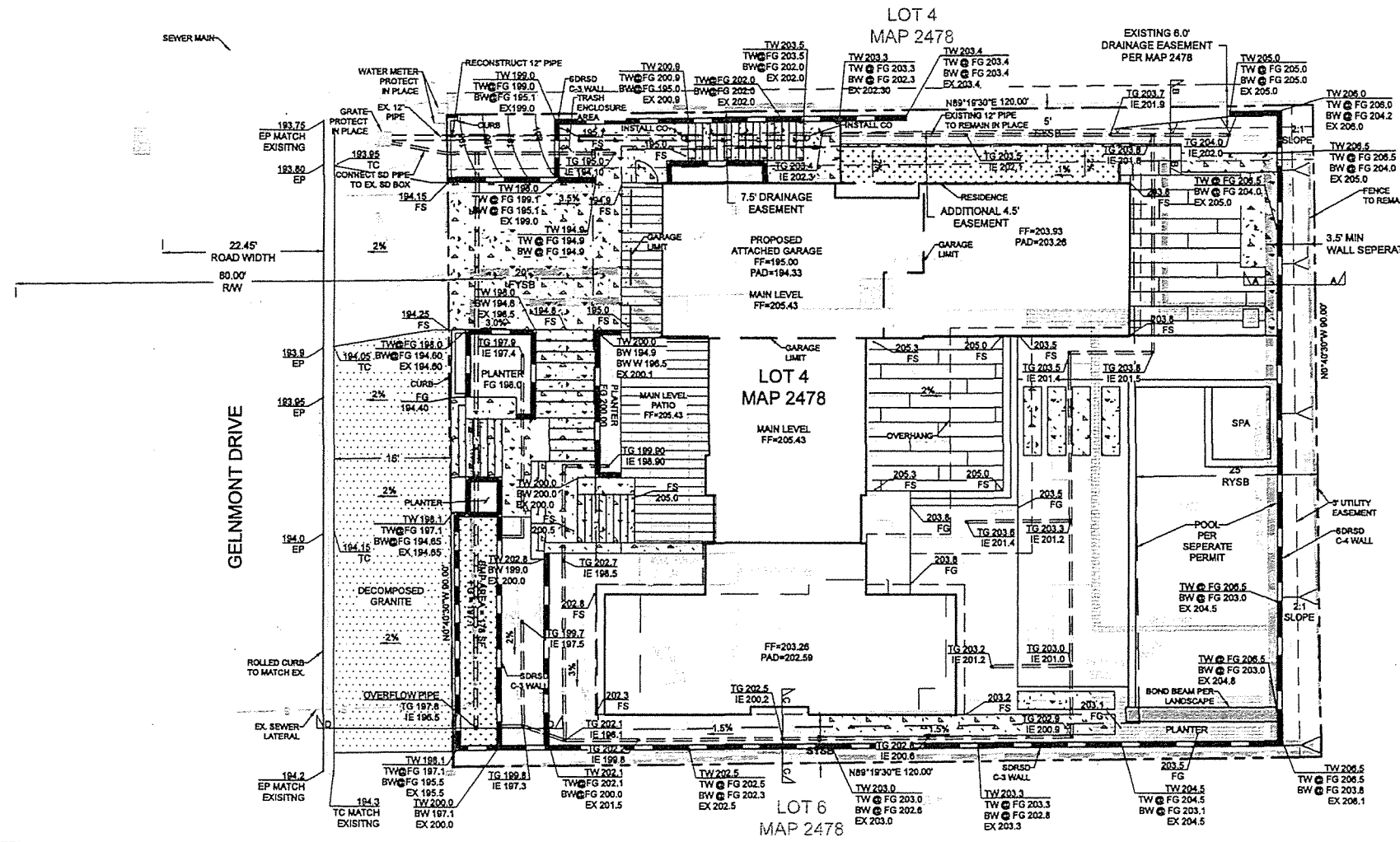
EROSION CONTROL NOTES

- STORM WATER AND NON-STORM WATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER AND NON-STORM WATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.
- EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPE PLANS AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS, OR BY TEMPORARY EROSION CONTROL CONFORMING TO THE FOLLOWING:
NON-IRRIGATED HYDROSEED MIX WITH A FIBER MATRIX APPLIED AT 4,000 LB./ACRE.
SEED SPECIES: ATRIPLEX GLAUCA, PLANTAGE INSULARIS, ENICLIS FARINOSA, LOTUS SCOPARIUS, EXCHSCHOLTZIA CALIF.
LBS./ACRE: 20, 50, 8, 6, 7, 91
% PURITY/ACRE: 70% PLUS, SCARIFIED, 50% PLUS
- THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
- IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.

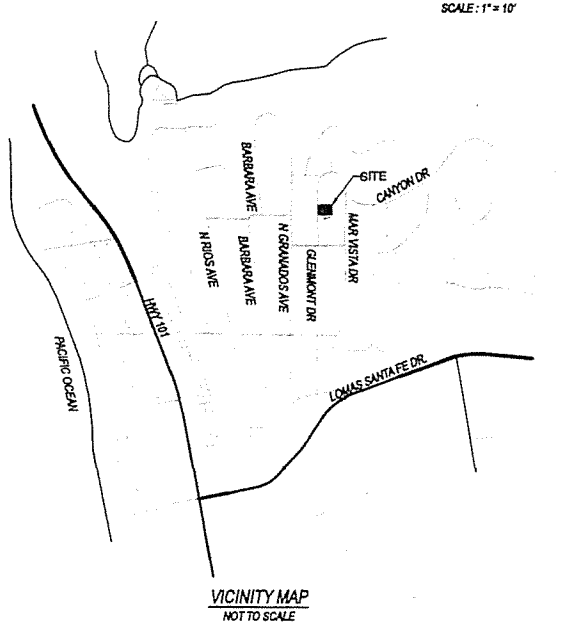
EXISTING CONDITION
IMPERVIOUS: 5,035 SF
PERVIOUS: 5,765 SF

PROPOSED CONDITION
IMPERVIOUS: 6,155 SF
HARDSCAPE: 3,046 SF
BUILDING: 3,109 SF
PERVIOUS: 4,349 SF
PLANTERS: 530 SF
LANDSCAPE: 3,620 SF
BMP: 178 SF

PRELIMINARY GRADING PLAN



LOT 4 MAP 2478
LOT 6 MAP 2478
PRELIMINARY GRADING PLAN
SCALE: 1" = 10'



LEGAL DESCRIPTION

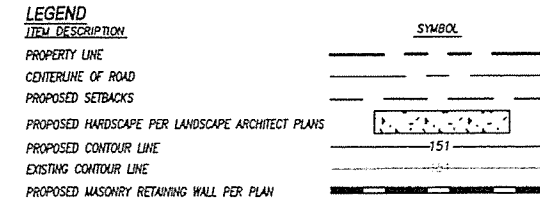
LOT 5 IN BLOCK "F" OF HARVEY HEIGHTS UNIT NO. 2, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 2478, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON JUNE 21, 1948.

A.P.N.: 263-095-13
SITE ADDRESS: 622 GLENMONT DRIVE, SOLANA BEACH, CA 92075
OWNER/PERMITTEE: JIM AND JUNE SANSON, 622 GLENMONT DRIVE, SOLANA BEACH, CA 92075
TOPOGRAPHIC SURVEY: SAMPO ENGINEERING, INC. (760)-436-0680

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

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

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



OWNER'S CERTIFICATE

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

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

DECLARATION OF RESPONSIBLE CHARGE

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

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

By: BRIAN ARDOLINO EXP 12/31/2021
RCE No. 71651
PASCO LARET SUTER & ASSOCIATES
CIVIL ENGINEER
STATE OF CALIFORNIA

EARTHWORK QUANTITIES:

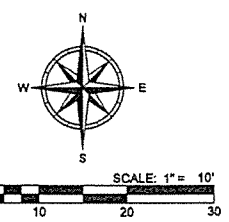
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REMOVAL & RECOMPACTION (UNDER STRUCTURE): 0 CY

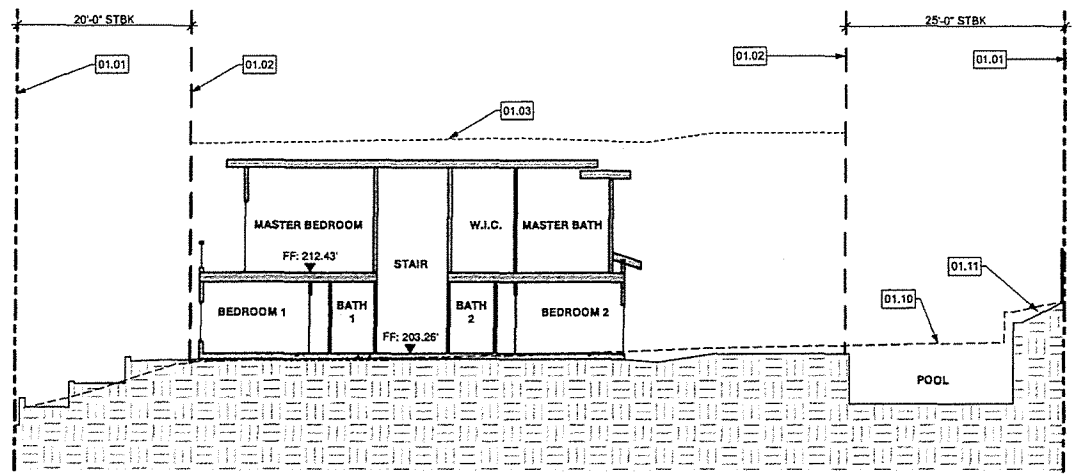
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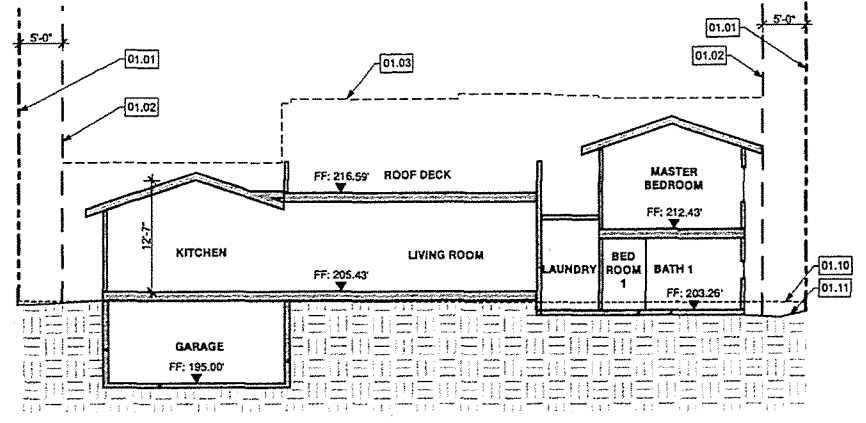
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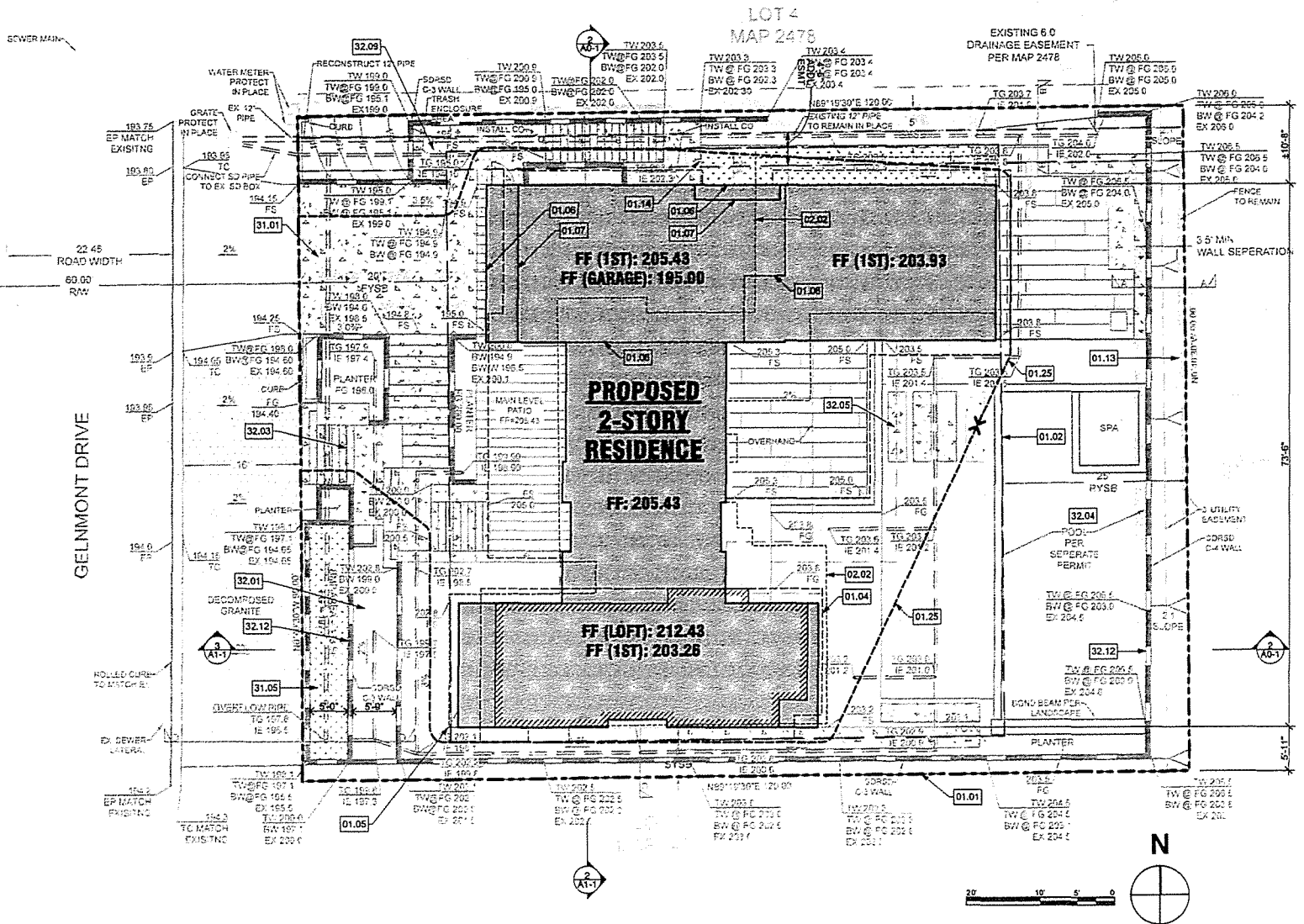
ENGINEER OF WORK	CITY APPROVED CHANGES	APPD	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
SEL By: _____ Date: _____ Name: BRIAN ARDOLINO R.C.E. 71651 Exp: 12/31/21				By: _____ Review Engineer Date: _____	By: _____ City Engineer R.C.E. Date: _____ Exp: _____	DESCRIPTION: "MC-43" PER SOLANA BEACH SURVEY CONTROL LOCATION: 0.2 MILE NORTH OF SOLANA VISTA DR. ON THE E SIDE OF NB HWY101, 6 FT WEST OF CARDBOY BY THE SEA SIGN. RECORD FROM: ROS NO. 18971 ELEV. 32.469' DATUM: NGVD 29	622 GLENMONT DRIVE	SHEET 2 OF 2



3 SITE SECTION (E/W)
SCALE: 1" = 10'



2 SITE SECTION (N/S)
SCALE: 1" = 10'



1 SITE PLAN
SCALE: 1" = 10'

FIRE CONDITIONS

- ACCESS ROAD MINIMUM DIMENSIONS: FIRE APPARATUS ACCESS ROADS IDENTIFIED AS CIRCULATION ELEMENT ROADS AND AREAS WITHIN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET AND ALL OTHER ROADS SHALL BE NOT LESS THAN 20 FEET; CURB LINE TO CURB LINE. EXCEPTIONS: SINGLE-FAMILY RESIDENTIAL DRIVEWAYS; SERVING NO MORE THAN TWO-SINGLE FAMILY DWELLINGS, SHALL HAVE MINIMUM OF 16 FEET. CURB LINE TO CURB LINE. UNOBSTRUCTED IMPROVED WIDTH. ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF NOT LESS THAN 75,000 POUNDS AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES AND PROVIDE A VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET AND 6 INCHES.
- OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: ALL ROADWAYS SHALL BE A MINIMUM OF 24 FEET IN WIDTH DURING CONSTRUCTION AND MAINTAINED FREE AND CLEAR, INCLUDING THE PARKING OF VEHICLES, IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND ENCINITAS FIRE DEPARTMENT.
- FIRE HYDRANTS AND FIRE FLOWS: THE APPLICANT SHALL PROVIDE FIRE HYDRANTS OF A TYPE, NUMBER, AND LOCATION SATISFACTORY TO THE SOLANA BEACH FIRE DEPARTMENT. A LETTER FROM THE WATER AGENCY SERVING THE AREA SHALL BE PROVIDED THAT STATES THE REQUIRED FIRE FLOW IS AVAILABLE. FIRE HYDRANTS SHALL BE OF A BRONZE TYPE, MULTI-FAMILY RESIDENTIAL OR INDUSTRIAL FIRE HYDRANTS SHALL HAVE TWO (2) 4" INCH AND TWO (2) 2 1/2" INCH NST OUTLETS. RESIDENTIAL FIRE HYDRANTS SHALL HAVE ONE (1) 4" INCH NST OUTLET, AND ONE (1) 2 1/2" INCH NST OUTLETS.
- ADDRESS NUMBERS: STREET NUMBERS: APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL MEET THE FOLLOWING MINIMUM STANDARDS AS TO SIZE: 4" HIGH WITH A 1/2" STROKE WIDTH FOR RESIDENTIAL BUILDINGS, 8" HIGH WITH A 1/2" STROKE FOR COMMERCIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS, 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY THE FIRE MARSHAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS, AND ENTRANCES TO COMMERCIAL CENTERS.
- AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO-FAMILY DWELLINGS: STRUCTURES SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNER AND INSTALLED TO THE SATISFACTION OF THE FIRE DEPARTMENT. PLANS FOR THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
- FIRE RESISTIVE CONSTRUCTION REQUIREMENTS FOR WILDLAND/URBAN INTERFACE AREAS: STRUCTURES SHALL MEET ALL WILDLAND/URBAN INTERFACE STANDARDS TO THE SATISFACTION OF THE FIRE DEPARTMENT. STRUCTURES SHALL COMPLY WITH CURRENT CALIFORNIA BUILDING CODE CHAPTER 7A.
- CLASS "A" ROOF: ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO THE SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT.
- BASEMENT: ALL BASEMENTS SHALL BE DESIGNED AND EQUIPPED WITH EMERGENCY EXIT SYSTEMS CONSISTING OF OPERABLE WINDOWS, WINDOW WELLS OR EXIT DOOR THAT LEADS DIRECTLY OUTSIDE VIA STAIRCASE AND EXIT DOOR OR EXIT DOOR AT GRADE. WINDOW WELLS/EXIT WELLS THAT INTRUDE INTO SIDE YARD OR BACKYARD SETBACKS OF FIVE FEET OR LESS, SHALL REQUIRE A HINGED GRATING COVERING THE WINDOW WELLS/EXIT WELL OPENING. THE GRATING SHALL BE CAPABLE OF SUPPORTING A WEIGHT OF 250LB PERSON; YET MUST BE ABLE TO BE OPENED BY SOMEONE OF MINIMAL STRENGTH WITH NO SPECIAL KNOWLEDGE, EFFORT OR USE OF KEY OR TOOL. ANY MODIFICATION OF PREVIOUSLY APPROVED PLANS RELATED TO THIS CONDITION SHALL BE SUBJECT TO RESUBMITTAL AND REVIEW BY CITY STAFF (FIRE, BUILDING, PLANNING)

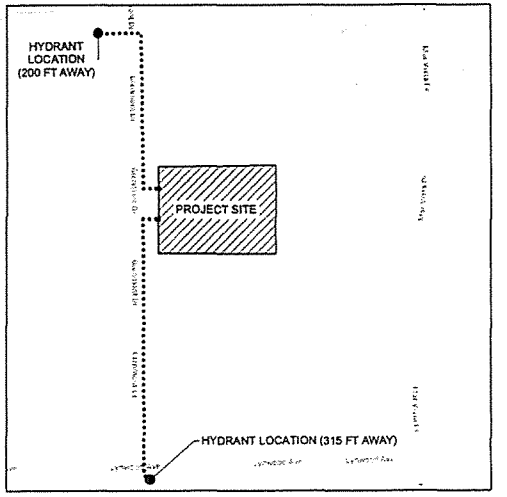
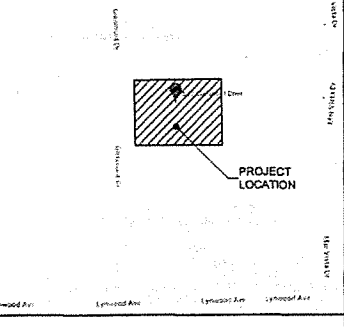
KEYNOTES - SITE PLAN

- 01.01 PROPERTY LINE
- 01.02 SETBACK LINE
- 01.03 25'-0" HEIGHT LIMIT
- 01.04 LINE OF ROOF ABOVE
- 01.05 REDUCTION OF EXISTING LEGAL NON-CONFORMING STRUCTURE
- 01.06 EXTENT OF BASEMENT LEVEL
- 01.07 LINE OF FIRST FLOOR
- 01.10 EXISTING GRADE
- 01.11 PROPOSED GRADE
- 01.13 EXISTING FENCE TO REMAIN
- 01.14 NEW FENCE (6 FT MAX HEIGHT)
- 01.25 150' HOSE PULL REACH
- 02.02 EXISTING BUILDING TO BE DEMOLISHED
- 31.01 DRIVEWAY PER CIVIL DRAWINGS
- 31.05 BMP BASIN PER CIVIL DRAWINGS
- 32.01 PLANTED AREA PER LANDSCAPE DRAWINGS
- 32.03 SITE STAIR PER LANDSCAPE DRAWINGS
- 32.04 POOL PER LANDSCAPE DRAWINGS
- 32.05 PAVERS PER LANDSCAPE DRAWINGS
- 32.09 TRASH ENCLOSURE PER LANDSCAPE DRAWINGS
- 32.12 RETAINING WALL PER CIVIL DRAWINGS

SITE PLAN LEGEND

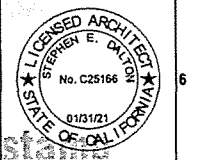
- PROPOSED 1ST FLOOR
- PROPOSED 2ND FLOOR
- HARDSCAPE: CONCRETE
- HARDSCAPE: DECOMPOSED GRANITE
- HARDSCAPE: PAVERS
- LANDSCAPE

VICINITY MAP



4 FIRE HYDRANT DIAGRAM
NOT TO SCALE

SANSON ADDITION
 622 GLENMONT DRIVE SOLANA BEACH, CA 92075



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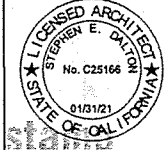
100 NO. 1918

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

STORY POLES					
POLE #	POLE TOP	EXIST GRADE (EO)	PROP GRADE (PG)	C/F LENGTH	HT FRM LOWEST (ED/FM)
1	222.72	220.86	202.30	1.86	20.42
-	216.26	-	-	-	-
2	225.50	220.50	202.55	4.60	22.95
3	222.72	220.86	202.80	1.86	19.92
-	216.26	-	-	-	-
4	222.06	220.92	202.59	1.14	19.47
5	222.06	214.84	202.59	7.22	19.47
6	222.72	214.32	202.59	8.60	20.13
7	225.50	214.15	202.59	11.35	22.91
8	222.72	214.06	202.59	8.88	20.13
9	216.26	220.46	202.30	-4.20	13.96
10	216.26	220.46	202.80	-4.20	13.46
11	220.43	221.55	202.80	-1.12	17.63
12	220.43	215.20	203.80	5.23	16.63
13	220.43	215.07	204.76	5.36	15.67
14	220.43	214.40	204.76	6.03	15.67
15	216.68	214.41	202.80	2.27	13.89
16	215.42	202.84	202.80	12.54	12.62
-	209.26	-	-	-	-
17	215.42	201.90	194.33	13.52	21.09
18	219.24	202.24	194.33	17.00	24.91
-	214.22	-	-	-	-
19	215.72	202.95	194.33	13.37	21.39
20	215.72	213.24	203.26	2.48	12.48
-	214.22	-	-	-	-
21	219.24	213.32	203.26	5.92	15.98
-	217.74	-	-	-	-
22	215.72	204.82	203.26	10.90	12.46
-	214.22	-	-	-	-
23	218.86	215.06	204.76	3.80	14.10
24	219.16	215.22	204.76	3.94	14.40
25	219.16	203.78	204.76	14.40	15.18
26	215.93	202.08	204.76	11.17	13.85
27	216.43	204.99	203.26	11.44	13.17
28	216.43	204.83	203.26	11.58	13.17
29	216.43	215.04	203.26	1.39	13.17
30	214.22	215.20	203.26	-0.98	10.96
31	217.74	215.23	203.26	2.51	14.48
32	214.22	204.25	203.26	9.93	10.96
33	220.43	214.89	204.76	5.54	15.67
34	220.43	215.65	204.76	4.78	15.67
35	209.26	201.37	203.26	6.00	7.89
36	209.26	200.57	194.33	8.69	14.93
37	209.26	202.08	194.33	7.18	14.93

SANSON ADDITION
622 GLENMONT DRIVE SOLANA BEACH, CA 92075

PROJECT FILE

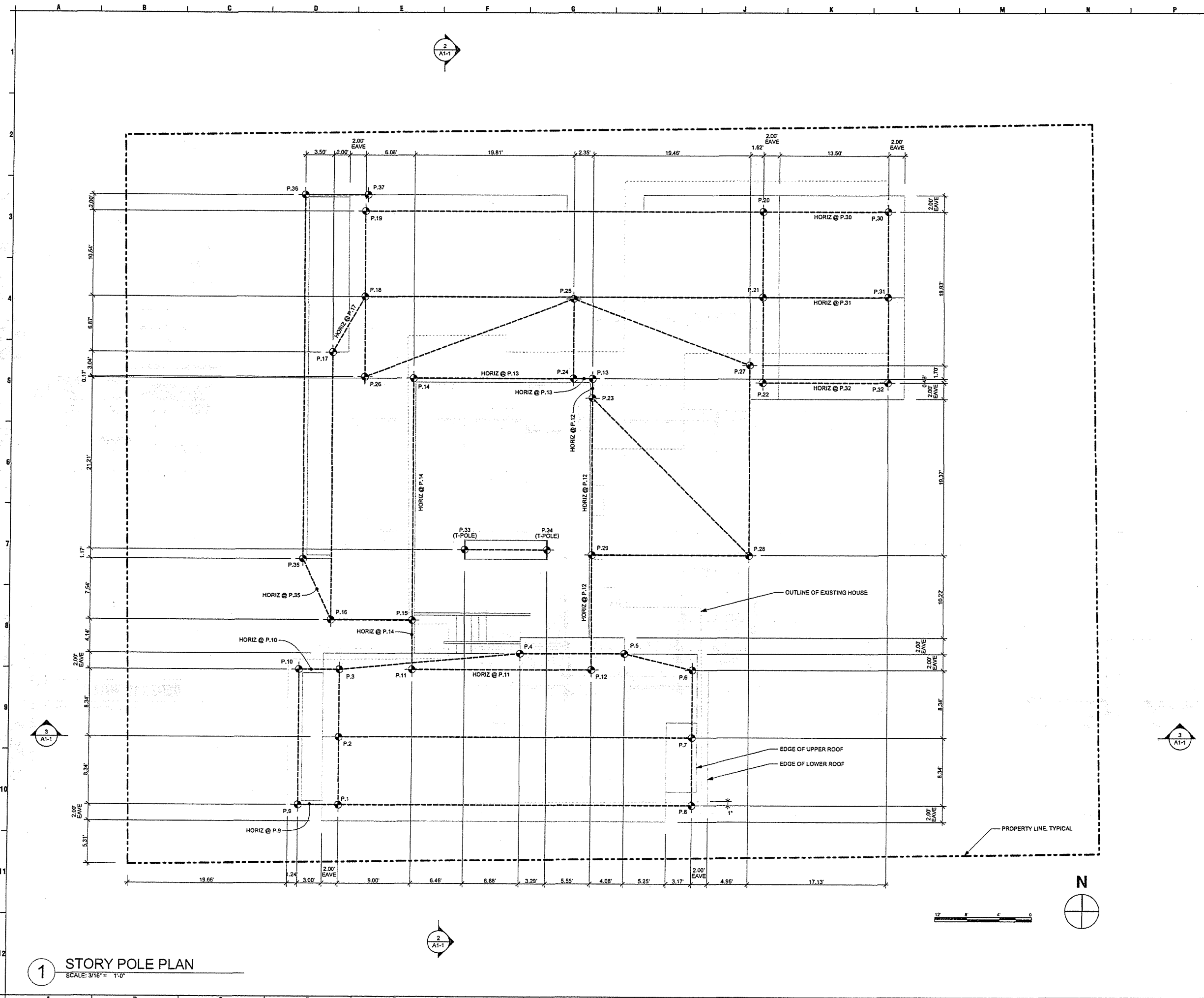


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JOB NO. 1918
DATE 02/16
03/03/2020 DRP SUBMITTAL 01
07/02/2020 DRP SUBMITTAL 02
08/20/2020 DRP SUBMITTAL 03
09/29/2020 STORYPOLE UPDATES

Sheet A1-3



1 STORY POLE PLAN
SCALE: 3/16" = 1'-0"



1. VIEW TO NORTHEAST FROM FRONT OF HOUSE



4. VIEW TO NORTHEAST FROM REAR YARD



2. VIEW TO EAST FROM FRONT OF HOUSE



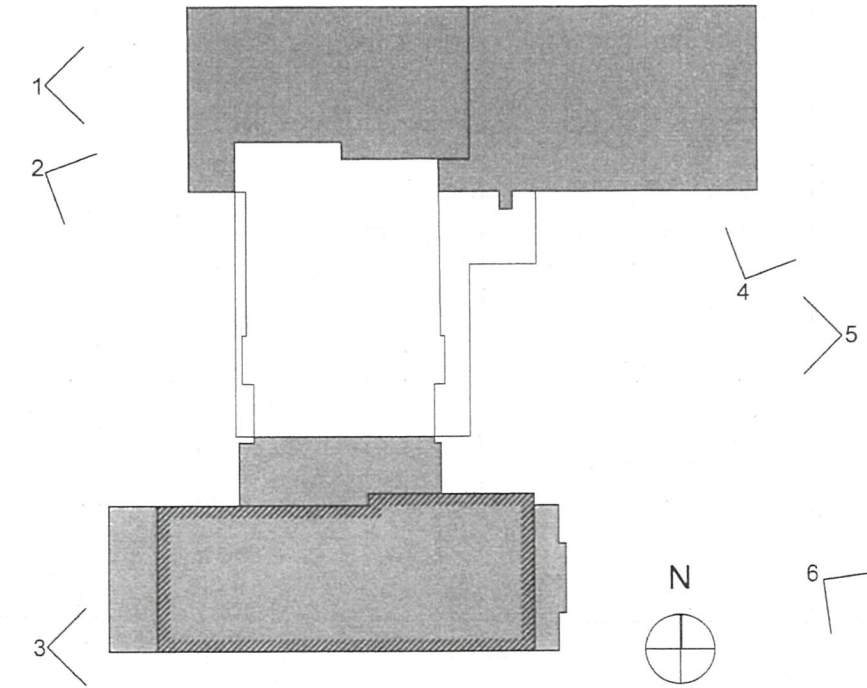
5. VIEW TO WEST FROM REAR YARD



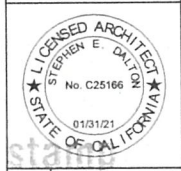
3. VIEW TO SOUTHEAST FROM FRONT OF HOUSE



6. VIEW TO SOUTH EAST FROM REAR YARD



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



SITE PHOTOS
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sda
ARCHITECTS

03/03/2020
DRP SUBMITTAL 01

07/02/2020
DRP SUBMITTAL 02

08/20/2020
DRP SUBMITTAL 03

09/29/2020
STORYPOLE UPDATES

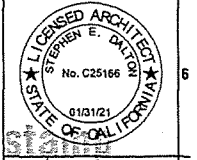
sheet
A1-4

KEYNOTES - FLOOR PLANS

- 01.01 PROPERTY LINE
- 01.02 SETBACK LINE
- 01.05 LINE OF ROOF ABOVE
- 01.13 LINE OF WALL ABOVE
- 01.14 9'-0" x 19'-0" PARKING SPACE
- 01.20 LINE OF CEILING CHANGE
- 05.01 GLASS GUARDRAIL

Project title

SANSON ADDITION
622 GLENMONT DRIVE SOLANA BEACH, CA 92075



BASEMENT FLOOR PLAN

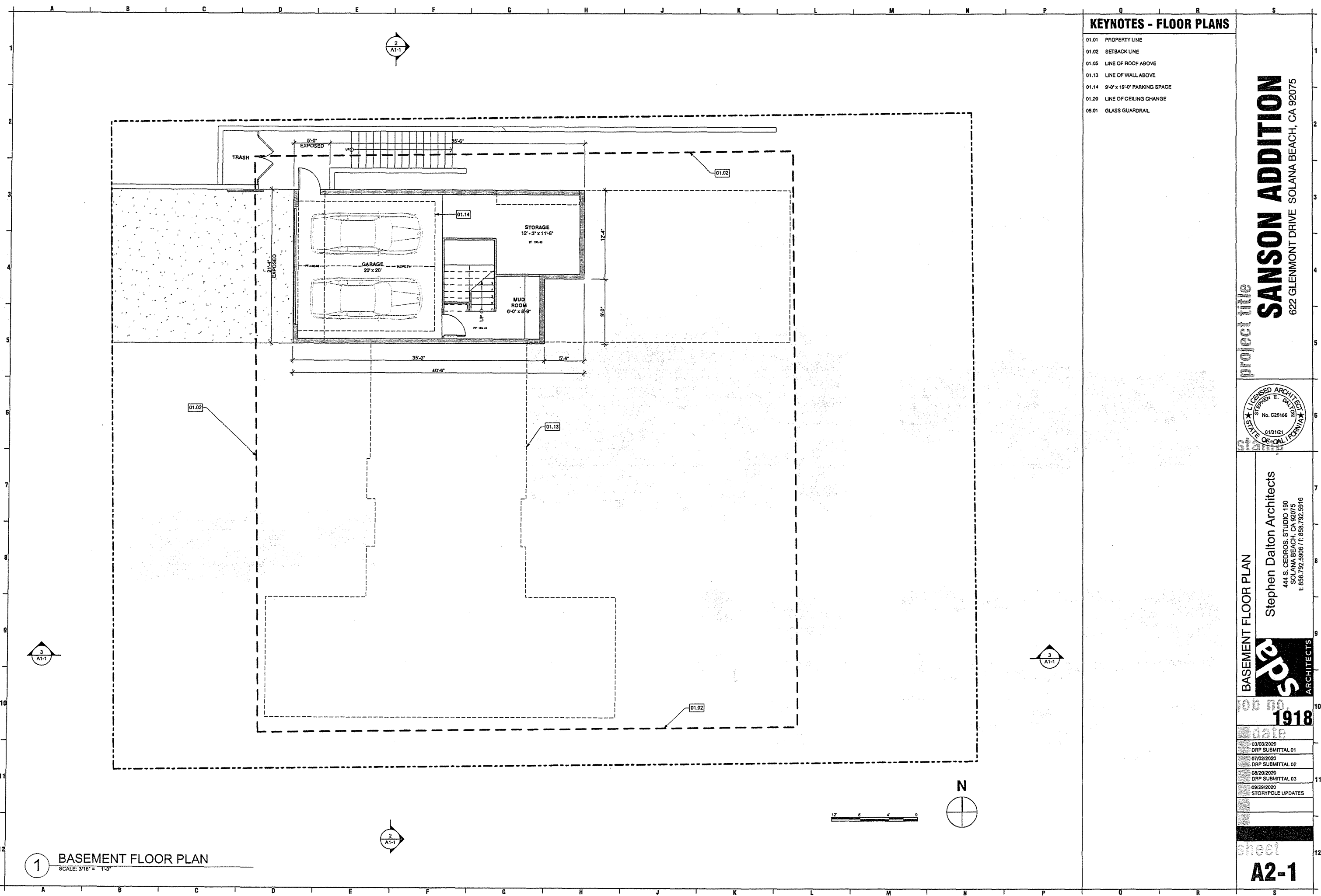
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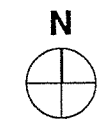
1918
03/03/2020 DRP SUBMITTAL 01
07/02/2020 DRP SUBMITTAL 02
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09/29/2020 STORYPOLE UPDATES

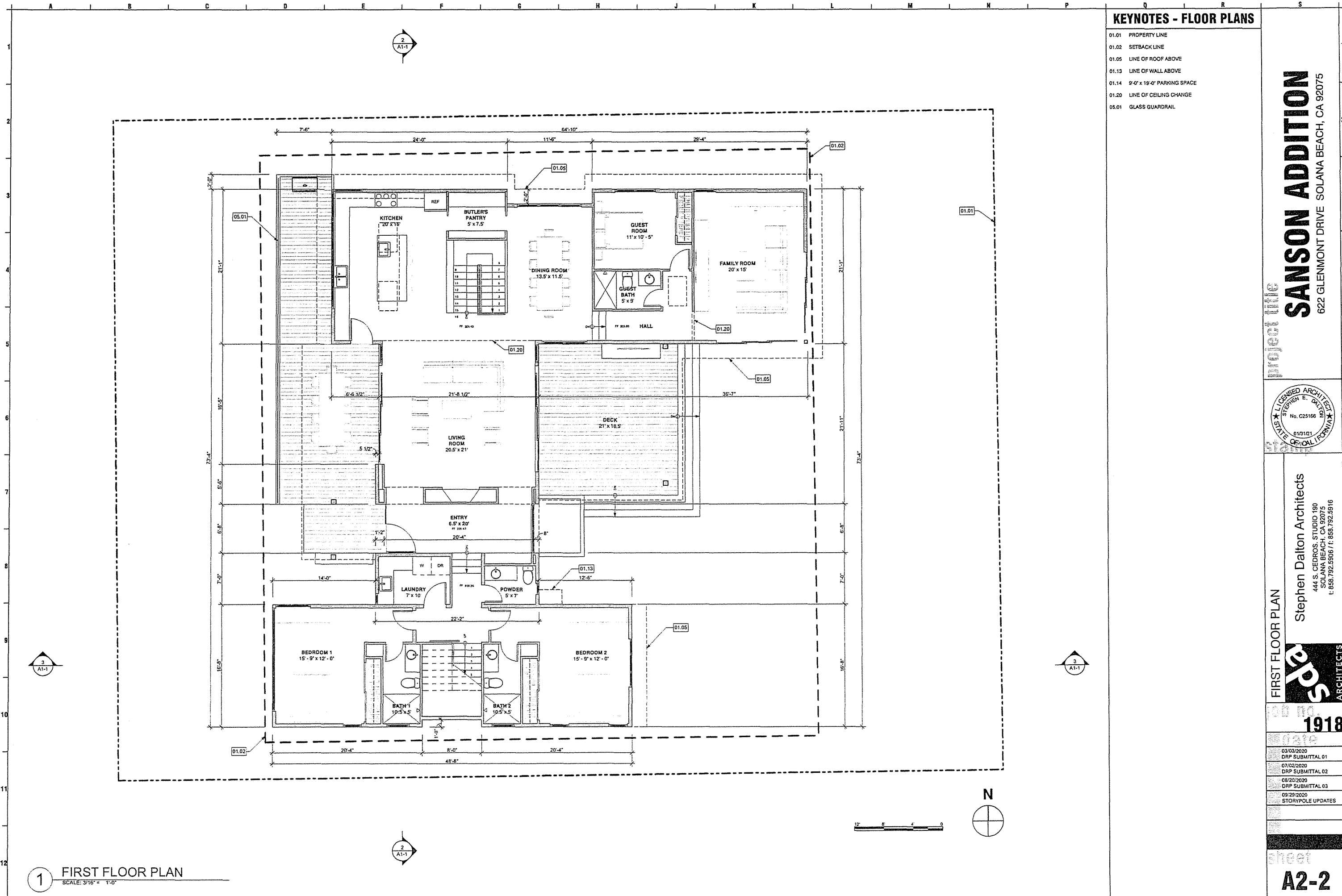
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A2-1



1 BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"





KEYNOTES - FLOOR PLANS

- 01.01 PROPERTY LINE
- 01.02 SETBACK LINE
- 01.05 LINE OF ROOF ABOVE
- 01.13 LINE OF WALL ABOVE
- 01.14 9'-0" x 19'-0" PARKING SPACE
- 01.20 LINE OF CEILING CHANGE
- 05.01 GLASS GUARDRAIL

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



FIRST FLOOR PLAN
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08/20/2020	DRP SUBMITTAL 03
09/29/2020	STORYPOLE UPDATES

1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

KEYNOTES - FLOOR PLANS

- 01.01 PROPERTY LINE
- 01.02 SETBACK LINE
- 01.05 LINE OF ROOF ABOVE
- 01.13 LINE OF WALL ABOVE
- 01.14 9'-0" x 19'-0" PARKING SPACE
- 01.20 LINE OF CEILING CHANGE
- 05.01 GLASS GUARDRAIL

project title

SANSON ADDITION
622 GLENMONT DRIVE SOLANA BEACH, CA 92075



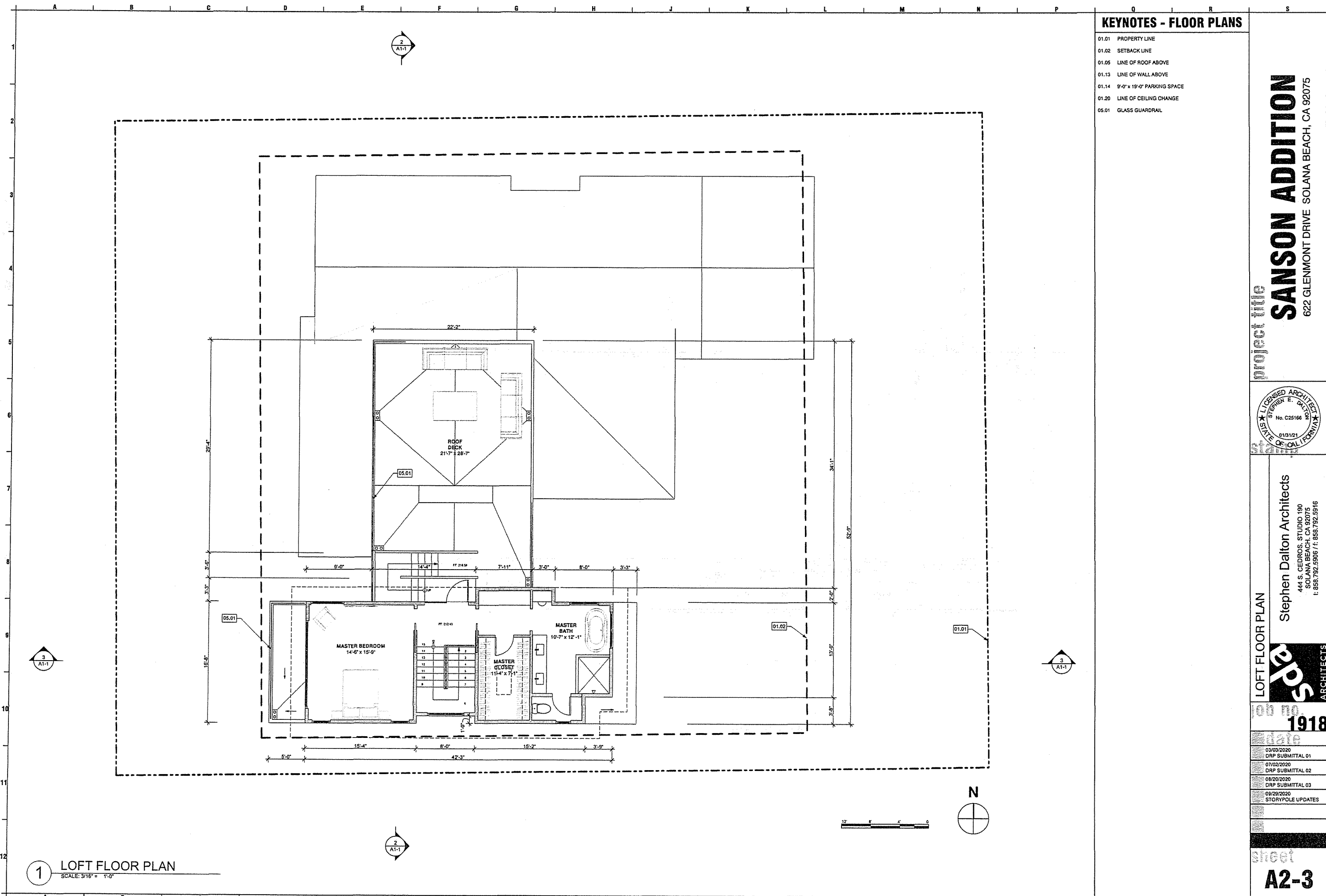
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LOFT FLOOR PLAN
sda ARCHITECTS

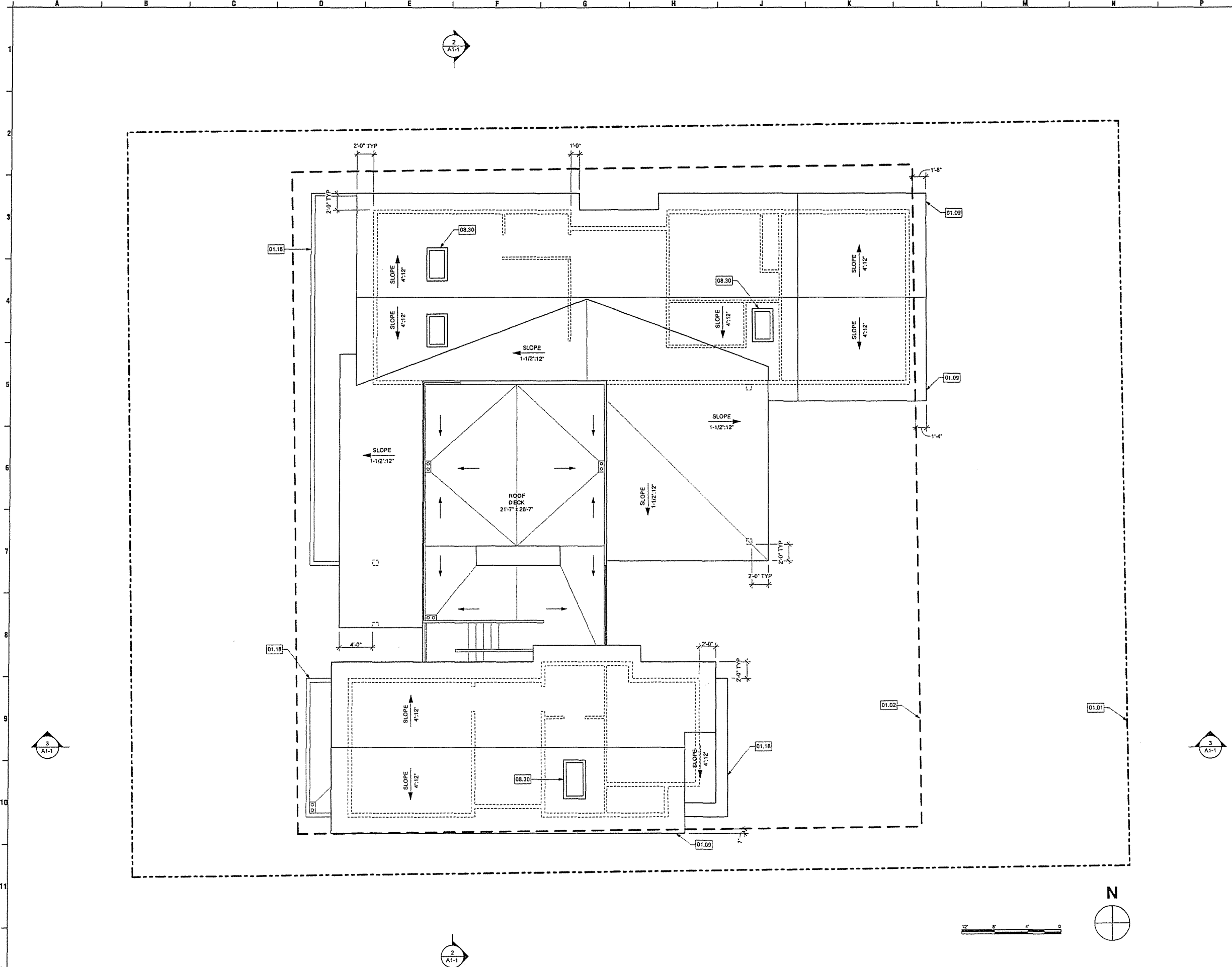
JOB NO. 1918

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

sheet
A2-3



1 LOFT FLOOR PLAN
SCALE: 3/16" = 1'-0"

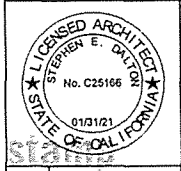


KEYNOTES - ROOF PLANS

- 01.01 PROPERTY LINE
- 01.02 SETBACK LINE
- 01.09 EAVE PROJECTION INTO REQUIRED YARD
- 01.16 EXISTING OUTLINE OF HOUSE
- 01.17 LINE OF WALL BELOW, TYPICAL
- 01.18 LINE OF LOW ROOF / DECK BELOW
- 08.30 SKYLIGHT

1 ROOF PLAN
SCALE: 3/16" = 1'-0"

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



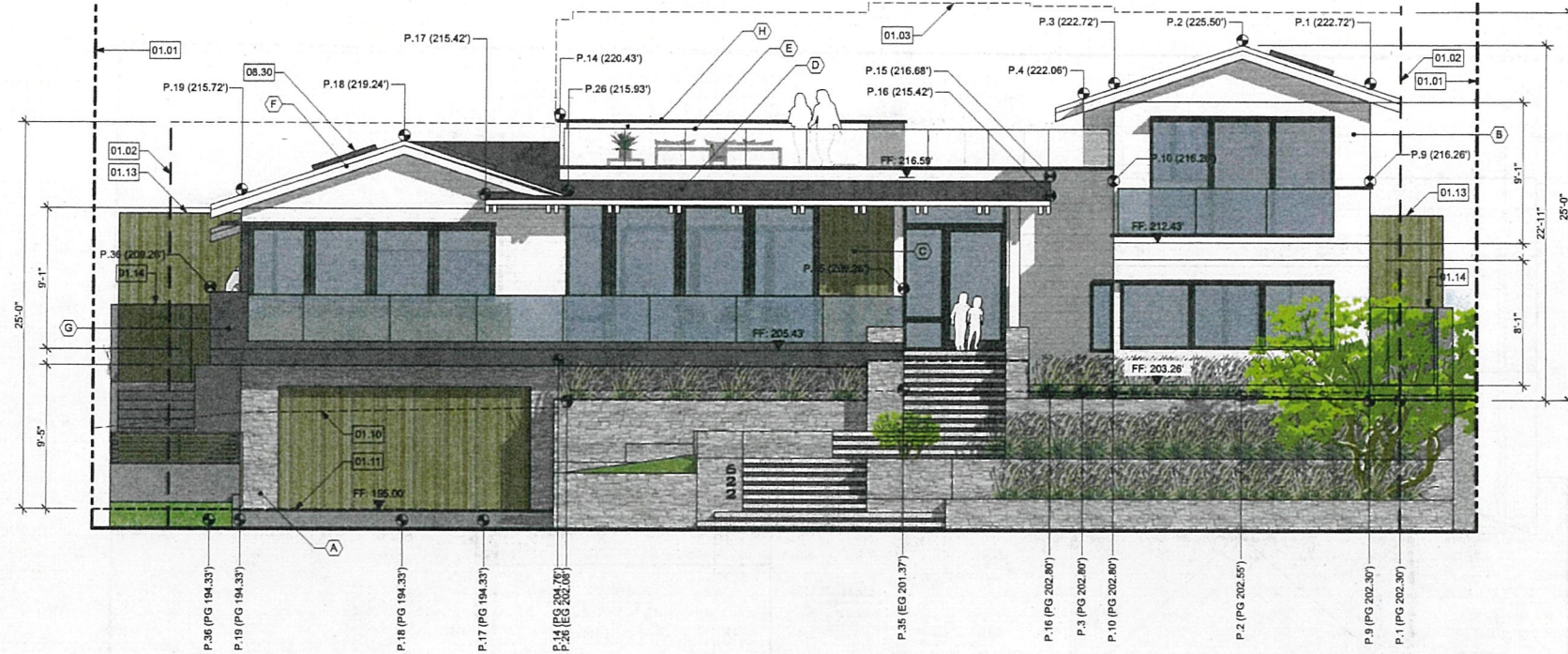
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ROOF PLAN
sda
 ARCHITECTS

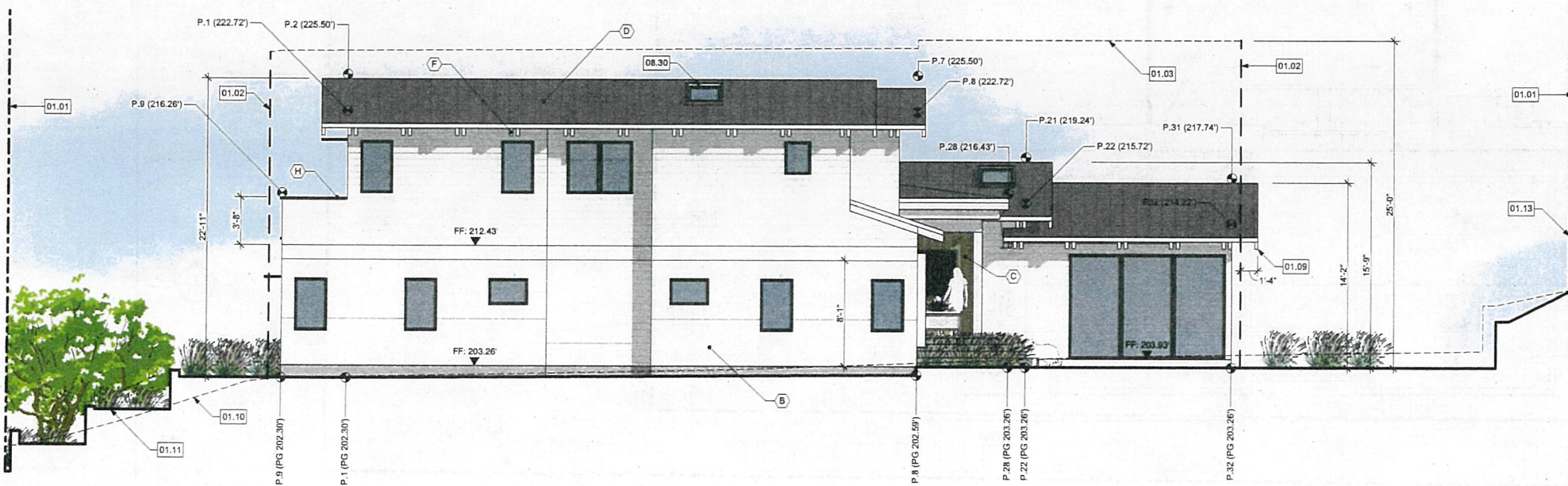
1918

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

sheet
A2-4



1 WEST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"

KEYNOTES - ELEVATIONS

- 01.01 PROPERTY LINE
- 01.02 SETBACK LINE
- 01.03 HEIGHT LIMIT
- 01.09 EAVE PROJECTION INTO REQUIRED YARD
- 01.10 EXISTING GRADE
- 01.11 PROPOSED GRADE
- 01.12 BUILDING PROFILE BEYOND HEIGHT LIMIT CUT LINE
- 01.13 EXISTING FENCE TO REMAIN
- 01.14 NEW FENCE (6 FT MAX HEIGHT)
- 08.30 SKYLIGHT

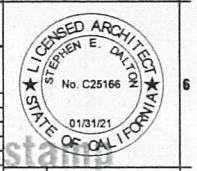
STORY POLES

POLE #	POLE TOP	EXIST GRADE (EG)	PROP GRADE (PG)	C/F LENGTH	HT FRM LOWEST (EX/FIN)
1	222.72	220.86	202.30	1.86	20.42
-	216.26	-	-	-	-
2	225.50	220.90	202.55	4.60	22.95
3	222.72	220.86	202.80	1.86	19.92
-	216.26	-	-	-	-
4	222.06	220.92	202.59	1.14	19.47
5	222.72	214.84	202.59	7.22	19.47
6	222.72	214.12	202.59	8.60	20.13
7	225.50	214.15	202.59	11.35	22.91
8	222.72	214.06	202.59	8.66	20.13
9	216.26	220.46	202.30	4.20	13.96
10	216.26	220.46	202.80	4.20	13.46
11	220.43	221.55	202.80	-1.12	17.63
12	220.43	215.20	203.80	5.23	16.63
13	220.43	215.07	204.76	5.36	15.67
14	220.43	214.40	204.76	6.03	15.67
15	216.68	214.41	202.80	2.27	13.88
16	215.42	202.86	202.80	12.56	12.62
-	209.26	-	-	-	-
17	215.42	201.90	194.33	11.52	21.09
-	215.42	-	-	-	-
18	219.24	202.24	194.33	17.00	24.91
19	215.72	202.35	194.33	13.37	21.39
20	215.72	213.24	203.26	2.48	12.46
-	214.22	-	-	-	-
21	219.24	213.32	203.26	5.92	15.98
-	214.22	-	-	-	-
22	215.72	204.82	203.26	10.90	12.46
23	218.86	215.06	204.76	3.80	14.10
24	219.16	215.22	204.76	3.94	14.40
25	219.16	203.78	204.76	14.40	15.36
26	215.98	202.08	204.76	11.17	13.85
27	216.43	204.99	203.26	11.44	13.17
28	216.43	204.85	203.26	11.58	13.17
29	216.43	215.04	203.26	1.39	13.17
30	214.22	215.20	203.26	-0.98	10.96
31	217.74	215.23	203.26	2.51	14.48
32	214.22	204.29	203.26	9.93	10.96
33	220.43	214.89	204.76	5.54	15.67
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35	209.26	201.37	203.26	6.00	7.89
36	209.26	200.57	194.33	8.69	14.93
37	209.26	202.08	194.33	7.18	14.93

EXT. FINISH SCHEDULE

MARK	ELEMENT	DESCRIPTION
A	STONE VENEER	ROUGH FACED PROFILE
B	SIDING	PAINTED WOOD (WHITE, HORIZONTAL)
C	SIDING	CEDAR (CLEAR STAIN, VERTICAL)
D	ROOFING	STANDING SEAM METAL
E	GUARDRAIL	GLASS
F	RAFTER TAIL	PAINTED WHITE
G	BRAKE METAL	BLACK
H	COPING CAP	BLACK

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



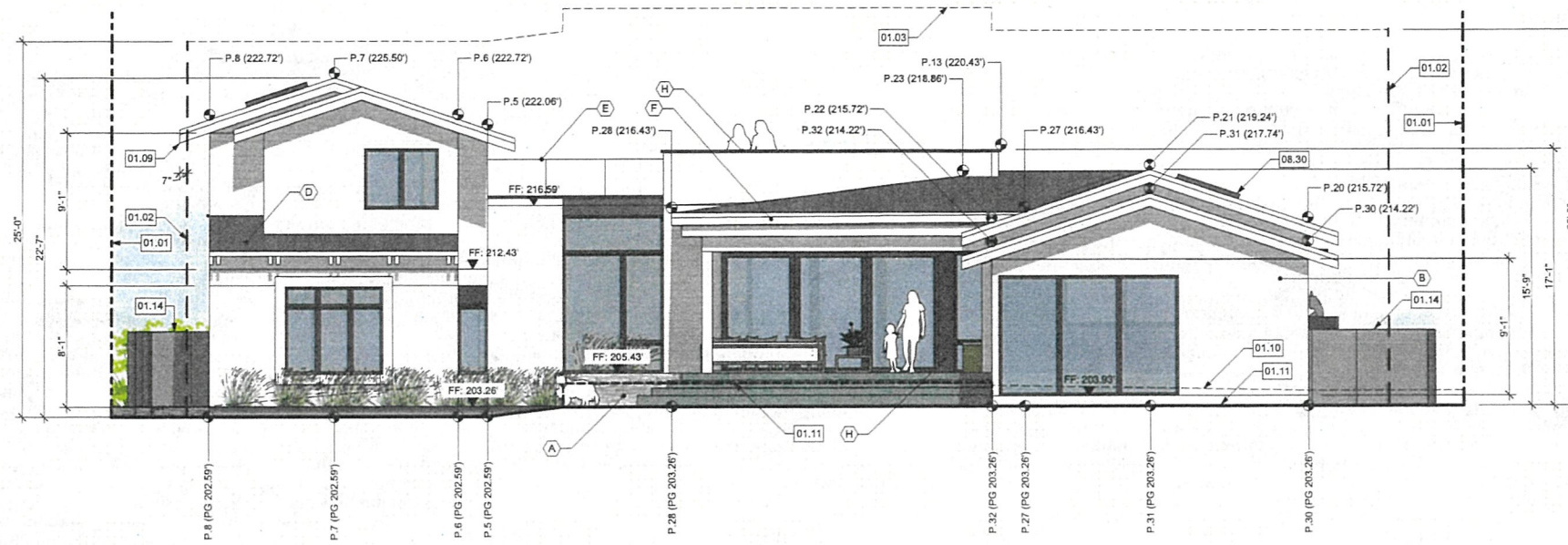
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EXTERIOR ELEVATIONS
 stephen dalton ARCHITECTS

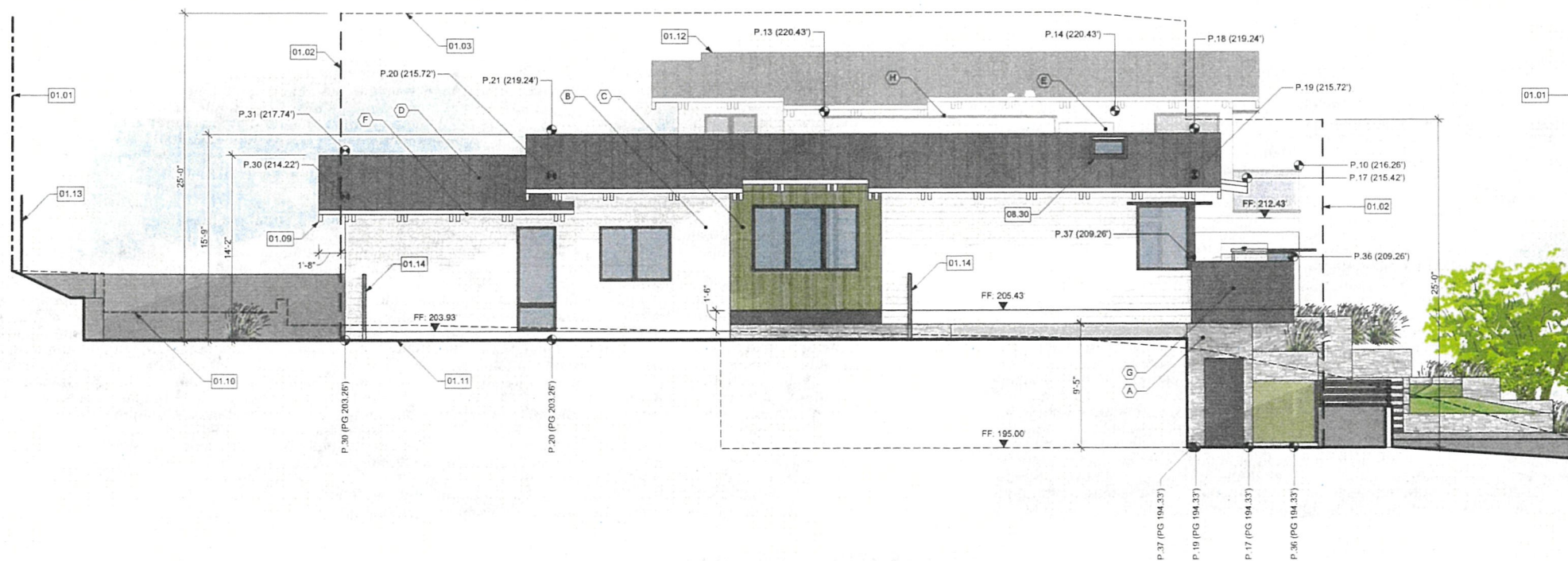
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date
 03/03/2020
 07/02/2020
 08/20/2020
 09/29/2020

03/03/2020
 07/02/2020
 08/20/2020
 09/29/2020
 STORYPOLE UPDATES
 sheet
A3-1



3 EAST ELEVATION
3/16" = 1'-0"



4 NORTH ELEVATION
3/16" = 1'-0"

KEYNOTES - ELEVATIONS

- 01.01 PROPERTY LINE
- 01.02 SETBACK LINE
- 01.03 HEIGHT LIMIT
- 01.09 EAVE PROJECTION INTO REQUIRED YARD
- 01.10 EXISTING GRADE
- 01.11 PROPOSED GRADE
- 01.12 BUILDING PROFILE BEYOND HEIGHT LIMIT CUT LINE
- 01.13 EXISTING FENCE TO REMAIN
- 01.14 NEW FENCE (6 FT MAX HEIGHT)
- 08.30 SKYLIGHT

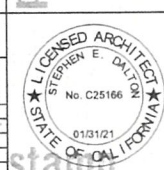
STORY POLES

POLE #	POLE TOP	EXIST GRADE (EG)	PROP GRADE (PG)	C/F LENGTH	HT FROM LOWEST (EX/FIN)
1	222.72	220.86	202.30	1.86	20.42
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4	222.06	220.92	202.59	1.34	19.47
5	222.72	214.12	202.59	8.60	20.13
6	225.50	214.35	202.59	11.35	22.91
7	222.72	214.06	202.59	8.66	20.13
8	216.26	220.46	202.30	-4.20	13.96
9	216.26	220.46	202.80	-4.20	13.46
10	220.43	221.55	202.80	-1.12	17.63
11	220.43	215.20	203.80	5.23	16.63
12	220.43	215.07	204.76	5.36	15.67
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19	215.72	213.24	203.26	2.48	12.46
20	214.22	213.32	203.26	5.92	15.98
21	215.72	204.82	203.26	10.90	12.46
22	214.22	215.06	204.76	3.80	14.10
23	219.16	215.22	204.76	14.40	14.40
24	219.16	203.78	204.76	14.40	15.38
25	215.93	202.08	204.76	11.17	13.85
26	216.43	204.99	203.26	11.44	13.17
27	216.43	204.85	203.26	11.58	13.17
28	216.43	215.04	203.26	1.39	13.17
29	214.22	215.20	203.26	-0.98	10.96
30	217.74	215.23	203.26	2.51	14.48
31	214.22	204.29	203.26	9.93	10.96
32	220.43	214.89	204.76	5.54	15.67
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36	209.26	202.08	194.33	7.18	14.93
37	209.26	202.08	194.33	7.18	14.93

EXT. FINISH SCHEDULE

MARK	ELEMENT	DESCRIPTION
A	STONE VENEER	ROUGH FACED PROFILE
B	SIDING	PAINTED WOOD (WHITE, HORIZONTAL)
C	SIDING	CEDAR (CLEAR STAIN, VERTICAL)
D	ROOFING	STANDING SEAM METAL
E	GUARDRAIL	GLASS
F	RAFTER TAIL	PAINTED WHITE
G	BRAKE METAL	BLACK
H	COPING CAP	BLACK

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



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 444 S. CEDROS, STUDIO 190
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step
 ARCHITECTS

1918

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

sheet
A3-2



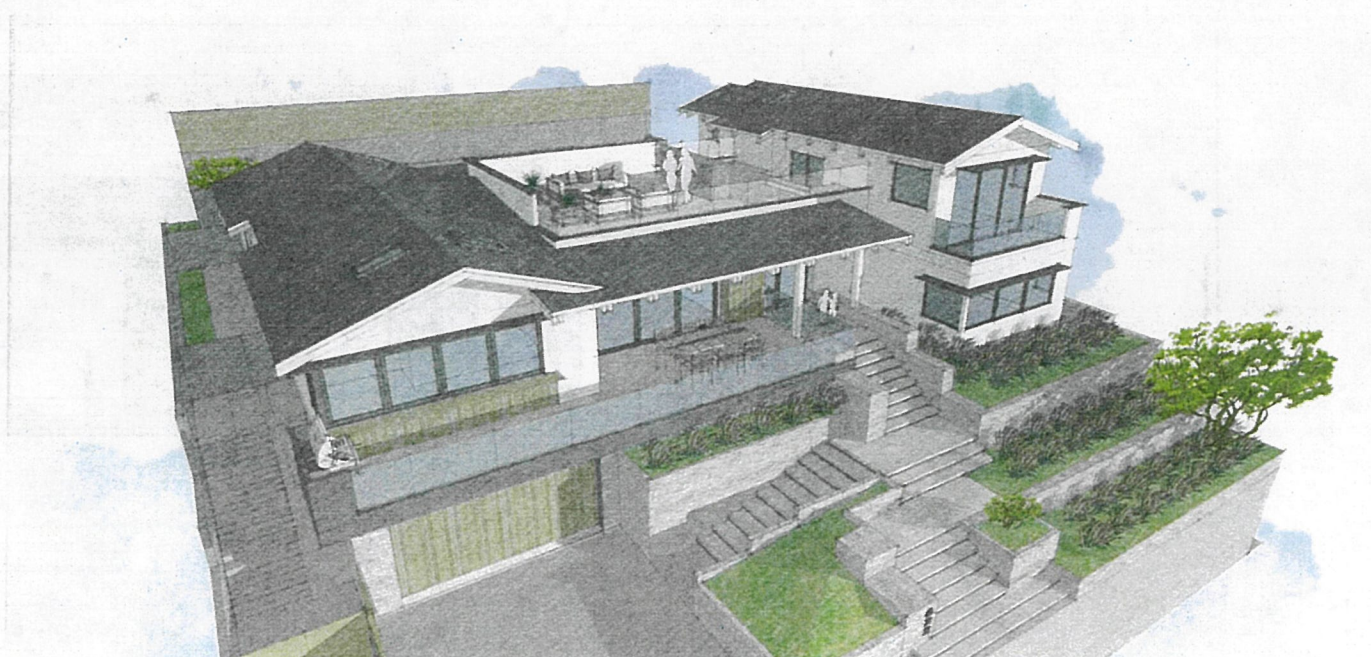
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NOT TO SCALE



2 PERSPECTIVE - FRONT SW
NOT TO SCALE



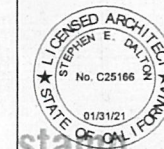
3 PERSPECTIVE - BACKYARD
NOT TO SCALE



4 PERSPECTIVE - AERIAL
NOT TO SCALE

project title

SANSON ADDITION
622 GLENMONT DRIVE SOLANA BEACH, CA 92075



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



job no. 1918

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

sheet
A3-3

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

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

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

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

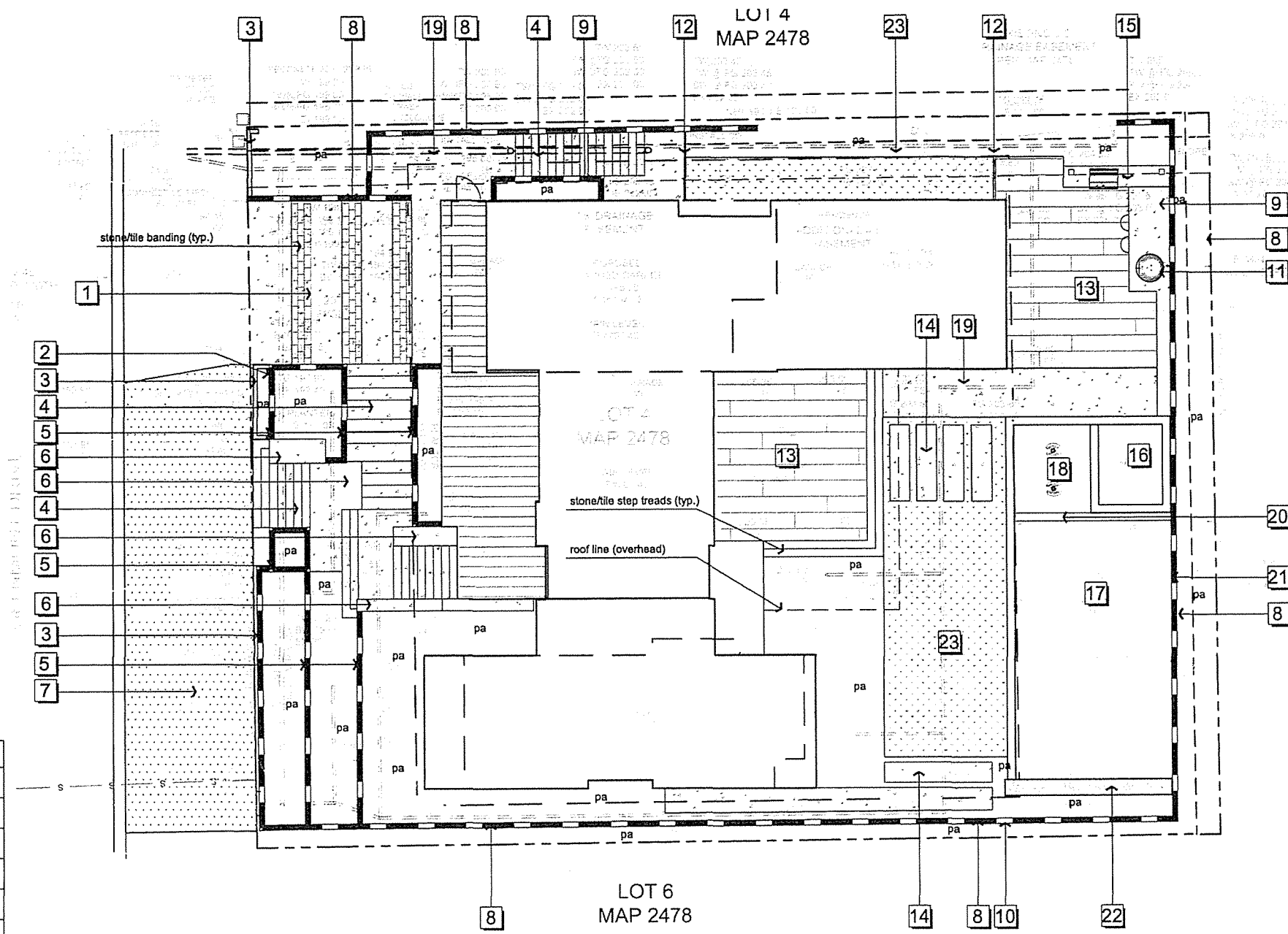
THE CONTRACTOR SHALL CLEAN-UP, REMOVE AND DISPOSE (IN A LEGAL MANNER) ALL DEBRIS AND WASTE ATTRIBUTED TO THE JOB. JOBSITE SHALL BE MAINTAINED ON A DAILY BASIS.

SQUARE FOOTAGE TABLE

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

SQUARE FOOTAGE TABLE

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



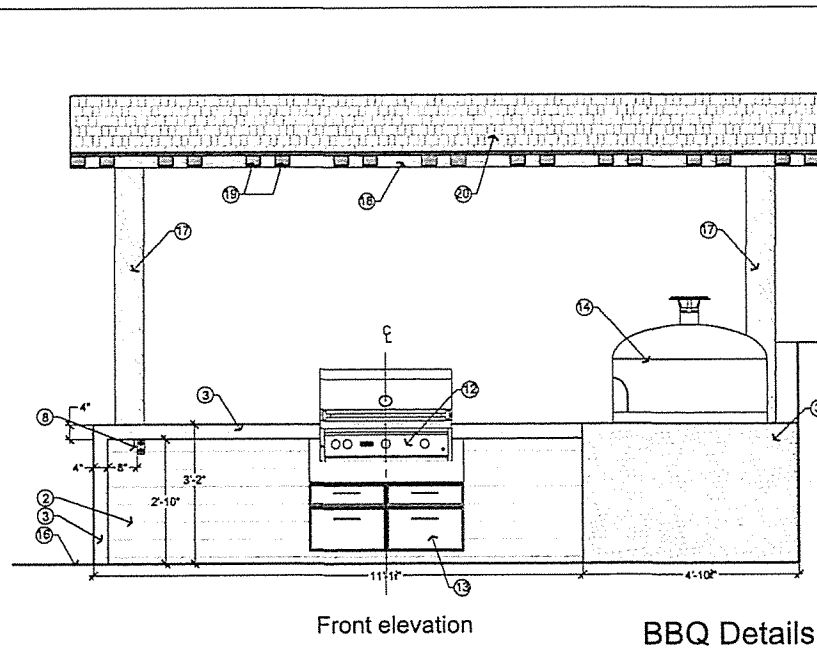
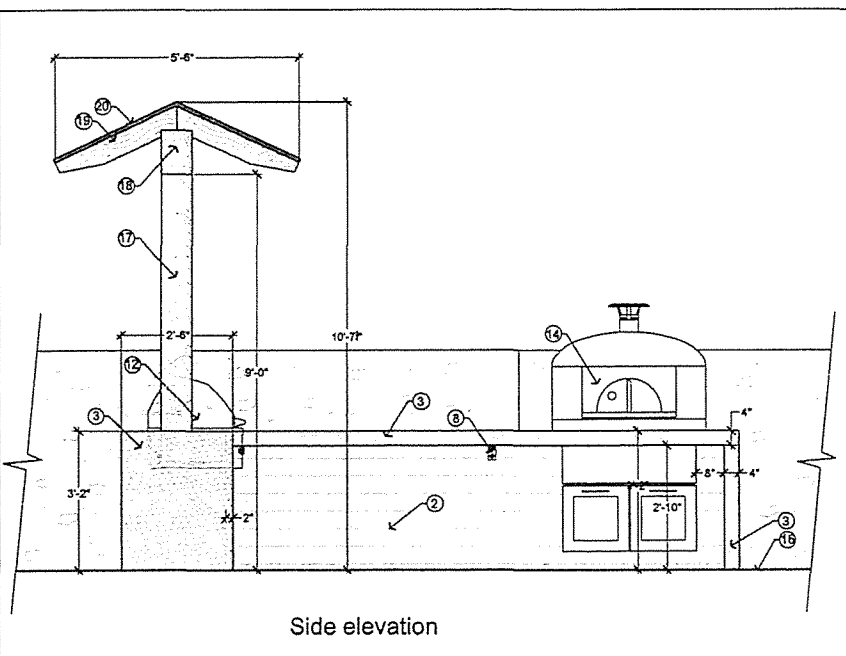
LEGEND

- 1 Integral Colored Concrete Driveway (6" thick over compacted base) Color to be Davis 'Sandstone' w/ Topcast #5 finish.
- 2 Address marker on wall - laser cut numbers (backlit)
- 3 Concrete curb - 6" high, monolithic - Integral color to be 'Sandstone' by Davis Colors w/ Topcast #5 finish.
- 4 Pedestrian entry stairs w/ concrete steps 16" treads x 6" risers). Integral color to be 'Sandstone' by Davis Colors w/ Topcast #5 finish.
- 5 CMU raised planters retaining walls w/ stone veneer. See civil plans for heights & Architect plans for finishes.
- 6 Pedestrian entrance walls w/ stone veneer. See civil plans for heights & Architect plans for finishes.
- 7 DG w/ stabilizer over 90% compacted native sand base, Antique Gold or Equal. Surface shall support 75,000 lbs
- 8 CMU retaining walls w/ plaster finish to match house. See civil plans for heights & Architect plans for finishes.
- 9 CMU raised planters retaining walls w/ plaster finish to match house. See civil plans for heights & Architect plans for finishes.
- 10 Retaining wall per Civil drawings
- 11 Pizza oven
- 12 5" high horizontal wood slat fence and gate (pool legal - self closing)
- 13 Patio - large format tile/stone veneer
- 14 4" thick concrete stepper over 90% compacted base & #3 rebar. Davis colors 'Sandstone' w/ Topcast #5 finish (+light acid wash)
- 15 Bbq island, 36" SS grill, fridge, trash, leathered granite countertop, waterfall edge. Owner provide all appliances & cabinets - contractor to provide installation.
- 16 Raised Salt Water Spa (Separate Permit) - raised 18" from raised water basin, vanishing edge all sides, absolute black granite tile veneer, Pentair pump system w/ screenlogic II control.
- 17 Salt Water Pool (separate permit). Pebbletech plaster finish (color tbd), porcelain watertile, precast concrete coping (2.5" thick), 2 underwater speakers, Pentair pump system w/ Screenlogic II control.
- 18 18" deep pool baja shelf w/ bubbleers.
- 19 4" thick concrete over 90% compacted base & #3 rebar. Davis colors 'Sandstone' w/ Topcast #3 finish (+light acid wash)
- 20 Pool steps - under water stairs w/ plaster finish to match pool finish - tread to be 16" & riser 8" high.
- 21 5' high raised pool bond beam / planter wall w/ plaster finish to match house. Install 3 scuppers / sheer descents.
- 22 Thickened pool bond beam / planter wall w/ stone veneer
- 23 Synthetic lawn - SYNSCAPES 'Coronado Premium' or equal. Provide steel edging for border.

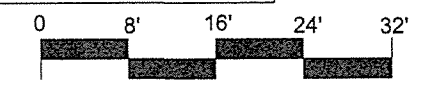
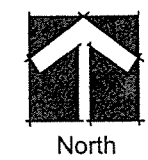
- NOTES:**
ALL WORK SHALL COMPLY WITH THE FOLLOWING CALIFORNIA STATE BUILDING CODES FOR CONSTRUCTION AND ASSOCIATED CITY OR COUNTY AMENDMENTS.
- 2016 California Residential Code (CRC) and/or 2016 California Building Code (CBC) as applicable.
 - 2016 California Green Building Standards Code (CalGreen).
 - 2016 California Electrical Code (CEC).
 - 2016 California Plumbing Code (CPC).
 - 2016 California Fire Code (CFC).
 - 2016 California Building Energy Efficiency Standards (CBEES).
 - 2016 California Mechanical Code (CMC).

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

BRIAN GROVE, LANDSCAPE ARCHITECT #4704



- Legend**
- 1 CMU BLOCK MORTAR AND GROUT ALL CELLS SOLID.
 - 2 STONE VENEER - MORTAR & GROUT INTO PLACE.
 - 3 GRANITE SLAB "WATERFALL" COUNTERTOP WITH MITERED, EASED EDGE. GRANITE SHALL BE APPLIED BY QUALIFIED SLAB CONTRACTOR. JOINT SHALL NOT BE VISIBLE. BUFF AND POLISH ALL SURFACES. SEAL WITH GRANITE SEALER. SET ON 3" THICK CONCRETE SUB-SLAB.
 - 4 CAST-IN-PLACE CONCRETE SUB-SLAB WITH STEEL REINFORCING. CONTRACTOR TO VERIFY APPROPRIATE CLEARANCES REQUIRED UNDERNEATH.
 - 5 CONCRETE FOOTING
 - 6 STEEL REINFORCING - STRENGTH, SIZE AND SPACING PER STRUCTURAL ENGINEER. REBAR SHOWN HEREIN IS SOLELY FOR DESIGN INTENT
 - 7 SUB-BASE AND COMPACTED SUBGRADE - PER GEOTECHNICAL REPORT RECOMMENDATION.
 - 8 GFI OUTLET WITH PROTECTIVE WEATHERPROOF COVER (1 TOTAL) - MOUNT FLUSH. CONTRACTOR SHALL PROVIDE ELECTRICAL CONDUIT TO BBQ UNIT FROM HOUSE.
 - 9 NATURAL GAS SERVICE FOR BBQ - CONTRACTOR SHALL PROVIDE CONNECTION FROM GAS METER TO BAR AND SIZE APPROPRIATELY FOR BBQ UNIT.
 - 10 MANUAL SHUT-OFF VALVE.
 - 11 ADJACENT STEPS
 - 12 STAINLESS STEEL BUILT-IN BBQ UNIT - CONTRACTOR SHALL PROVIDE GAS CONNECTION WITH MANUAL SHUT-OFF VALVE.
 - 13 NATUREKAST OUTDOOR ACCESS DOOR & CABINETS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - 14 PIZZA OVEN UNIT, CONTRACTOR SHALL PROVIDE GAS CONNECTION WITH MANUAL SHUT-OFF VALVE.
 - 15 TOUCHER LIGHT FIXTURE
 - 16 ADJACENT PAVING - PER CONSTRUCTION PLANS
 - 17 8X8 WOOD POST (DOUG FIR SANDBLASTED) FINISH & PAINT TO MATCH HOUSE
 - 18 8X12 WOOD BEAM (DOUG FIR SANDBLASTED) FINISH & PAINT TO MATCH HOUSE
 - 19 3X8 WOOD RAFTER (DOUG FIR SANDBLASTED) CORSELS. FINISH & PAINT TO MATCH HOUSE TRIM
 - 20 ROOF TILE TO MATCH HOUSE



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



L-1 HARDSCAPE PLAN



LANDSCAPE PLAN FOR: **CITY OF SOLANA BEACH**

622 GLENMONT DRIVE
Solana Beach, Ca 92075

COASTAL COMMISSION PERMIT NO. _____

DRAWING NO. _____

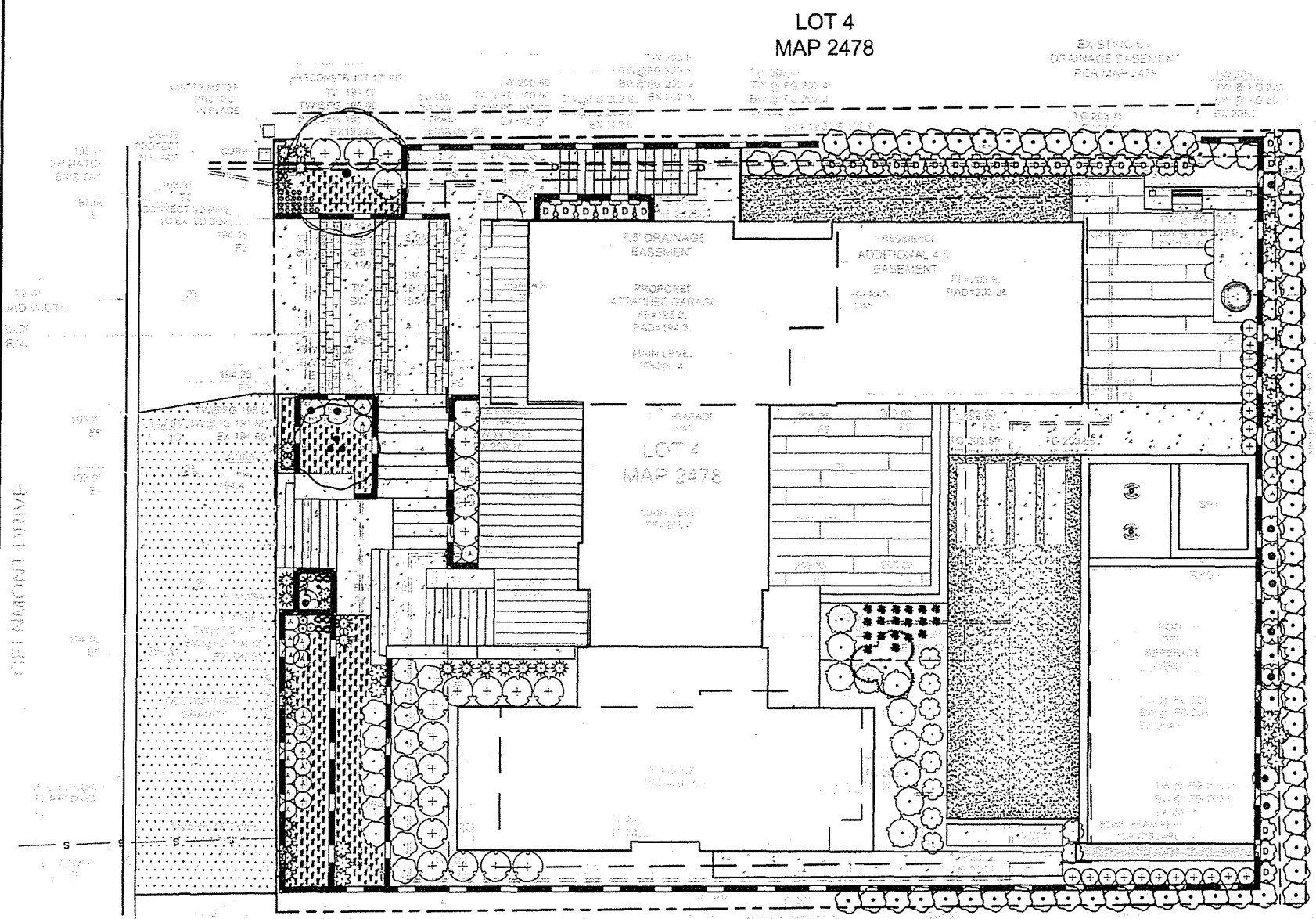
SHEET 1 OF 9

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	WUCOLS	HEIGHT	
	ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK	36"BOX	1	LOW	40'	
	DRACAENA DRACO / DRAGON TREE	48"BOX	1	VERY LOW	15'	
	OLEA EUROPAEA 'SWAN HILL' / SWAN HILLI OLIVE	48"BOX	1	LOW	25'	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	WUCOLS	HEIGHT	
	AEONIUM CANARIENSE / AEONIUM	1 GAL	2	LOW	1'	
	AEONIUM X 'KIWI' / KIWI AEONIUM	1 GAL	6	LOW	2'	
	AGAVE ATTENUATA / AGAVE	5 GAL	16	LOW	3'	
	AGAVE STRICTA / HEDGEHOG AGAVE	5 GAL	25	LOW	2'	
	AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	5 GAL	25	LOW	1'	
	CARISSA MACROCARPA 'GREEN CARPET' / GREEN CARPET NATAL PLUM	1 GAL	10	LOW	1'	
	CONVOLVULUS MAURITANICUS / MORNING GLORY	1 GAL	16	LOW	4'	
	DIANELLA REVOLUTA / FLAX LILY	5 GAL	29	LOW	2'	
	ECHEVERIA X 'AFTERGLOW' / AFTERGLOW ECHEVERIA	4" POT	23	LOW	1'	
	EUPHORBIA RIGIDA / YELLOW SPURGE	5 GAL	16	LOW	2'	
	LAURUS NOBILIS / SWEET BAY	5 GAL	71	LOW	1'	
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER	1 GAL	19	LOW	25'	
	OLEA EUROPEA 'LITTLE OLLIE' / DWARF OLIVE BUSH	5 GAL	22	LOW	1'	
	ROSMARINUS OFFICINALIS 'IRENE' TM / IRENE TRAILING ROSEMARY	5 GAL	11	LOW	4'	
	SEDUM RUPESTRE 'ANGELINA' / YELLOW STONECROP	1 GAL	19	LOW	2'	
	SENECIO VITALIS / BLUE CHALK FINGERS	1 GAL	6	LOW	1'	
	YUCCA ROSTRATA / BEAKED YUCCA	15 GAL	4	VERY LOW	12'	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	WUCOLS	HEIGHT
	CAREX TUMULICOLA / BERKELEY SEDGE	1 GAL	18" o.c.	267 SF	LOW	1'
	SYNTHETIC LAWN / SYN LAWN	SYN LAWN		854 SF		

NOTES:

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



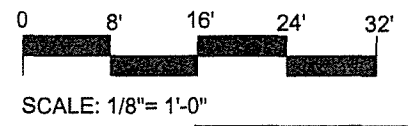
LOT 6
MAP 2478

L-2 PLANTING PLAN



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

Brian Grove
BRIAN GROVE, LANDSCAPE ARCHITECT #4704



COASTAL COMMISSION PERMIT NO. _____

CITY OF SOLANA BEACH

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

DRAWING NO. _____

SHEET 2 OF 9

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

A-4 LOT 4 A-5
1" MAP 2478 1" Drip

PROPOSED LOCATION OF VALVES TO BE VERIFY IN FIELD

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

POINT OF CONNECTION

EXISTING 1" WATER METER (T.B.V.)	
ELEVATION	113.5
STATIC PRESSURE	84 PSI-VERIFY ON FIELD
PRESSURE REG. SET AT:	78 PSI
PEAK FLOW	STAT. A-8 = 2.9 G.P.M.
CONTROLLER 'A' TYPE:	HUNTER PCC-1200
STATIONS AVAILABLE	12
STATIONS USED	10

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

PROPOSED LOCATION OF VALVES TO BE VERIFY IN FIELD

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

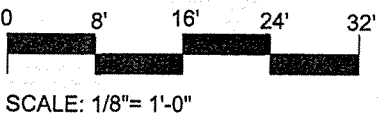
SEE SHEET L-5 FOR IRRIGATION DETAILS
SEE SHEET L-6 FOR IRRIGATION SPEC'S.

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

PIPE SIZING CHART

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

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



IRRIGATION LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	DETAILS
M	P.O.C.	EXIST. 1" DOMESTIC WATER METER / VERIFY ON SITE	-
B	FEBCO	EXISTING 825YA 1.5" BACKFLOW PREVENTION ASSEMBLY	L
P	WILKINS	EXISTING 70 - 1.5" PRESSURE REGULATOR SET AS NEEDED IF STATIC PRESSURE IS MORE THAN 80 PSI.	M
C	HUNTER	PCC-1800 18 STATIONS PLASTIC CABINET AND ET MODULE FOR ET SYSTEM.	D.E
⊕	HUNTER	PGV-ASV ELECTRIC SOLENOID PLASTIC REMOTE CONTROL VALVE W/ ACCU SET. FLOW CONTROL SET IN G.C. AREAS ONLY & 3' AWAY FROM ADJ CONC OR ANY VISIBLE AREA	J
⊗	GRISWOLD	2230E MASTER VALVE 1.5"	X
⊙	HUNTER	FCT-100 FLOW CLICK SENSOR	W
⊕	WIBCOMWATTS	8TV-V-SERIES BLOCKED TRUE UNION BALL VALVE, LINE SIZE, IN VALVE BOX.	N
⊙	HAMMOND	1" HAMMOND 1034 HOSE BIB VALVE	K
—	LASCO OR EQUAL	SCH 40 FOR LATERAL PIPING SET 12" BELOW GRADE	F
—	LASCO OR EQUAL	SCH 40 1 1/2" MAINLINE PIPING SET 24" BELOW GRADE RUN EXTRA WIRES AT THE END OF MAINLINE	F
—	LASCO OR EQUAL	SCH 40 FOR SLEEVING (2X DIAMETER PIPE)	G
—		END OF MAINLINE	
NO SYMBOL	HUNTER	HUNTER "HCV" LOW HEAD DRAINAGE CHECK VALVE.	I
NOT SHOWN	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)	F, G
NOT SHOWN	AS APPROVED	DRI-SPLICE DS-100 AND 300 SEALANT WATERPROOF WIRE CONNECTOR	H, C, J
ET	HUNTER	ET-SYSTEM W/ MODULE FOR USE WITH PCC CONTROLLER	O
E	N/A	120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD	-

IRRIGATION NOTES

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

ALL SPRAY HEADS THAT DO NOT CONFORM TO PRESCRIBED NOZZLE RADIUS SHALL BE FITTED WITH PRESSURE COMPENSATING SCREENS TO ACHIEVE PROPER RADIUS/THROW DISTANCE.

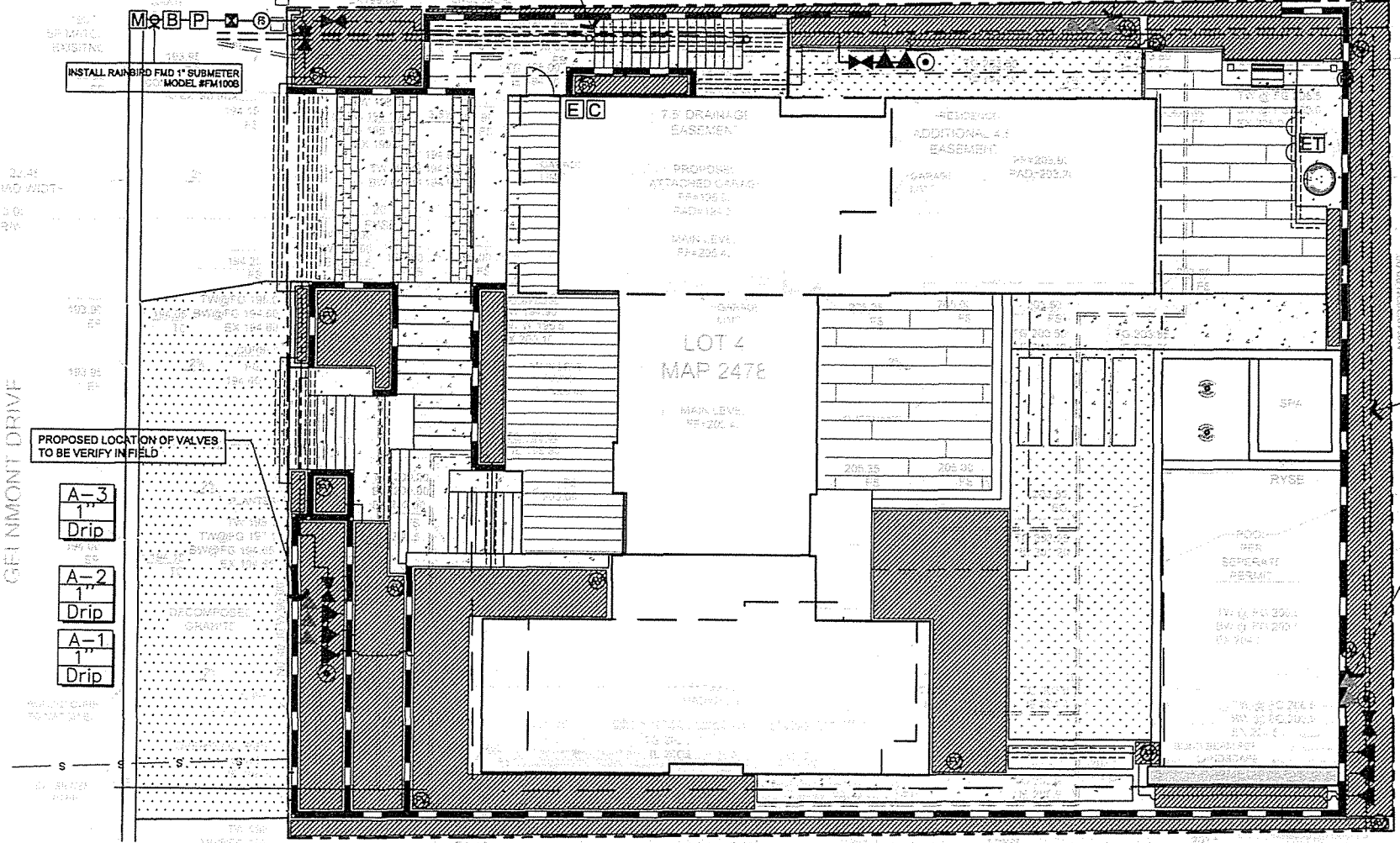
POINT OF CONNECTION
ACTUAL POC LOCATION TO BE AS DESIGNATED BY WATER DISTRICT AND OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL VERIFY ALL POC AND MAINLINE ROUTING INFORMATION PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION OF ALL REQUIRED COMPONENTS DOWN-STREAM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

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

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

GRAPHICS:

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



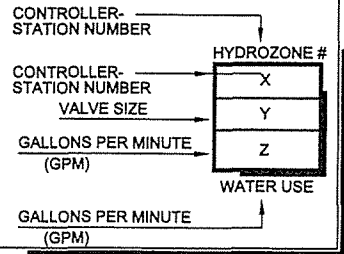
LOT 6
MAP 2478

DRIP SYSTEM LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	GPM	PSI	RADIUS DETAILS	DETAILS
▲	NETAFIM	SERIES 80 NYLON CONTROL VALVE W/ DISK FILTER & PRV / DRIP ZONE CONTROL				P
⊕	NETAFIM	Techni® LINE FLUSHING VALVE (PLUMBED TO Techni®)				X
⊕	NETAFIM	Techni® PLD-AVR AIR RELIEF VALVE Install at highest point of each system (PLUMBED TO Techni®)				Q
NO SYMBOL	HUNTER	PLD-BLNK DRIP LINE PIPE				
MANUFACT. MODEL NO. / DESCRIPTION GPM PSI RADIUS DETAILS						
⊕	NETAFIM	CV DRIFLINE # TLCV4-18 (18" O.C. EMITTER SPACING)	0.4 GPH	30	0'	V
⊕	NETAFIM	CV DRIFLINE # TLCV4-18 (18" O.C. EMITTER SPACING)	0.4 GPH	30	0'	S,V,L

IRRIGATION HEAD LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER/MODEL	ARC	PSI	RAD.	DISCHARGE (GPM)	DETAIL
⊕	MP ROTATOR SR	HUNTER MP800 SR W/ PRS40-XX-CV	VARIES	40	8'-10"	.16-56	SEE DETAIL 'A' & 'B' SHEET L-4
⊕	MP ROTATOR 1000	HUNTER MP 1000 W/ PRS40-XX-CV	VARIES	40	8'-15"	.21-84	SEE DETAIL 'A' & 'B' SHEET L-4
⊕	MP ROTATOR 2000	HUNTER MP 2000 W/ PRS40-XX-CV	VARIES	40	13'-21"	.43-1.48	SEE DETAIL 'A' & 'B' SHEET L-4
⊕	MP ROTATOR 3000	HUNTER MP 3000 W/ PRS40-XX-CV	VARIES	40	22'-30"	.89-3.64	SEE DETAIL 'A' & 'B' SHEET L-4
⊕	MP ROTATOR 3500	HUNTER MP 3500 W/ PRS40-XX-CV	VARIES	40	13'-21"	1.28-3.25	SEE DETAIL 'A' & 'B' SHEET L-4
⊕	MP ROTATOR SIDE STRIP	HUNTER MP55530 W/ PRS40-XX-CV	VARIES	40	5' x 15'	.22-.44	SEE DETAIL 'A' & 'B' SHEET L-4

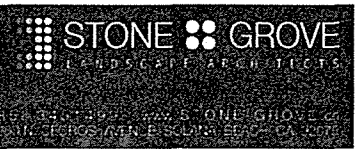


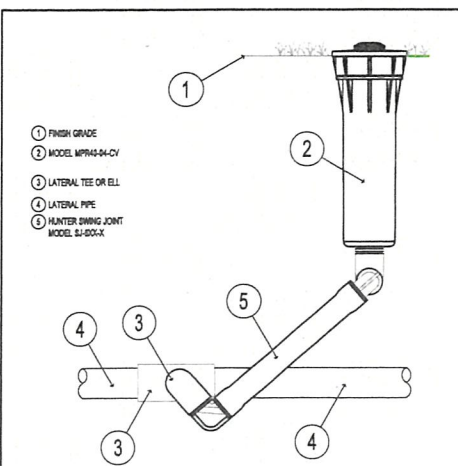
I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT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

BRIAN GROVE, LANDSCAPE ARCHITECT

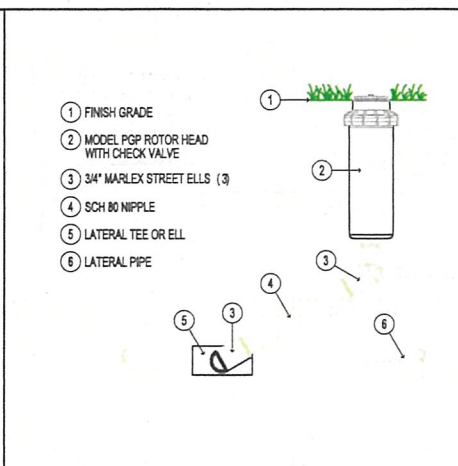


L-4 IRRIGATION PLAN

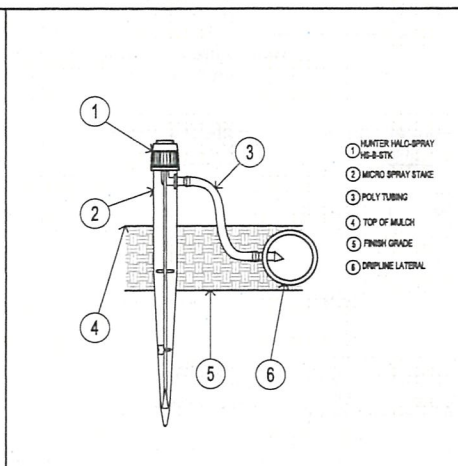




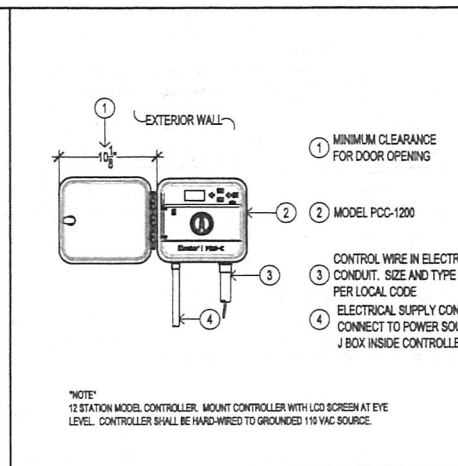
A MP ROTATOR SPRINKLER



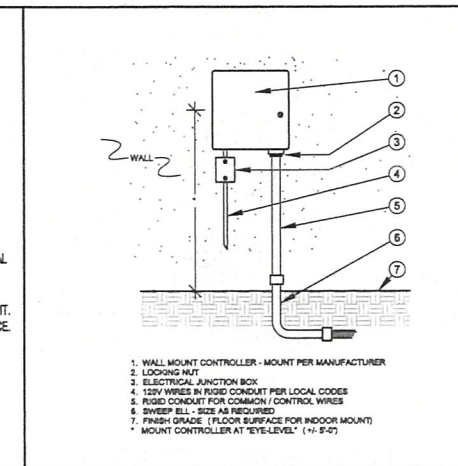
B PGP ROTOR HEAD



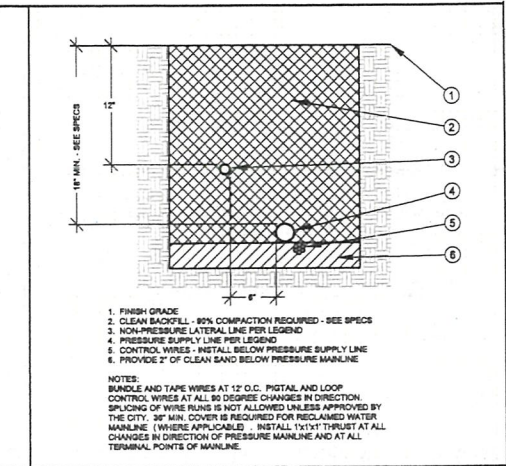
C HALO-SPRAY ON STAKE



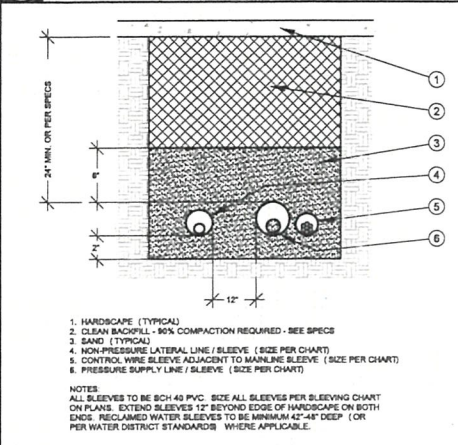
D PCC-1200 CONTROLLER



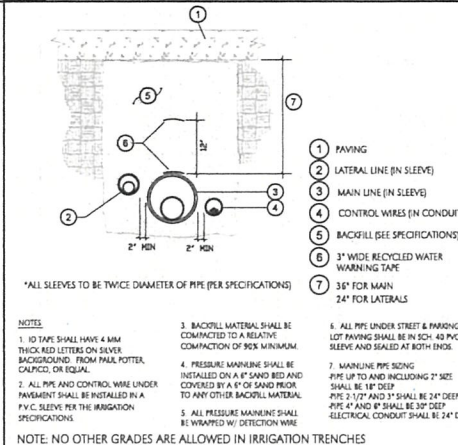
E Wall Mount Controller



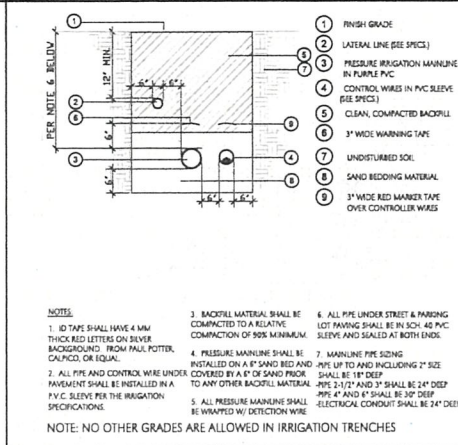
F Trenching



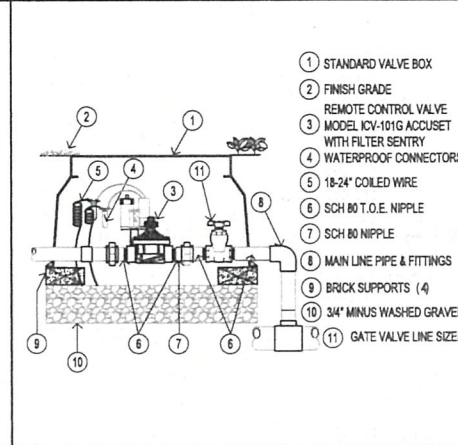
G Sleeving



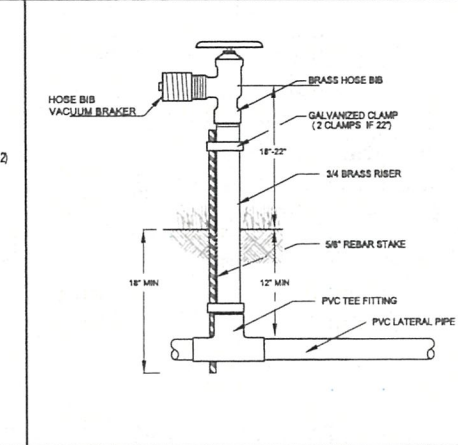
H SLEEVING UNDER PAVING



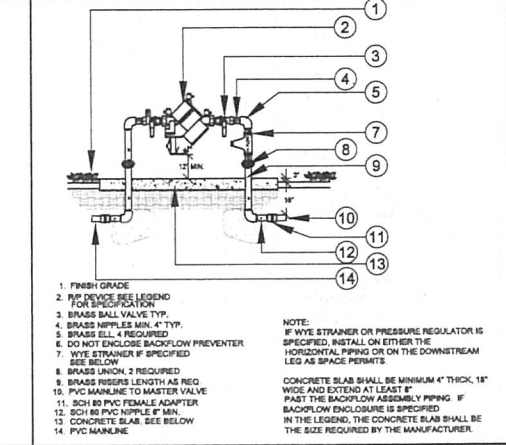
I TRENCHING



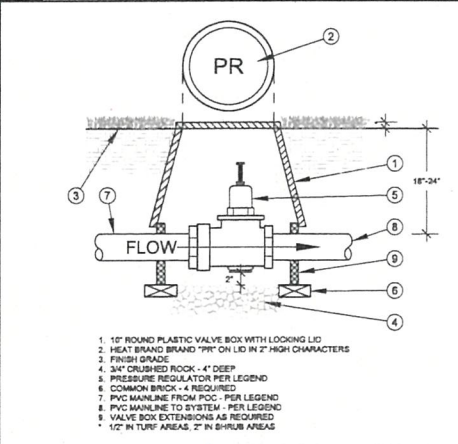
J ICC Remote Control Valve



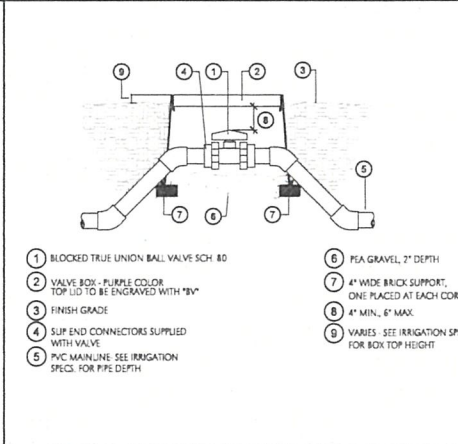
K Hose Bib



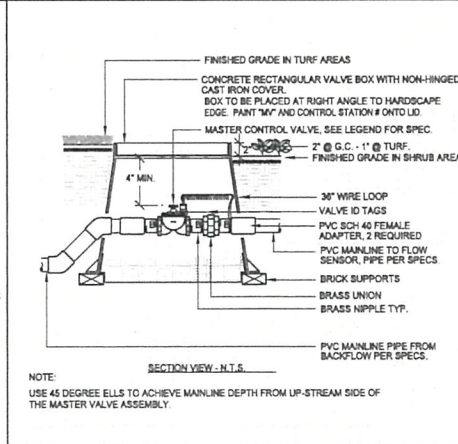
L Backflow Device



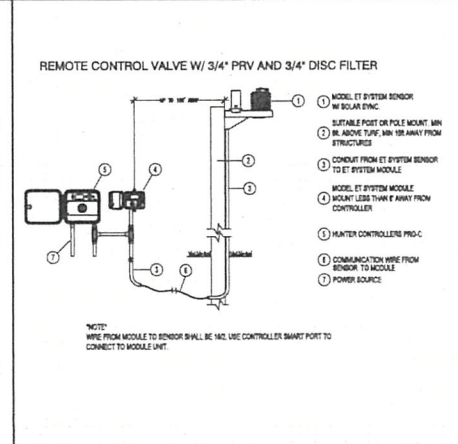
M Pressure Regulator



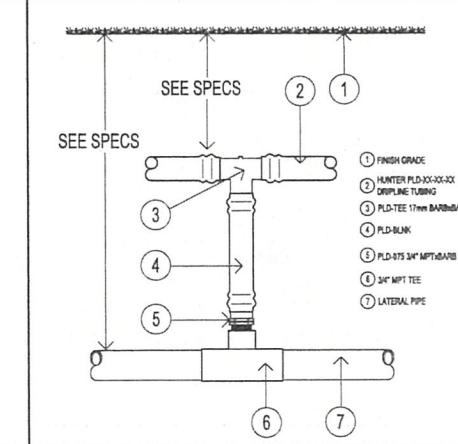
N Ball Valve



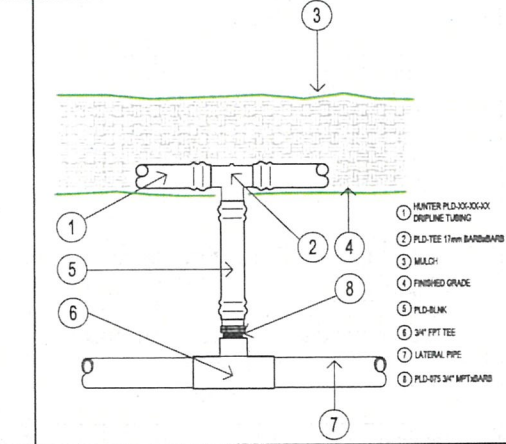
O Master Valve



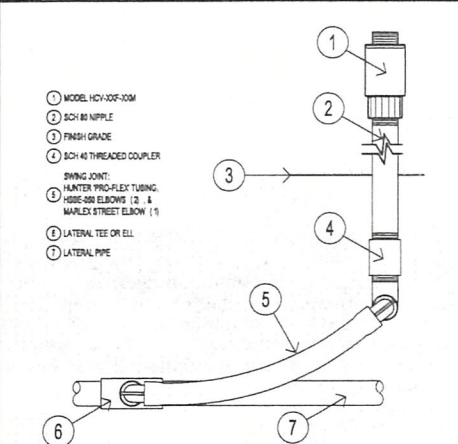
P ET SYSTEM W/ SOLAR SYNC.



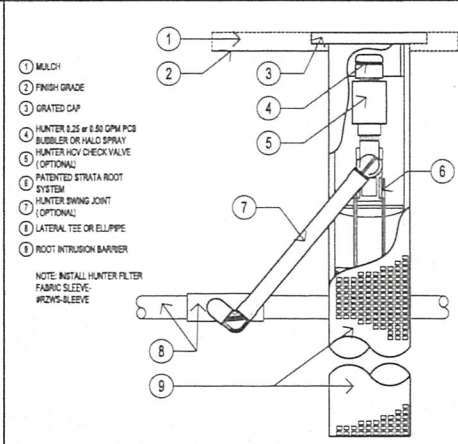
Q START CONNECTION BELOW GRADE



R START CONNECTION ABOVE GRADE



S HCV CHECK VALVE

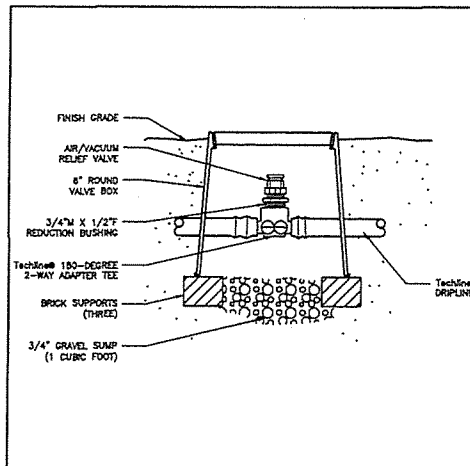


S WATERING SYSTEM 18" and 36" ROOT ZONE

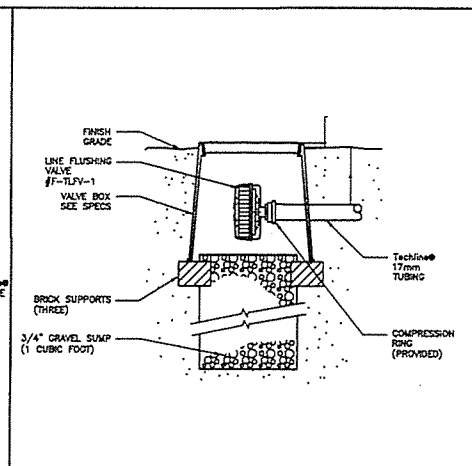
L-5 IRRIGATION DETAILS



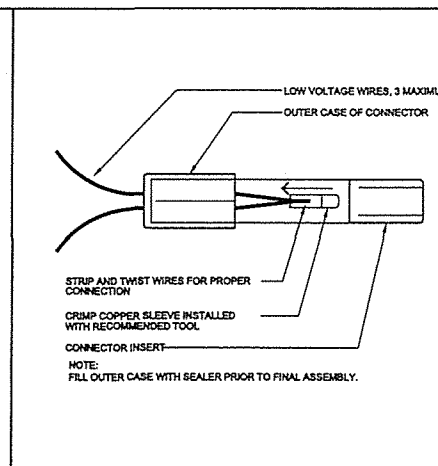
STONE & GROVE
LANDSCAPE ARCHITECTS
858 3451 1991 www.STONE-GROVE.COM
220 N CEDROS AVENUE SOLANA BEACH CA 92078



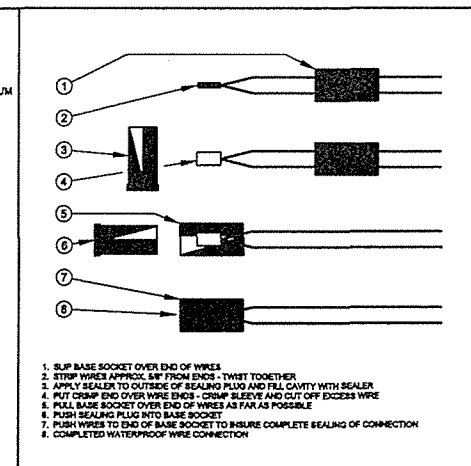
A Techline® AIR/VACUUM RELIEF VALVE (PLUMBED TO Techline®)



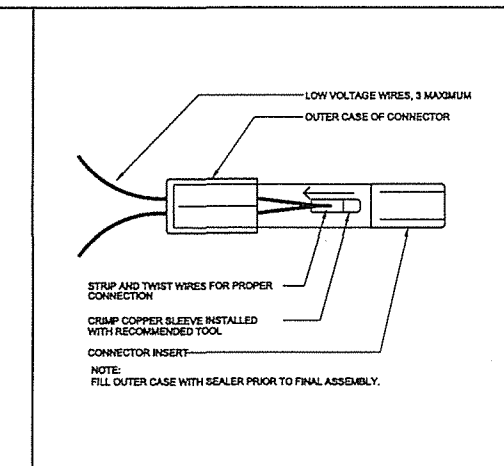
B Techline® LINE FLUSHING VALVE (PLUMBED TO Techline®)



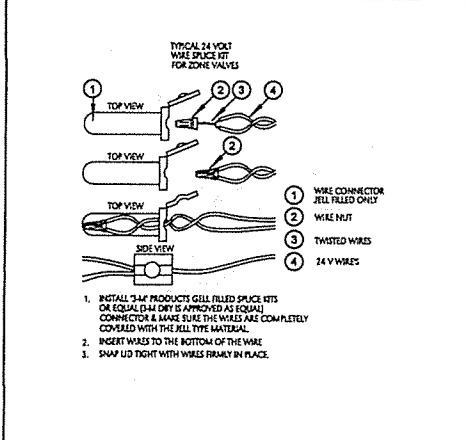
C WIRE CONNECTOR



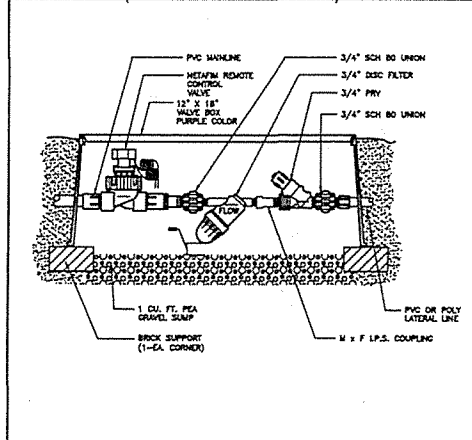
D Wire Connector



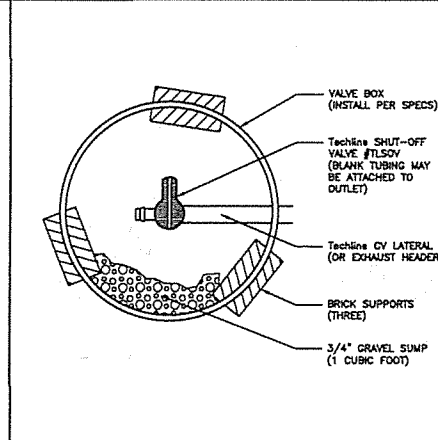
E Wire Connector



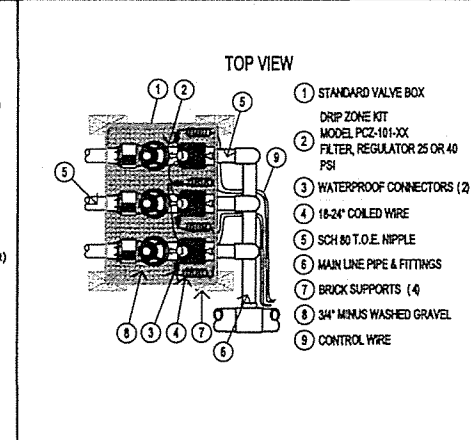
F SPLICING



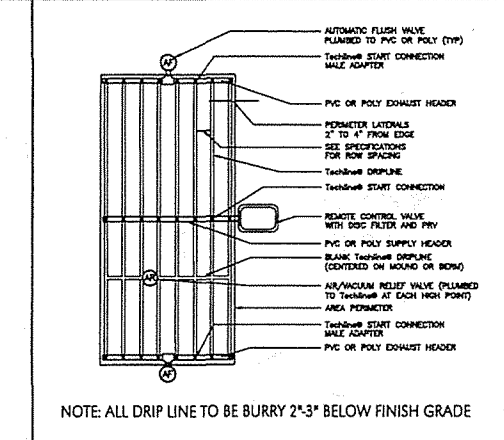
G SERIES 80 NYLON REMOTE CONTROL VALVE W/ 3/4\"/>



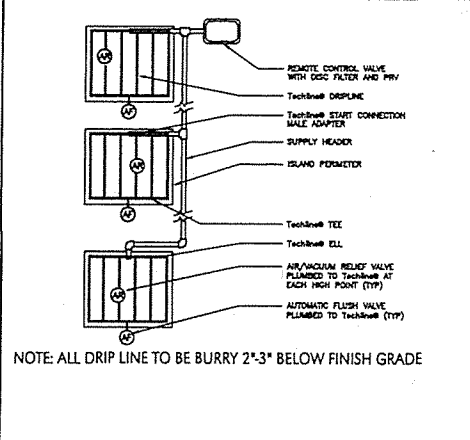
H Techline® CV MANUAL LINE FLUSH VALVE



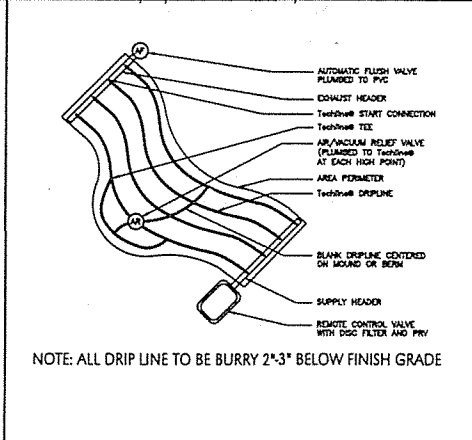
I VALVE MANIFOLD



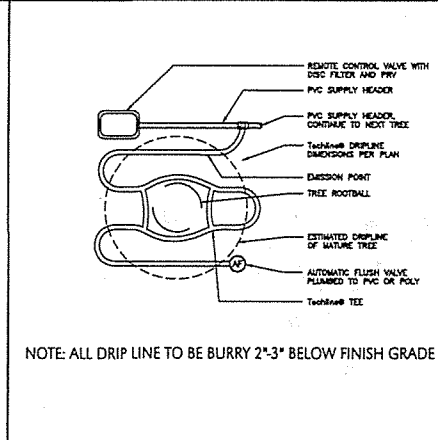
J Techline® CENTER FEED LAYOUT



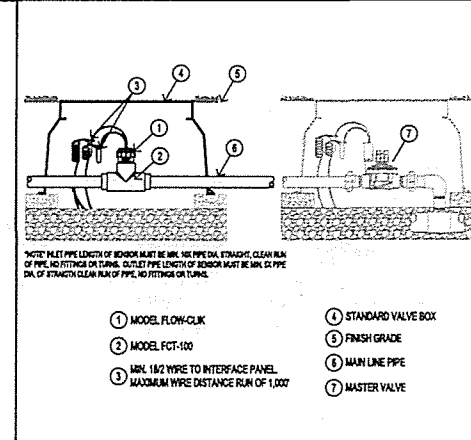
K Techline® ISLAND LAYOUT



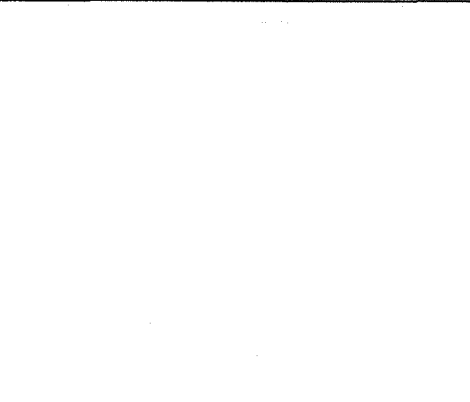
L Techline® IRREGULAR AREAS: Odd Curves



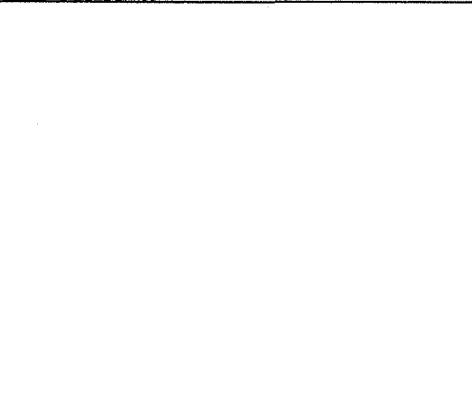
M Techline® TUBING AND ACCESSORIES FOR TREE PLANTING



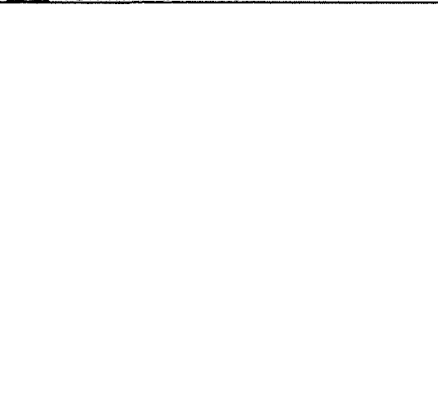
N FLOW - CLICK SENSOR



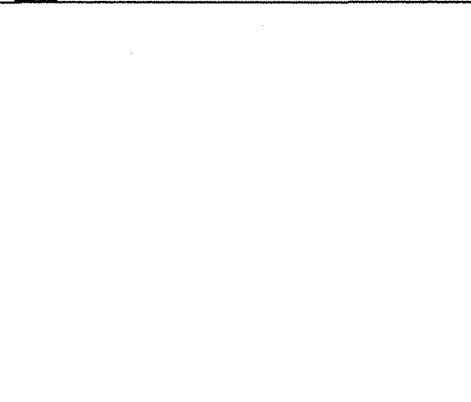
O Techline® ISLAND LAYOUT



P Techline® IRREGULAR AREAS: Odd Curves



Q Techline® TUBING AND ACCESSORIES FOR TREE PLANTING



R FLOW - CLICK SENSOR



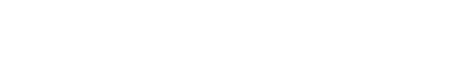
S Techline® ISLAND LAYOUT



T Techline® IRREGULAR AREAS: Odd Curves



U Techline® TUBING AND ACCESSORIES FOR TREE PLANTING



V FLOW - CLICK SENSOR

L-6 IRRIGATION DETAILS



IRRIGATION SPECIFICATIONS

1. PLAN

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

2. SPACING OF SPRINKLER HEADS

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

3. QUANTITIES

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

4. MATERIALS

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

5. PLASTIC PIPES AND FITTINGS

A. PVC PIPE

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

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

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

B. FITTINGS

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

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

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

8. STANDARD IRRIGATION COMPONENTS

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

9. DIRECT BURIAL CONTROL WIRES

- A. ALL CONTROL WIRES SHALL BE SOLID COPPER, 600 VOLT, TYPE UF, CONFORMING TO THE PROJECT STANDARD SPECIFICATIONS AND DRAWINGS, SPECIAL PROVISIONS, AND THE FOLLOWING WIRE COLORS AND INSTALLATION REQUIREMENTS.
- B. NEUTRAL WIRES: WHITE (#12 AWG). DO NOT INTERCONNECT NEUTRAL WIRES BETWEEN CONTROLLERS.
- C. PILOT WIRES: (#14 AWG. MINIMUM)
- D. SPARE WIRES: RED (#14 AWG MINIMUM)
- E. WIRE SIZING: CONTROL WIRES SHALL BE SIZED IN ACCORDANCE WITH THE CONTROLLER MANUFACTURER'S SIZING CHART FOR THE DISTANCE OF RUN.

F. VALVE NO.	VALVE NO.
1 YELLOW	7 YELLOW W/BLACK STRIPE
2 ORANGE	8 ORANGE W/BLACK STRIPE
3 BLUE	9 RED W/BLACK STRIPE
4 BLACK	10 WHITE W/BLACK STRIPE
5 BROWN	11 YELLOW W/RED STRIPE
6 PURPLE	12 WHITE W/RED STRIPE

REPEAT SEQUENCE FOR VALVE NUMBERS EXCEEDING THE ABOVE.

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

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

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

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

10. EXCAVATION

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

11. TESTING

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

A. PRESSURE TEST

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

B. COVERAGE TEST

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

C. WIRE TEST

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

12. MISCELLANEOUS

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

13. RECORD PLANS ("AS-BUILTS")

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

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

14. ACCESSORIES

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

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

15. NOTE

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

16. PLUMBING PERMIT

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

17. GUARANTEE

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



L-7 IRRIGATION SPEC'S

COASTAL COMMISSION PERMIT NO. _____

CITY OF SOLANA BEACH

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

DRAWING NO. _____

SHEET 7 OF 9

LOT 4
MAP 2478

A-4
275
Drip

A-5
130
Drip



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

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

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

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET						
Line	Hydro-zone Number (1-4 below - use as many tables as necessary to complete all hydrozones)	Hydro-zone				SLA
		1	2	3	4	
1	Evapotranspiration Rate (ETo) See 'A' below	41.1				
2	Conversion Factor - 0.62	0.62				
3	(Line 1 x Line 2)	25.48				
4	Plant Factor (PF) See 'B' below	0.3	0.3	0.3	0.3	
5	Hydrozone Area (HA) - in square feet	454.0	285.0	307.0	215.0	
6	(Line 4 x Line 5)	136.20	79.50	92.10	82.50	
7	Irrigation Efficiency (IE) See 'C' below	0.81	0.81	0.81	0.81	
8	(Line 6 - Line 7)	171.85	98.15	113.70	101.85	
9	TOTAL of all Line 8 boxes - SLA					
10	Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below					

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$MAWA = \left[(ETAF \times \text{Total Landscape Area}) + (1-ETAF \times \text{Total SLA}) \right] \times \text{ETWU}$$

25.48 of 29.14 Total Landscape Area Total SLA
 Evapotranspiration adjustment factor (ETAF) use .55 residential .45 non-residential



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

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

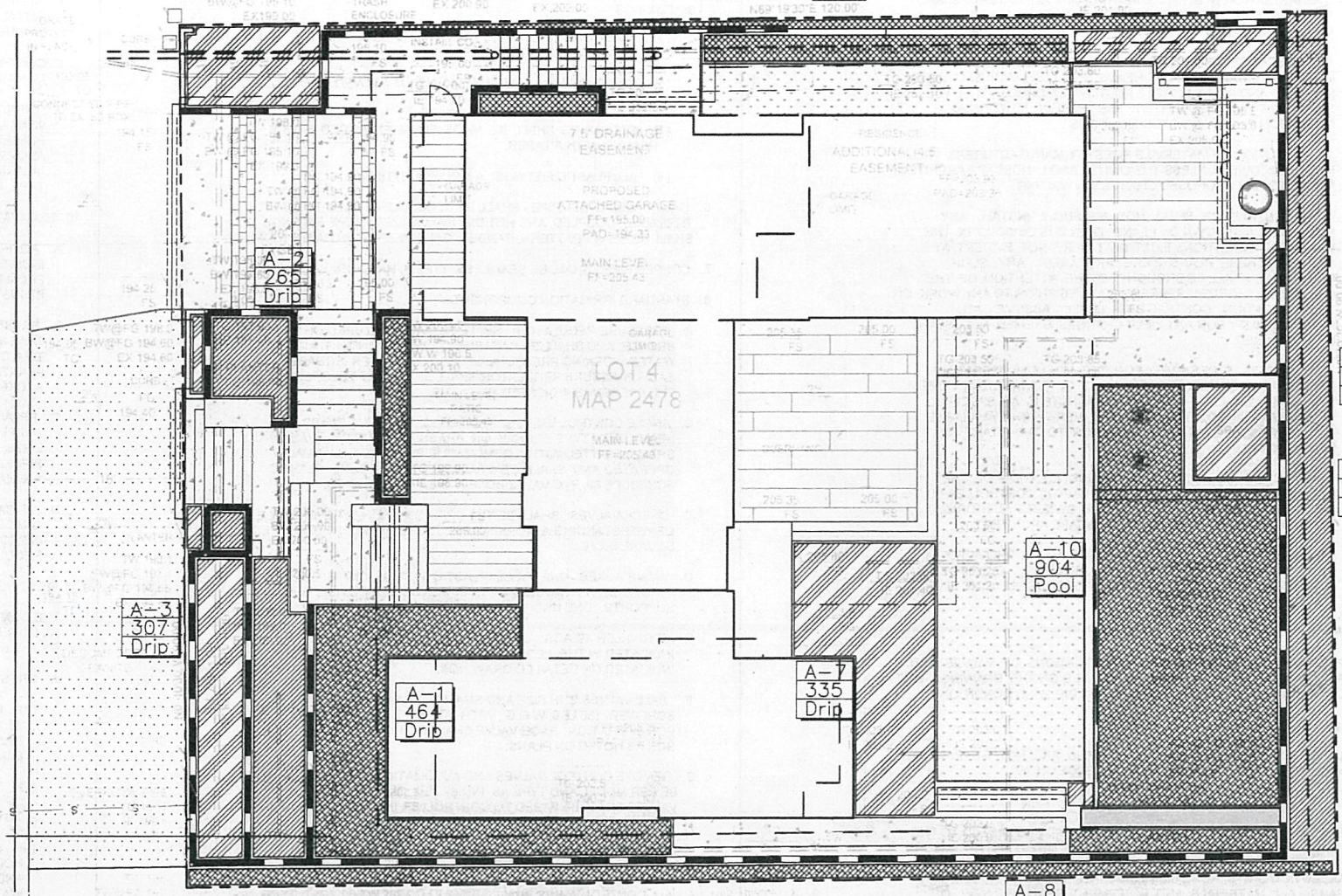
- ETWU = Estimated total water use per year (gallons per year)
- ETo = Evapotranspiration rate (inches per year)
- PF = Plant Factor from WUCOLS (see Definitions)
- HA = Hydro-zone Area (square feet). Define hydro-zones by water use: very low, low, moderate and high
- SLA = Special Landscape Area (square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

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET						
Line	Hydro-zone Number (1-4 below - use as many tables as necessary to complete all hydrozones)	Hydro-zone				SLA
		5	6	7	8	
1	Evapotranspiration Rate (ETo) See 'A' below	41.1				
2	Conversion Factor - 0.62	0.62				
3	(Line 1 x Line 2)	25.48				
4	Plant Factor (PF) See 'B' below	0.3	0.3	0.3	0.3	
5	Hydrozone Area (HA) - in square feet	130.0	250.0	335.0	280.0	
6	(Line 4 x Line 5)	39.00	75.00	100.50	84.00	
7	Irrigation Efficiency (IE) See 'C' below	0.81	0.81	0.81	0.81	
8	(Line 6 - Line 7)	48.15	97.04	124.07	103.70	
9	TOTAL of all Line 8 boxes - SLA					
10	Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below					

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$MAWA = \left[(ETAF \times \text{Total Landscape Area}) + (1-ETAF \times \text{Total SLA}) \right] \times \text{ETWU}$$

25.48 of 29.14 Total Landscape Area Total SLA
 Evapotranspiration adjustment factor (ETAF) use .55 residential .45 non-residential



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

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

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

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

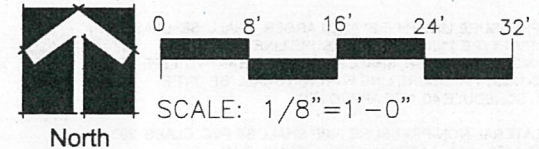
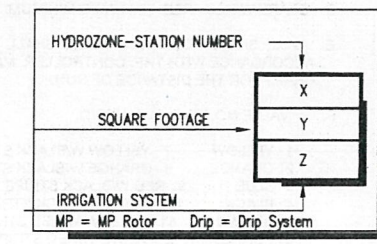
CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET						
Line	Hydro-zone Number (1-4 below - use as many tables as necessary to complete all hydrozones)	Hydro-zone				SLA
		9	10	11	12	
1	Evapotranspiration Rate (ETo) See 'A' below	41.1				
2	Conversion Factor - 0.62	0.62				
3	(Line 1 x Line 2)	25.48				
4	Plant Factor (PF) See 'B' below	1.00	1.00			
5	Hydrozone Area (HA) - in square feet	79.0	780.0			
6	(Line 4 x Line 5)	79.00	780.00			
7	Irrigation Efficiency (IE) See 'C' below	1.00	1.00			
8	(Line 6 - Line 7)	79.00	780.00			
9	TOTAL of all Line 8 boxes - SLA					1,717.50
10	Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below					1,717.52 X 26.48 = 45,255.81

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$MAWA = \left[(ETAF \times \text{Total Landscape Area}) + (1-ETAF \times \text{Total SLA}) \right] \times \text{ETWU}$$

25.48 of 29.14 Total Landscape Area Total SLA
 Evapotranspiration adjustment factor (ETAF) use .55 residential .45 non-residential

LOT 6
MAP 2478

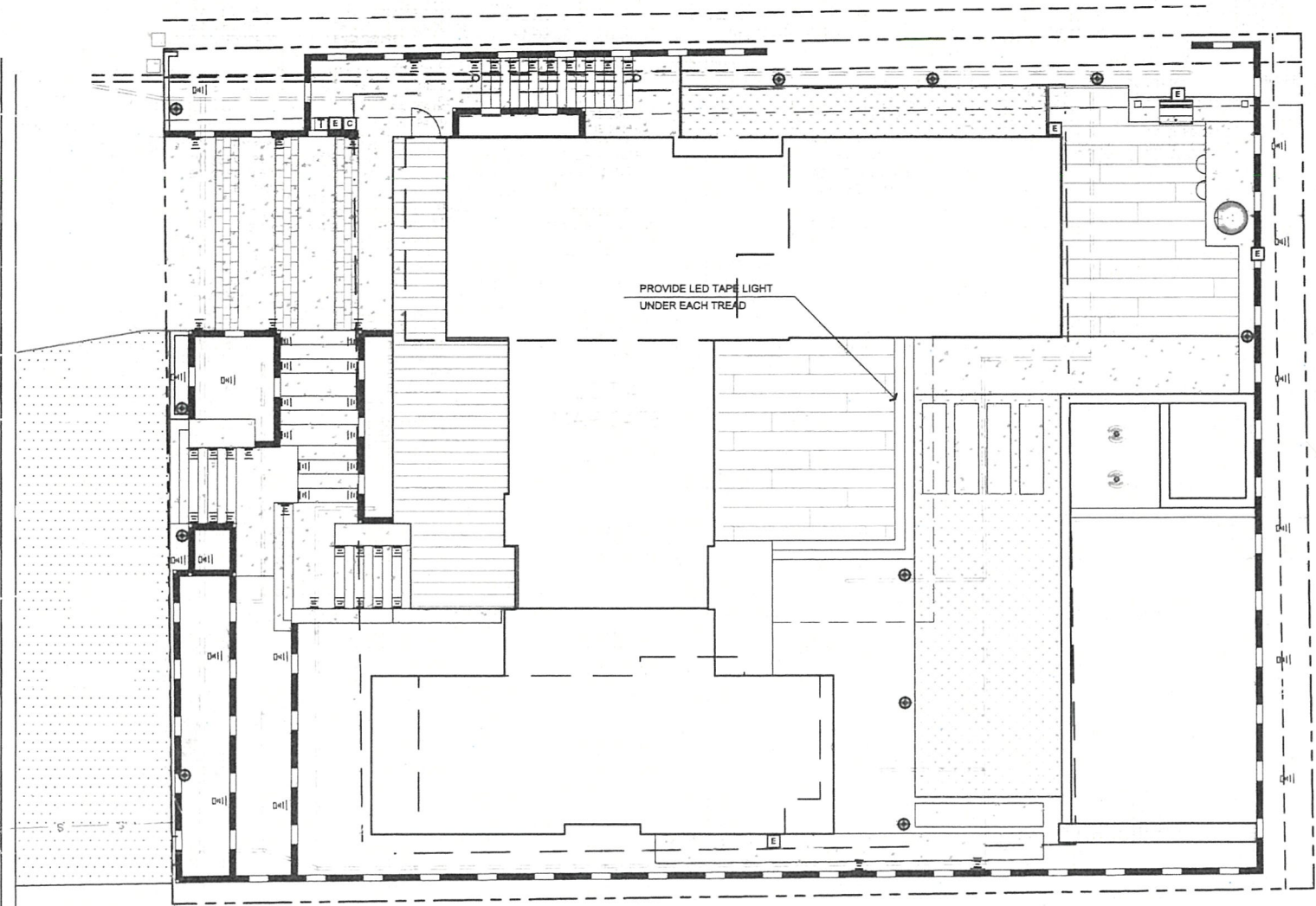


L-8 WATER EFFICIENCY PLAN

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

Brian Grove
BRIAN GROVE, LANDSCAPE ARCHITECT

LOT 4
MAP 2478



LOT 6
MAP 2478

FXLuminaire *Accent Lights*

FXLuminaire *LED Down Lights*

FXLuminaire *Path and Area Lights*

FXLuminaire *LED Wall Lights*

PB: Up Light

PS: Down Light

JS: Path Light

MO: Wall Lights

LED WATTAGE CONSUMPTION CHART:

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

FIXTURE GROUPING KEY:

— TRANSFORMER #

— GROUP #

SPECIFICATION KEY:

MODEL: NP | ZD/ZDC OPTION: ZD | LED TYPE: 3LED | ACCESSORIES/OPTIONS: LS | FINISH: BZ

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

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

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

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

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

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

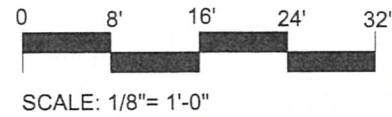
12 VOLT LIGHTING LEGEND

SYMBOL	DESCRIPTION/MODEL	MANUFACTURER	ACCESSORIES/ MOUNTING	QUANTITY
	UP LIGHT MODEL #: PB-ZD-3LED-AB	FX LUMINAIRE	SUPER SLOT SPIKE MOUNT MODEL #: 753900	16
	UP LIGHT MODEL #: PB-ZDC-3LED-AB	FX LUMINAIRE	SUPER SLOT SPIKE MOUNT MODEL #: 753900	0
	PATH LIGHT TOP ASSEMBLY MODEL #: JSLEDTA-CU RISER ASSEMBLY MODEL #: JSLEDTA-AB+G-18RA-AB	FX LUMINAIRE	SUPER SLOT SPIKE MOUNT MODEL #: 753900	11
	WALL LIGHT MODEL #: PO-ZD-1LED-RD-AB	FX LUMINAIRE	NA	48
	DOWN LIGHT MODEL #: PS-ZD-6LED-AB	FX LUMINAIRE	MOUNTING BRACKET INCLUDED	0
	CAT 5 CABLE CONNECTION FOR CONTROLLER		(2) LAN MODULES	1
	120 VOLT ELECTRICAL POWER (GFI)			5
	300 WATT LUXOR TRANSFORMER MANUFACTURER: FX LUMINAIRE MODEL #: LZD-300-SS	FX LUMINAIRE	(1) LAM MODULE	1

UNDERGROUND SERVICE ALERT

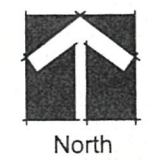
Call: TOLL FREE
1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG



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

BRIAN GROVE, LANDSCAPE ARCHITECT



STONE GROVE
LANDSCAPE ARCHITECTS

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

CITY OF SOLANA BEACH

622 GLENMONT DRIVE

LANDSCAPE PLAN FOR: **CITY OF SOLANA BEACH**

DRAWING NO. _____



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 13, 2021
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for DRP and SDP to Demolish an Existing Single-Family Residence, Construct a Replacement Two-Story, Single-Family Residence with an Attached Garage, Convert an Existing Detached Accessory Structure to an Accessory Dwelling Unit and Perform Associated Site Improvements at 840 Hernandez Street (Case #: 17-18-13 DRP/SDP Applicant: Noylan Dunn Pulaski APN: 298-134-1 Resolution No 2021-003)**

BACKGROUND:

The Applicant, Noylan Dunn Pulaski, is requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish a single-family residence, construct a replacement two-story, single-family residence including an attached garage, convert an existing detached accessory structure to an Accessory Dwelling Unit (ADU) and perform associated site improvements at 840 Hernandez Street. The 7,856 square-foot lot is located within the Medium High Residential (MHR) zone.

The project proposes a main floor living area of 1,971 square feet, an attached garage of 460 square feet, a second floor living area of 1,038 square feet, and to maintain an existing detached single-family residence onsite. The project would include grading in the amounts of 20.43 yd³ cut, 3.53 yd³ of fill and 16.9 yd³ of export. The tallest point of the proposed residence would be 24.75 feet above the proposed grade and the highest point of the structure would not exceed 92.22 feet above Mean Sea Level (MSL). The project requires a DRP for 1) a structure that exceeds 60 percent of the maximum allowable floor area and 2) for a second floor that exceeds 35% of the floor area of the first floor. The project requires a SDP because the proposed development exceeds 16 feet in height above existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2021-003 (Attachment 1).

CITY COUNCIL ACTION:

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

DISCUSSION:

The subject property is located on the north side of Hernandez Street, one property west of the intersection of Hernandez Street and Castro Street. The lot is rectangular in shape with 60 feet of frontage along Hernandez Street and a lot depth of approximately 139 feet. The existing topography is generally flat but gradually slopes upward from west to east approximately 11 feet across the width of the property. With the proposed project, the driveway would be widened in the existing location toward the southeast corner of the lot. The Applicant proposes to maintain the existing topography of the lot except for an area in the southwest corner of the lot in order to provide the necessary stormwater bio-filtration basin. The project plans are provided in Attachment 2.

Table 1 (below) provides a comparison of the Solana Beach Municipal Code (SBMC) applicable zoning regulations with the Applicant’s proposed design.

Table 1			
LOT INFORMATION			
Property Address:	840 Hernandez St.	Zoning Designation:	MHR (8-12 du/ac)
Lot Size (Net):	7,865 ft ²	# of Units Allowed:	1-2 Dwellings 2 ADUs
Max Allowable Floor area:	0.75 or 5,899 ft ²	# of Units Requested:	1 Dwelling 1 ADU
Proposed Floor area:	3,807 ft ²	Setbacks:	Required Proposed
Below Max Floor area by:	2,092 ft ²	Front (S)	25 ft. 25.25 ft.
Max Allowable Height:	25 ft.	Interior Side (W)	5 ft. 5.75 ft.
Max Proposed Height:	24.75 ft.	Interior Side (E)	5 ft. 5 ft.
Highest Point/Ridge:	92.22 MSL	Rear (N)	25 ft. 47.5 ft.
<input type="checkbox"/> The existing detached ADU encroaches into the required rear and side yard setbacks.			
PROPOSED PROJECT INFORMATION			
Floor area Breakdown:		Requested Permits:	
Proposed Main Floor Garage	460 ft ²	DRP: A DRP is required for: 1) grading in excess of 100 cubic yards (aggregate) 2) a structure that exceeds 60% of the maximum allowable floor area and	
Proposed Main Floor	1,971 ft ²		
Proposed Second Floor	1,038 ft ²		
Detached ADU	738 ft ²		
Subtotal	4,207 ft ²	SDP: A SDP is required for a new structure that exceeds 16 feet in height from the existing grade.	
Off-Street Parking Exemption	- 400 ft ²		
Total Floor area	3,807 ft²		
Proposed Grading: 20,43 yd³ cut, 3,53 yd³ of fill and 16,9 yd³ of export			
Proposed Parking: 2-Car Garage		Existing Development: Proposed Replacement Single-Family Residence and convert an existing detached accessory structure to an ADU.	
Proposed Fences and Walls: Yes			
Proposed Accessory Dwelling Unit: Yes			

Staff has prepared draft findings for approval of the project in the attached Resolution 2021-003 for Council’s consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process.

If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP and SDP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2021-003.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required for the following reasons: 1) for a structure that exceeds 60% of the maximum allowable floor area and 2) for a second floor that exceeds 35% of floor area of the first floor.

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

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

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2021-003 provides the full discussion of the findings.

1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the development review criteria.
3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.
4. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicant obtaining the required permit or approval from the other agency.

If the above findings cannot be made, the Council shall deny the DRP. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

Relationship with Adjacent Land Uses:

The property is located within the MHR zone. Properties to the north, east, and west are also located within the MHR zone. Properties to the south are located within the High Residential (HR) zone. The surrounding properties are developed with one and two-story, single-family residences as well as some that have multiple dwelling units.

The project, as designed, is consistent with the permitted uses for the MHR zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Medium High Density Residential in the General Plan and intended for multi-family residential development within a density range of eight to twelve units per acre. Other compatible uses such as accessory dwelling units, home occupations, religious institutions, educational institutions, parks and recreation facilities, and public utilities are permitted or conditionally permitted. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

Building and Structure Placement:

The Applicant is proposing to construct a replacement two-story, single-family residence with an attached garage and to convert an existing detached accessory structure to an ADU. The replacement residence, as designed, would be located within the buildable area which meets or exceeds the required setbacks of 25 feet for the front yard setback, five feet on each side and 25 feet for the rear yard setback.

The existing detached accessory structure consists of a single story with 738 square feet including a kitchen and living area, two bedrooms and a bathroom. The existing detached accessory structure was constructed with required permits prior to the City's incorporation. The detached structure was constructed without required parking and encroaches into the rear and side yard setbacks required under the SBMC. The City's ADU ordinance allows for conversion of existing structures to an accessory dwelling unit in the same location as the existing structure. Any additions to the existing accessory structure would need to comply with a minimum four-foot setback from the rear and side property lines. Additionally, the Municipal Code states the following regarding nonconforming structures:

Where a nonconforming structure exists on a lot (including an accessory structure on a residential lot), additional uses, structures, or structural internal and external additions may be established on the lot; provided such

additional uses, structures, or structural additions do not increase the size or degree of the existing nonconformity.

The Applicant is not proposing to modify the existing detached ADU except to remove an existing bay window area between the ADU and the proposed residence. Therefore, the Applicant is allowed to maintain the existing nonconformities and to utilize it as an ADU. Additionally, because the property is located within $\frac{1}{4}$ mile walking distance of a public transit stop, no off-street parking for the ADU is required.

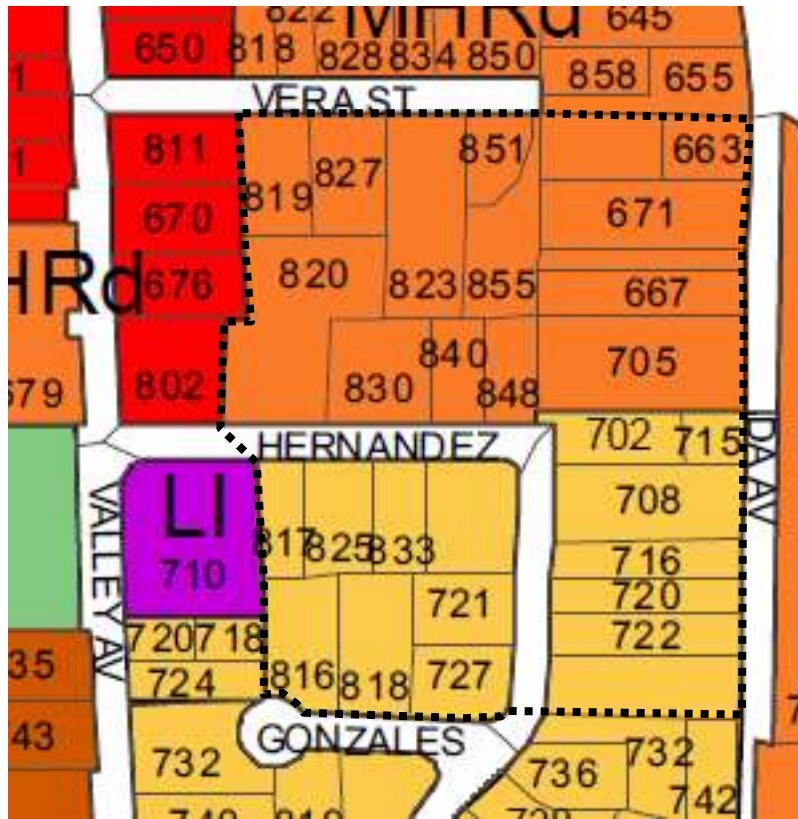
The floor area proposed for the residence includes: a 460 square-foot attached garage, a 1,971 square foot first floor living area consisting of an entry area, powder room, laundry room, open kitchen/dining/living room, two bedrooms with a back and full bathroom, an additional bedroom with attached bathroom, as well as a staircase that leads to the second floor. The proposed 1,038 square foot second floor would consist of a master suite and a sitting area. The total square footage onsite including the attached garage and the detached accessory structure would be 4,207 square feet.

SBMC 17.20.030 indicates that required parking spaces up to 200 square feet per space can be exempt from the calculation of FAR if provided within a garage. 400 square feet of garage area is exempt from the calculation of floor area. Therefore, the total proposed Floor Area for the project is 3,807, which is 2,085 square feet below the maximum allowable floor area for the property.

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

Neighborhood Comparison:

Staff compared the proposed project to 30 other properties within the surrounding area. This area includes properties along the south side of Vera Street, the south side of Hernandez Street, the west side of Ida Avenue and the east and west sides of Castro Street as shown on the following map:



The properties evaluated in this comparison are located in the MR and MHR zones. It should be noted that the properties within the MHR zone are subject to the same FAR as the subject property, which is 0.75 of the lot area. The properties that are in the MR zone are also in the Scaled Residential Overlay zone (SRO) and have a tiered maximum FAR based on the lot area. The existing homes range in size from 570 square feet to 14,338 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, or accessory building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garages, the covered porch, and ceiling height over 15 feet as follows:

Project Gross Building Area:	4,207 ft ²
Delete ADU Square Footage	-738 ft ²
Delete Partially Subterranean Garage:	-460 ft ²
Project Area for Comparison to Assessor's Data:	3,009 ft ²

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

Table 2						
#	Property Address	Lot Size in ft ² (SanGis)	Existing ft ² (Assessor)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	827 Vera Street	11,542	2,597		8,657	MHR
2	833 Vera Street	19,953			14,965	MHR
	Unit 1		2,264			
	Unit 2		2,321			
	Unit 3		2,336			
	Unit 4		2,239			
3	848 Hernandez Street	7,937	2,766		5,953	MHR
4	840 Hernandez Street	7,865	1,917	3,009	5,899	MHR
5	820 Hernandez Street	28,923	14,338		21,692	MHR
6	851 Vera Street	6,255	974		4,691	MHR
7	855 Vera Street	13,921	1,597		10,441	MHR
	857 Vera Street		1,259			
	853 Vera Street		1,673			
8	667 Ida Avenue	12,620	868		9,465	MHR
9	859 Vera Street	10,403	3,735		7,802	MHR
10	663 Ida Avenue	5,848	1,402		4,386	MHR
11	669 Ida Avenue	18,247	1,185		13,685	MHR
	671 Ida Avenue		1,245			
12	665 Ida Avenue	5,550	2,664		4,163	MHR
13	705 Ida Avenue	24,933	7,200		18,700j	MHR
14	826 Hernandez Street	15,423	3,466		11,567	MR
15	843 Hernandez Street	13,480	1,254		4,823	MR
16	721 Castro Street	9,358	1,614		3,619	MR
17	727 Castro Street	9,587	1,750		3,628	MR
18	818 Gonzales Street	13,298	1,364		4,805	MR
19	816 Gonzales Street	13,028	2,632		4,778	MR
20	833 Hernandez Street	7,970	1,622		3,345	MR
21	825 Hernandez Street	10,534	1,026		3,793	MR
22	815 Hernandez Street	6,837	2,160		3,146	MR
23	702 Castro Street	9,913	2,946		3,685	MR
24	715 Ida Avenue	4,283	570		2,042	MR
25	716 Castro Street	9,918	1,192		3,686	MR
26	722 Castro Street	9,450	3,676		3,604	MR
27	735 Ida Avenue	9,587	3,010		3,628	MR
28	708 Castro Street	8,847	1,950		3,498	MR
29	717 Ida Avenue	9,587	3,124		3,628	MR
30	728 Castro Street	6,542	2,900		3,095	MR
31	741 Ida Avenue	7,930	3,440		3,338	MR

Fences, Walls and Retaining Walls:

Within the front yard setback area, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured

from existing grade, except for an additional two feet of fence that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to six feet in height with an additional 24 inches that is 50% open to light and air.

The Applicant is proposing to maintain an existing retaining wall and fence along the northern property line and is proposing to construct a 6 foot fence between the ADU and the proposed residence to provide a separate yard area for each dwelling. The proposed fence, as designed, is in compliance with the maximum building heights for walls as measured from the existing grade.

Landscape:

The project is not subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. As a condition of project approval, the Applicant would be required to return to the City Council with a DRP/SDP modification with a landscape plan in compliance with the water efficient landscape regulations if more than 500 square feet of landscaping is disturbed.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants would maintain the existing location of the driveway in the southeast corner of the lot, however, it would be widened to match the width of the proposed garage. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two parking spaces. Two spaces are required, therefore, 400 square feet of garage area is exempt from the project's floor area calculation. The Applicant is not required to provide parking for the proposed ADU as it is part of an existing accessory structure and is located within 1/4 mile of a public transit stop.

Grading:

The project includes grading in the amount 20.43 yd³ cut, 3.53 yd³ of fill and 16.9 yd³ of export. The grading is proposed in order to modify the existing driveway and to provide the necessary stormwater bio-filtration basing for the proposed development.

Lighting:

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

Usable Open Space:

The project consists of the construction of a replacement two-story, single-family residence and an ADU—therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. The Applicant will be required, as a condition of approval, to pay the applicable Park Development Fee.

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the pre-existing grade—therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to complete the SDP process. Originally, the project was designed to include a new two-story duplex with separate condominium ownership and common ownership of the remainder of the lot. The Applicant had story poles erected onsite. A final Story Pole Height Certification was issued by a licensed land surveyor on August 27, 2019, which showed the highest story pole certified at 92.22 MSL and 24.75 feet above the proposed grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on May 16, 2019. Four applications for View Assessment were received by the City. The project was heard at the October 15, 2019 View Assessment Committee meeting. At that meeting, the PAC heard presentations from both the Applicant and Claimants and was not able to make the required findings to recommend approval of the project and voted to continue the project to allow the Applicant time to work with the Claimants and redesign the project. The project was redesigned to the current proposal. As a result of the project changes, the City received requests to withdraw the applications for View Assessment from three of the neighbors. The fourth neighbor sold their property while the project was being redesigned so their application is no longer valid. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 24.75 feet above the proposed grade and the highest point of the structure will not exceed 92.20 feet above the Mean Sea Level (MSL).

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on December 18, 2020. As of the date of preparation of this Staff Report, Staff has not received any official correspondence.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the zoning regulations and the General Plan. Staff has prepared draft findings for

approval of the project in the attached Resolution 2021-003 for Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval.

Should the Council determine that the findings can be made to approve the project, the SDP will be approved concurrently with the DRP. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. Examples of this exemption include one single-family residence or second dwelling unit in a residential zone. In urbanized areas, up to three-single-family residences may be constructed or converted under this exemption.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2021-003.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines, and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2021-003 conditionally approving a DRP and SDP to demolish an existing one-story, single-family residence and construct a replacement two-story, single-family residence with an attached two-car garage and convert an existing

detached accessory structure to an ADU, and perform associated site improvements at 840 Hernandez Street, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-003
2. Project Plans

RESOLUTION NO 2021-003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO DEMOLISH A SINGLE-FAMILY RESIDENCE AND CONSTRUCT A REPLACEMENT TWO-STORY, SINGLE-FAMILY RESIDENCE, CONVERT AN EXISTING DETACHED STRUCTURE TO AN ACCESSORY DWELLING UNIT AND PERFORM ASSOCIATED IMPROVEMENTS AT 840 HERNANDEZ STREET, SOLANA BEACH

**APPLICANTS: NOYLAN DUNN PULASKI
APPLICATION: 17-18-13 DRP/SDP**

WHEREAS, Noylan Dunn Pulaski (hereinafter referred to as “Applicant”), has submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC) and

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

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

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to demolish an existing single-family residence and construct a replacement two-story, single-family residence with an attached garage, convert an existing detached accessory structure to an Accessory Dwelling Unit (ADU), and perform associated site improvements at 840 Hernandez Street, is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

- A. In accordance with Section 17.68.040 (Development Review Permit) of the

City of Solana Beach Municipal Code, the City Council finds the following:

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Medium High Density Residential, which allows for a maximum of 8 to 12 dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

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

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

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

The property is located within the MHR Zone. Properties to the north, east, and west are also located within the MHR Zone. Properties to the south are located within the High Residential (HR) Zone. The surrounding properties are developed with one and two-story, single-family residences as well as some that have multiple dwelling units.

The project, as designed, is consistent with the permitted uses for the MHR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Medium High Density Residential in the General Plan and intended for multi-family residential development within a density range of eight to twelve units per acre. Other compatible uses such as accessory dwelling units, home occupations, religious institutions, educational institutions, parks and recreation facilities, and public utilities are permitted or conditionally permitted. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

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

The Applicant is proposing to construct a replacement two-story, single-family residence with an attached garage and to convert an existing detached accessory structure to an ADU. The replacement residence, as designed, would be located within the buildable area which meets or exceeds the required setbacks of 25 feet for the front yard setback, five feet on each side and 25 feet for the rear yard setback.

The ADU would be 738 square feet and consist of a single story with a kitchen and living area, two bedrooms and a bathroom. The detached residence was constructed without required parking and it encroaches into the required rear and side yard setbacks. The residence was constructed with required permits prior to the City's incorporation.

The Applicant is not proposing to modify the ADU except to remove an existing bay window area between the ADU and the proposed residence.

The floor area proposed for the residence includes: a 460 square-foot attached garage, a 1,971 square foot first floor living

area consisting of an entry area, powder room, laundry room, open kitchen/dining/living room, two bedrooms with a back and full bathroom, an additional bedroom with attached bathroom, as well as a staircase that leads to the second floor. The proposed 1,038 square foot second floor would consist of a master suite and a sitting area. The total square footage onsite including the attached garage and the detached accessory structure would be 4,207 square feet.

SBMC 17.20.030 indicates that required parking spaces up to 200 square feet per space can be exempt from the calculation of FAR if provided within a garage. 400 square feet of garage area is exempt from the calculation of floor area. Therefore, the total proposed Floor Area for the project is 3,807, which is 2,085 square feet below the maximum allowable floor area for the property.

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

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

The project is not subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. As a condition of project approval, the Applicant would be required to return to the City Council with a DRP/SDP modification with a landscape plan in compliance with the water efficient landscape regulations if more than 500 square feet of landscaping is disturbed.

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants would maintain the existing location of the driveway in the southeast corner of the lot, however, it would be widened to match the width of the proposed garage. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two parking spaces. Two spaces are required, therefore, 400 square feet of garage area is exempt from the project's floor area calculation. The Applicant is not required to provide parking for the ADU as it is part of an existing accessory structure.

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

The project includes grading in the amount 20.43 yd³ cut, 3.53 yd³ of fill and 16.9 yd³ of export. The grading is proposed in order to modify the existing driveway and to provide the necessary stormwater bio-filtration basing for the proposed development.

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).*

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

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

The project consists of the construction of a replacement two-story, single-family residence and an ADU—therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. The Applicant will be required, as a condition of approval, to pay the applicable Park Development Fee.

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

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

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

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

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

The proposed structure exceeds 16 feet in height above the pre-existing grade—therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to complete the SDP process. Originally, the project was designed to include a new two-story duplex with separate condominium ownership and common ownership of the remainder of the lot. The Applicant had story poles erected onsite. A final Story Pole Height Certification was issued by a licensed land surveyor on August 27, 2019, which showed the highest story pole certified at 92.22 MSL and 24.75 feet above the proposed grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on May 16, 2019. Four applications for View Assessment were received by the City. The project was heard at the October 15, 2019 View Assessment Committee meeting. At that meeting, the VAC heard presentations from both the Applicant and Claimants and was not able to make the required findings to recommend approval of the project and voted to continue the project to allow the Applicant time to work with the Claimants and redesign the project. The project was redesigned to the current proposal. The City received requests to withdraw the applications for View Assessment from three of the neighbors. The fourth neighbor sold their property while the project was being redesigned so their application is no longer valid.

Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 24.75 feet above the proposed grade and the highest point of the structure will not exceed 92.20 feet above the Mean Sea Level (MSL).

I. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on January 13, 2021, and located in the project file with a submittal date of December 17, 2020.
- III. Prior to requesting a framing inspection, the Applicant shall submit a height certificate prepared by a licensed land surveyor prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 24.75 feet above the proposed grade on the west elevation and the highest point of the structure will not exceed 92.22 feet above the Mean Sea Level (MSL) in conformance with the plans as approved by the City Council on January 13, 2021.
- . Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- . The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- I. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 prior to Grading Permit issuance, which will be reviewed and inspected by the City's third party landscape professional.

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

B. Fire Department Conditions:

- I. ACCESS ROAD MINIMUM DIMENSIONS: Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet □ curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways □ serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
- II. POSTING OR STRIPING ROADWAYS “NO PARKING FIRE LANE”: Fire Department access roadways, when required, shall be properly identified as per Solana Beach Fire Department standards. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
- III. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire

Department.

- I. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
- . AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.
- . CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

- I. The Applicant must recognize that approval of the project consisting of construction of a fence separating the existing structure for the proposed residence does not constitute a subdivision for the purpose of selling, leasing or financing. Such purposes would require the Applicant to process a Subdivision Tentative Map.
- II. Prior to occupancy/final inspection of the Building Permit, an easement shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity.
- III. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless in case of a sanitary sewer backup due to a blockage in the public sewer main. A backflow prevention device shall be installed on private property. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- . 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.

- . Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

I. ENFORCEMENT

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

II. EXPIRATION

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

III. INDEMNIFICATION AGREEMENT

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

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

Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 13th day of January, 2021, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

JOHANNA N. CANLAS, City Attorney

ATTEST:

ANGELA IRE, City Clerk

SITE PLAN KEYNOTES

- 1 EXISTING 1-STORY SINGLE FAMILY RESIDENCE TO BE REMODELED. SLAB TO REMAIN. CONSTRUCTION OF A NEW 2ND FLOOR.
- 2 EXISTING DETACHED ACCESSORY LIVING UNIT TO REMAIN. EXISTING STRUCTURE DOES NOT EXCEED 12'-0" IN HEIGHT.
- 2A EXISTING PORTION OF THE DETACHED ACCESSORY LIVING UNIT TO BE REMOVED.
- 3 LINE OF PROPOSED NEW BUILDING FOOTPRINT.
- 4 LINE OF PROPOSED NEW BUILDING AT SECOND FLOOR.
- 5 LINE OF DECK AT SECOND FLOOR ABOVE.
- 5A NEW EXTERIOR STAIR TO SECOND FLOOR ABOVE.
- 6 LINE OF ROOF ABOVE.
- 6A LINE OF AWNING ABOVE.
- 7 LINE OF STUCCO BAND AT SECOND FLOOR ABOVE.
- 8 EXISTING FENCE TO REMAIN.
- 8A NEW FENCE - 6'-0" HIGH MAX.
- 8B NEW GATE - 6'-0" HIGH MAX.
- 8C EXISTING FENCE TO BE REMOVED.
- 9 MODIFY EXISTING CONCRETE DRIVEWAY TO MATCH NEW GARAGE WIDTH.
- 10 TRASH AND RECYCLING BINS IN GARAGE AREA.
- 11 EXISTING RETAINING WALL TO REMAIN.
- 12 EXISTING WATER METER TO REMAIN.
- 13 EXISTING 4'-0" SIDEWALK AND ROLLED CURB TO REMAIN.
- 14 EXISTING POWER POLE TO REMAIN.
- 15 EXISTING RESIDENCE ADJACENT TO SITE TO REMAIN.

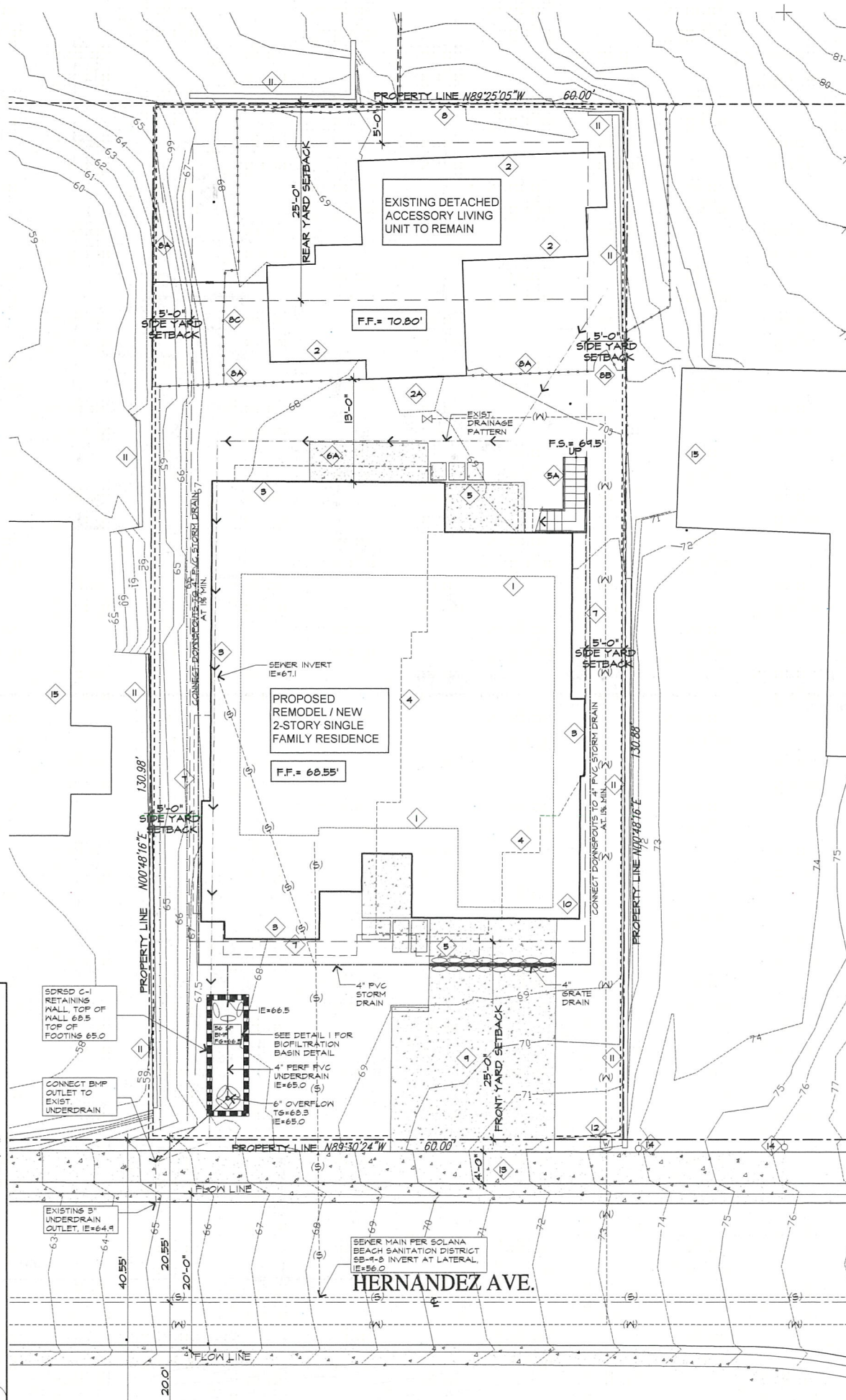
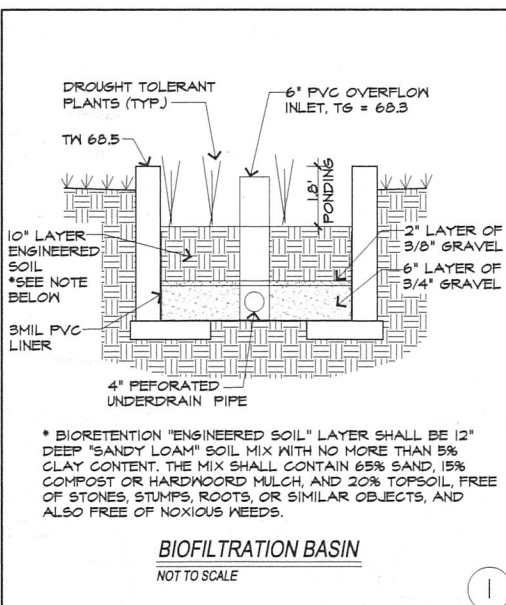
BMP LEGEND

- GRAVEL BAGS
- FIBER ROLLS
- - - FENCE SILT

ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES

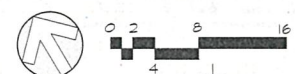
ANY EXPORTED MATERIAL SHALL BE DISPOSED OF AT A LEGAL DUMP SITE

NO NEW LANDSCAPED AREA



SITE PLAN

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



AREA CALCULATIONS

PROPOSED 2-STORY AREA

FIRST:	1,471 SQ. FT.
SECOND:	1,030 SQ. FT.
TOTAL LIVING AREA:	3,001 SQ. FT.
GARAGE:	460 SQ. FT.
SUBTOTAL FLOOR AREA:	3,461 SQ. FT.
OFF STREET PARKING EXEMPTION (2 SPACES):	-400 SQ. FT.
TOTAL PROPOSED FLOOR AREA	3,061 SQ. FT.
DECK:	(23 + 55) 78 SQ. FT.

AREA OF STRUCTURE TO REMAIN

EXISTING DETACHED ACCESSORY LIVING UNIT TO REMAIN:	730 SQ. FT.
--	-------------

AREA OF STRUCTURES TO BE DEMOLISHED

EXISTING HOUSE TO BE DEMOLISHED:	1,235 SQ. FT. LIVING
EXISTING DETACHED ACCESSORY LIVING UNIT TO BE DEMOLISHED:	164 SQ. FT. GARAGE
EXISTING DETACHED ACCESSORY LIVING UNIT TO BE DEMOLISHED:	25 SQ. FT.
TOTAL DEMOLITION	1,424 SQ. FT.

NOTE

THE EXISTING DETACHED ACCESSORY LIVING UNIT IS 763 SQ. FT. THE PROPOSED DEMOLITION IS 25 SQ. FT. THE PERCENTAGE OF DEMOLITION FOR THE FOUNDATION, THE ROOF AND THE EXTERIOR WALLS IS EQUAL TO 3.28% (3.28% < 50%)

FLOOR AREA RATIO (F.A.R.)

ALLOWED F.A.R.:	0.75
0.75 X 7,856 S.F. =	5,892 S.F.
PROPOSED F.A.R.:	
PROPOSED 2-STORY RESIDENCE:	3,061 SQ. FT.
EXISTING DETACHED ACCESSORY LIVING UNIT:	730 SQ. FT.
TOTAL PROPOSED F.A.R.	3,807 SQ. FT.

LOT COVERAGE

PROPOSED LOT COVERAGE = 3,807 S.F. / 7,856 S.F. X 100 = 48.46%

EARTHWORK QUANTITIES

CUT VOLUME =	20.43 C.Y.
FILL VOLUME =	3.53 C.Y.
EXPORT VOLUME =	16.9 C.Y.

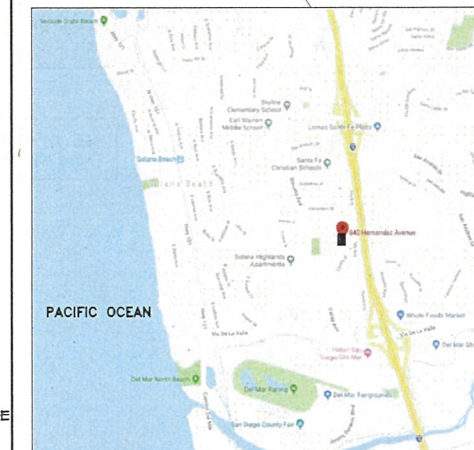
IMPERVIOUS & PERVIOUS AREAS

	EXISTING S.F.	PROPOSED S.F.
IMPERVIOUS AREA	3,102 S.F.	4,162 S.F.
PERVIOUS AREA	4,754 S.F.	3,694 S.F.
TOTAL LOT AREA	7,856 S.F.	7,856 S.F.

CALCULATION:
TOTAL AREA (7,856 S.F.) - IMPERVIOUS AREA = PERVIOUS AREA

VICINITY MAP

PROJECT SITE
840 HERNANDEZ AVE.



SOLANA BEACH

PROJECT DATA

OWNER:
MRS. NOYLAN DUNN PULASKI
TEL: (952) 860-5063

SITE ADDRESS:
840 HERNANDEZ AVE.
SOLANA BEACH, CALIFORNIA 92075

A.P.N.
248134 14 00

LEGAL DESCRIPTION:
THE WESTERLY 60.00 FEET OF THE EASTERLY 120.00 FEET OF LOT 7 IN BLOCK 'C' OF MAP 2148 AS RECORDED IN THE OFFICE OF THE SAN DIEGO RECORDER ON SEPTEMBER 13, 2017.

ZONE: MHRD

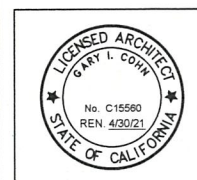
LOT SIZE:
(GROSS AND NET ARE THE SAME) 7,856 S.F. (0.180 AC)

SHEET INDEX

A1	SITE PLAN
A1.1	AREA CALCULATIONS
EX	EXISTING MAIN HOUSE FLOOR PLAN
EX1	EXISTING DETACHED ACCESSORY LIVING UNIT FLOOR PLAN
A2	FIRST FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A3	ROOF PLAN
A4	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS

SCOPE OF WORK

REMODEL OF AN EXISTING 1-STORY SINGLE FAMILY RESIDENCE CONSTRUCTION OF AN ENTIRELY NEW 2ND FLOOR - 50% OF THE EXISTING SFR IS BEING MODIFIED QUALIFIES AS NEW CONSTRUCTION EXISTING 1-STORY DETACHED ACCESSORY LIVING UNIT (ADU) TO REMAIN REMOVE 25 SQ. FT. (BAY WINDOW AREA) OF THE EXISTING 1-STORY DETACHED ACCESSORY LIVING UNIT (ADU)




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PULASKI REMODEL
840 HERNANDEZ AVE.
SOLANA BEACH, CALIFORNIA

SUBMITTAL DATE	PURPOSE
8/13/20	DRP I
10/26/20	DRP II
12/3/20	DRP III

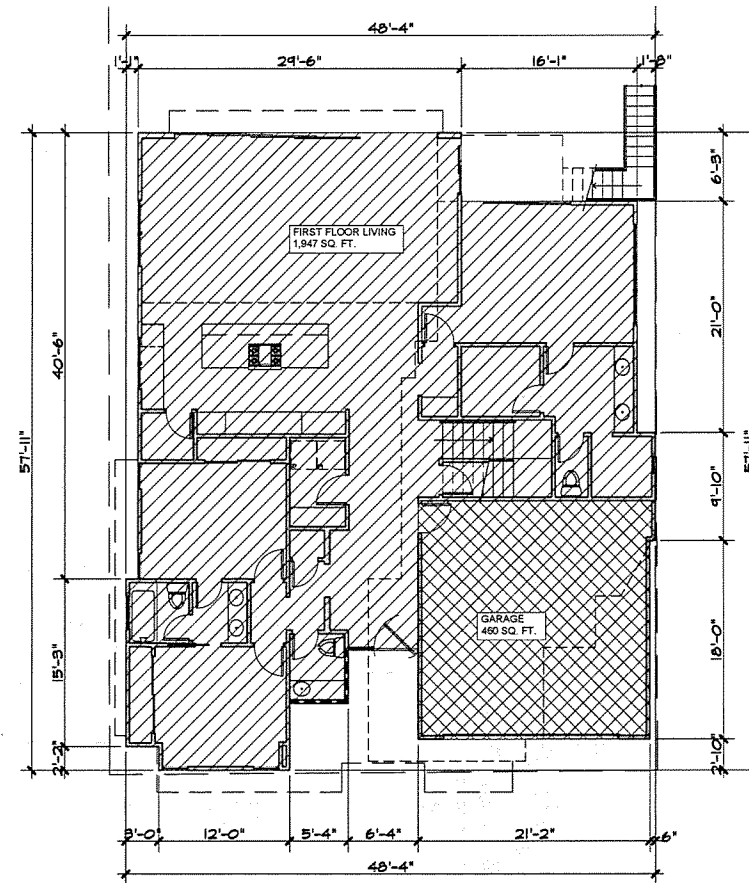
DATE MODIFIED: 12/16/20
DRAWN BY: GC
JOB NUMBER: 1805.1
DWG FILE: PR_SITE

SHEET

 AREAS INCLUDED IN F.A.R. CALCULATIONS

 AREA COUNTED TOWARDS GARAGE FLOOR AREA.

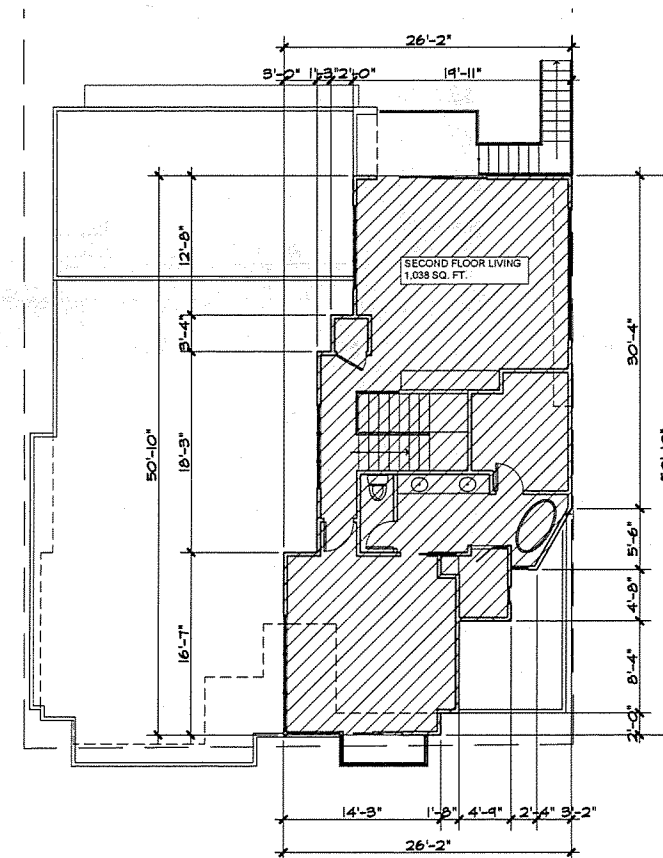
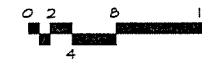
ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES



FIRST FLOOR PLAN

AREA DIAGRAM

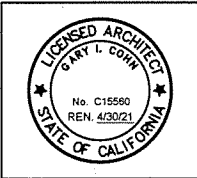
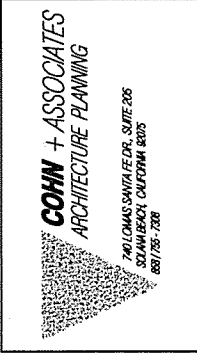
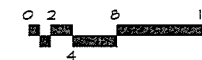
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

AREA DIAGRAM

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



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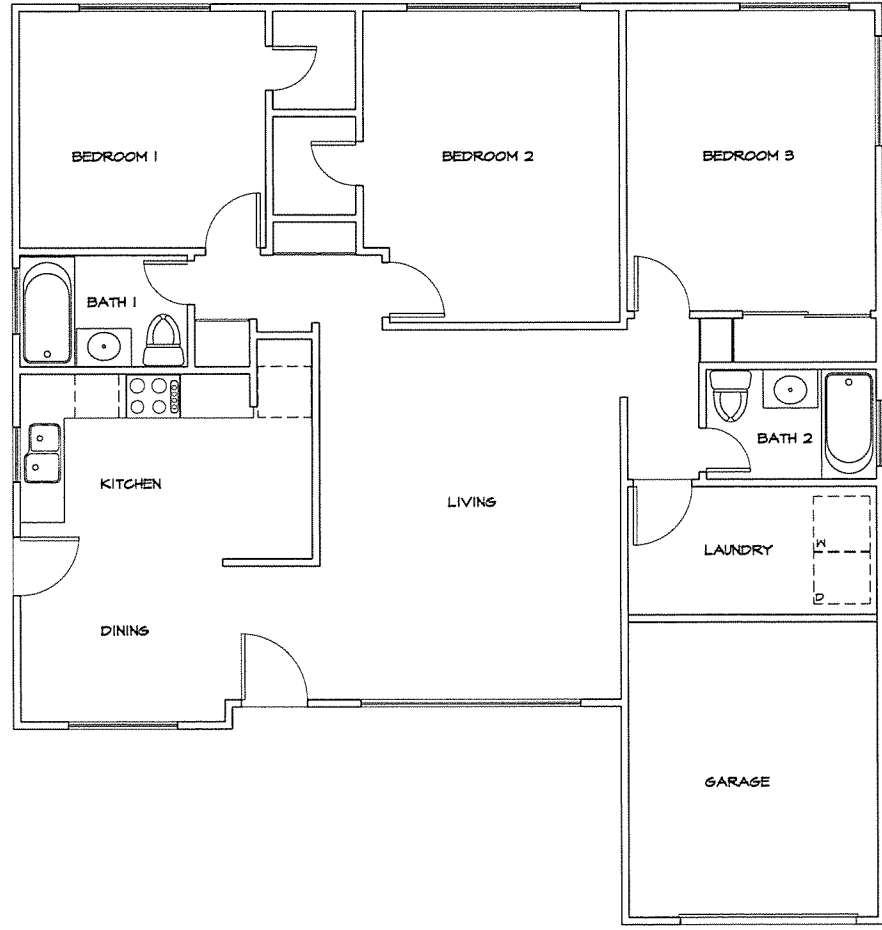
PULASKI REMODEL

840 HERNANDEZ AVE.
SOLANA BEACH, CALIFORNIA

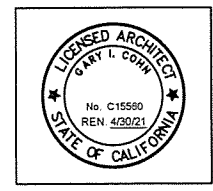
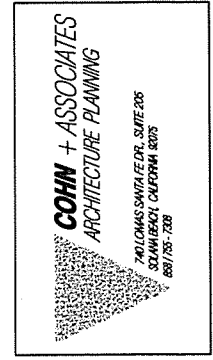
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10/26/20	DRP II
12/9/20	DRP III

DATE MODIFIED: 10/1/20
 DRAWN BY: MCS
 JOB NUMBER: 1805.1
 DWG FILE: PR_PLAN

SHEET
A1.1



EXISTING MAIN HOUSE FLOOR PLAN SCALE: 1/4" = 1'-0"



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SOLANA BEACH, CALIFORNIA

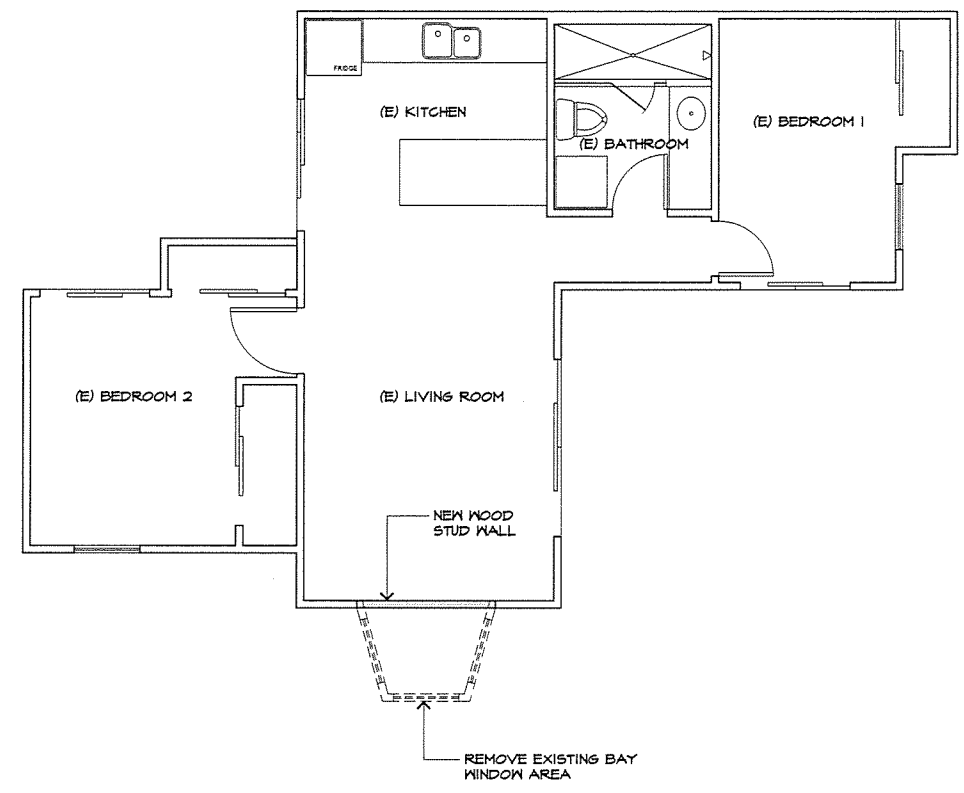
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12/3/20	DRP III

DATE MODIFIED: 5/14/20
DRAWN BY: EC
JOB NUMBER: 1805.1
DWG FILE: PR_PLAN

SHEET
EX



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PULASKI REMODEL
 840 HERNANDEZ AVE.
 SOLANA BEACH, CALIFORNIA

SUBMITTAL DATE	PURPOSE
8/13/20	DRP I
10/26/20	DRP II
12/3/20	DRP III

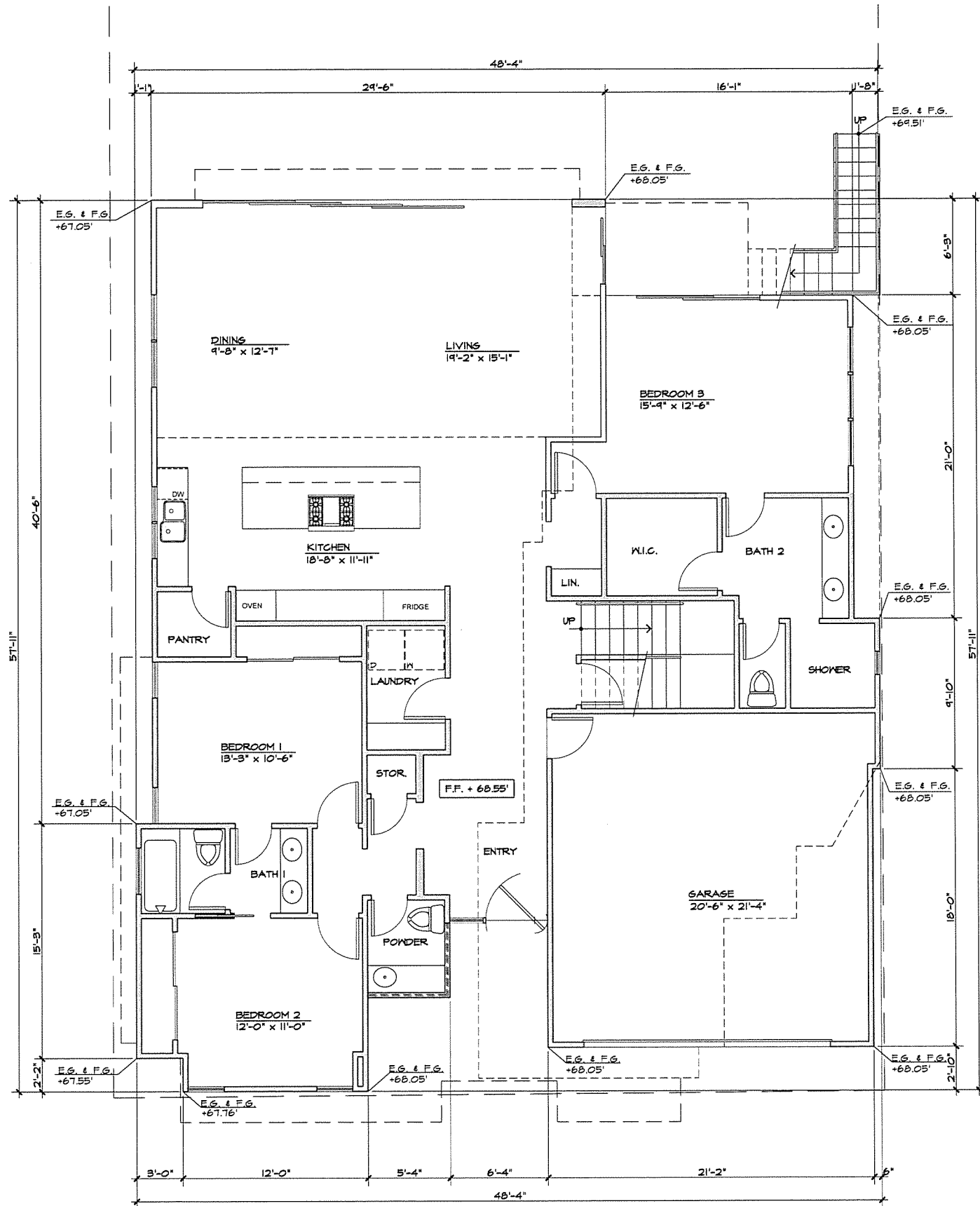
DATE MODIFIED:	12/16/20
DRAWN BY:	GC
JOB NUMBER:	1805.1
DWG FILE:	FR_PLAN

WALL LEGEND	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW WOOD STUD WALL

EXISTING DETACHED ACCESSORY LIVING UNIT FLOOR PLAN SCALE: 1/4" = 1'-0"

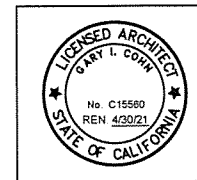
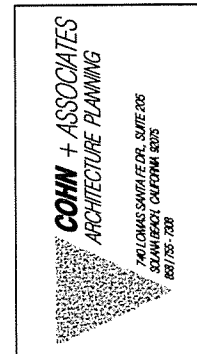


SHEET
EX1



FIRST FLOOR PLAN

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

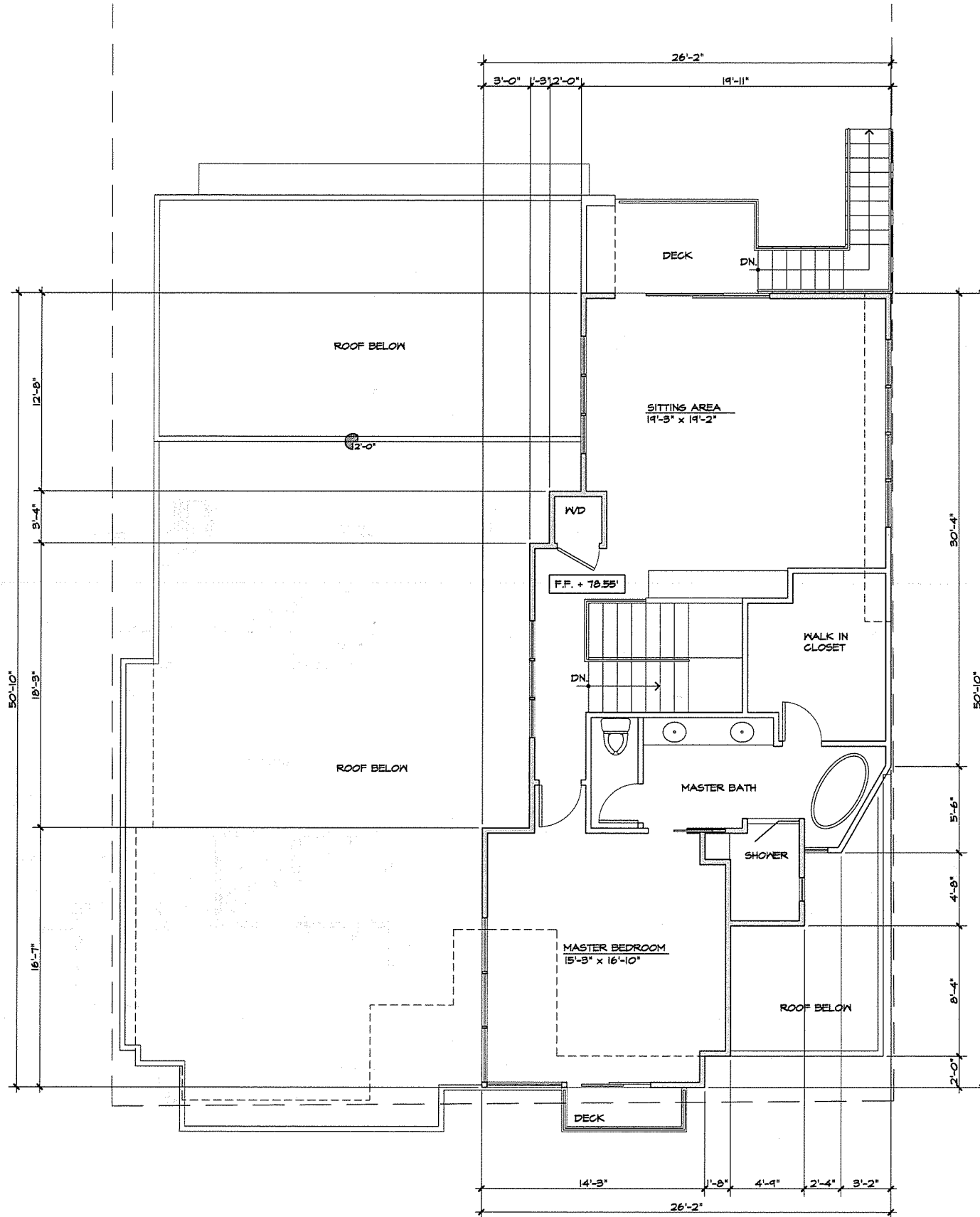


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PULASKI REMODEL
840 HERNANDEZ AVE.
SOLANA BEACH, CALIFORNIA

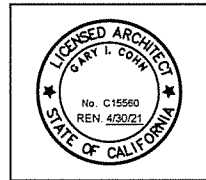
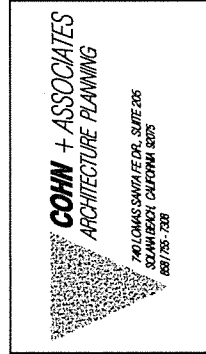
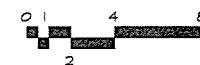
SUBMITTAL DATE	PURPOSE
8/13/20	DRP I
10/26/20	DRP II
12/3/20	DRP III

DATE MODIFIED:	12/2/20
DRAWN BY:	GC
JOB NUMBER:	1805.1
DWG FILE:	PR_PLAN



SECOND FLOOR PLAN

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



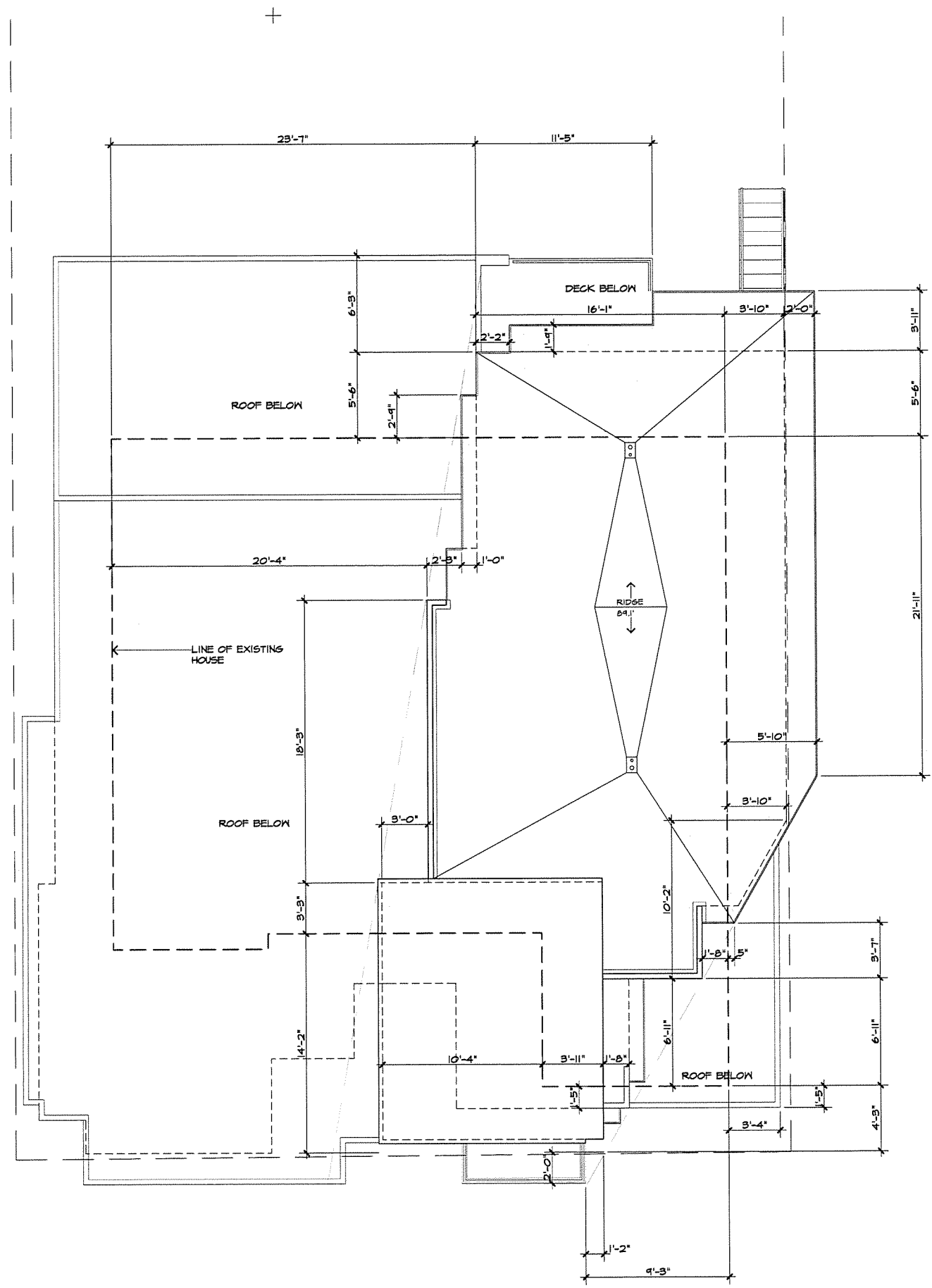
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PULASKI REMODEL
 840 HERNANDEZ AVE.
 SOLANA BEACH, CALIFORNIA

SUBMITTAL DATE	PURPOSE
8/13/20	DRP I
10/26/20	DRP II
12/3/20	DRP III

DATE MODIFIED:	4/28/20
DRAWN BY:	GC
JOB NUMBER:	1805.1
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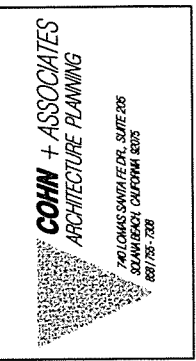
SHEET
A2.1



THE PURPOSE OF SHOWING THE ADDITION OF THE NEW STORY POLES IS TO DOCUMENT THE NEIGHBOR'S VIEW CORRIDOR IT IS NOT TO ILLUSTRATE MASS & BULK

ROOF PLAN

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



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PULASKI REMODEL

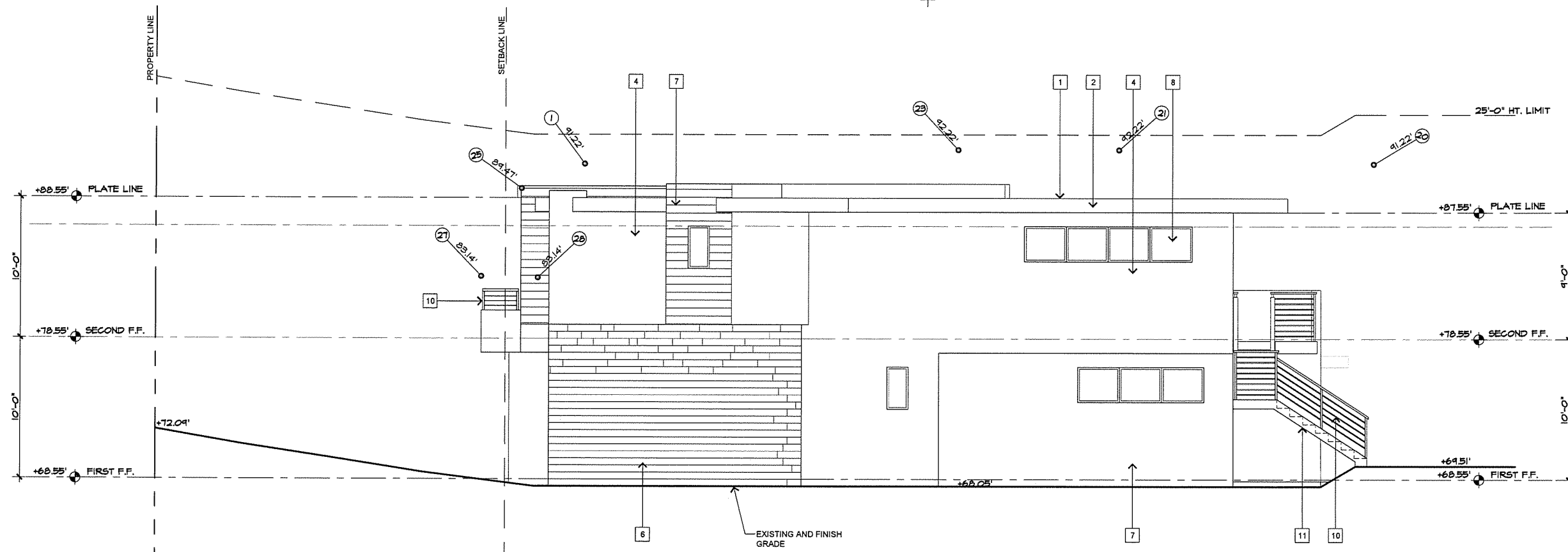
840 HERNANDEZ AVE.
SOLANA BEACH, CALIFORNIA

SUBMITTAL DATE	PURPOSE
8/13/20	DRP I
10/26/20	DRP II
12/3/20	DRP III

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JOB NUMBER:	18.05.1
DWG FILE:	PR_ROOF

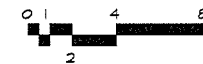
SHEET

A3

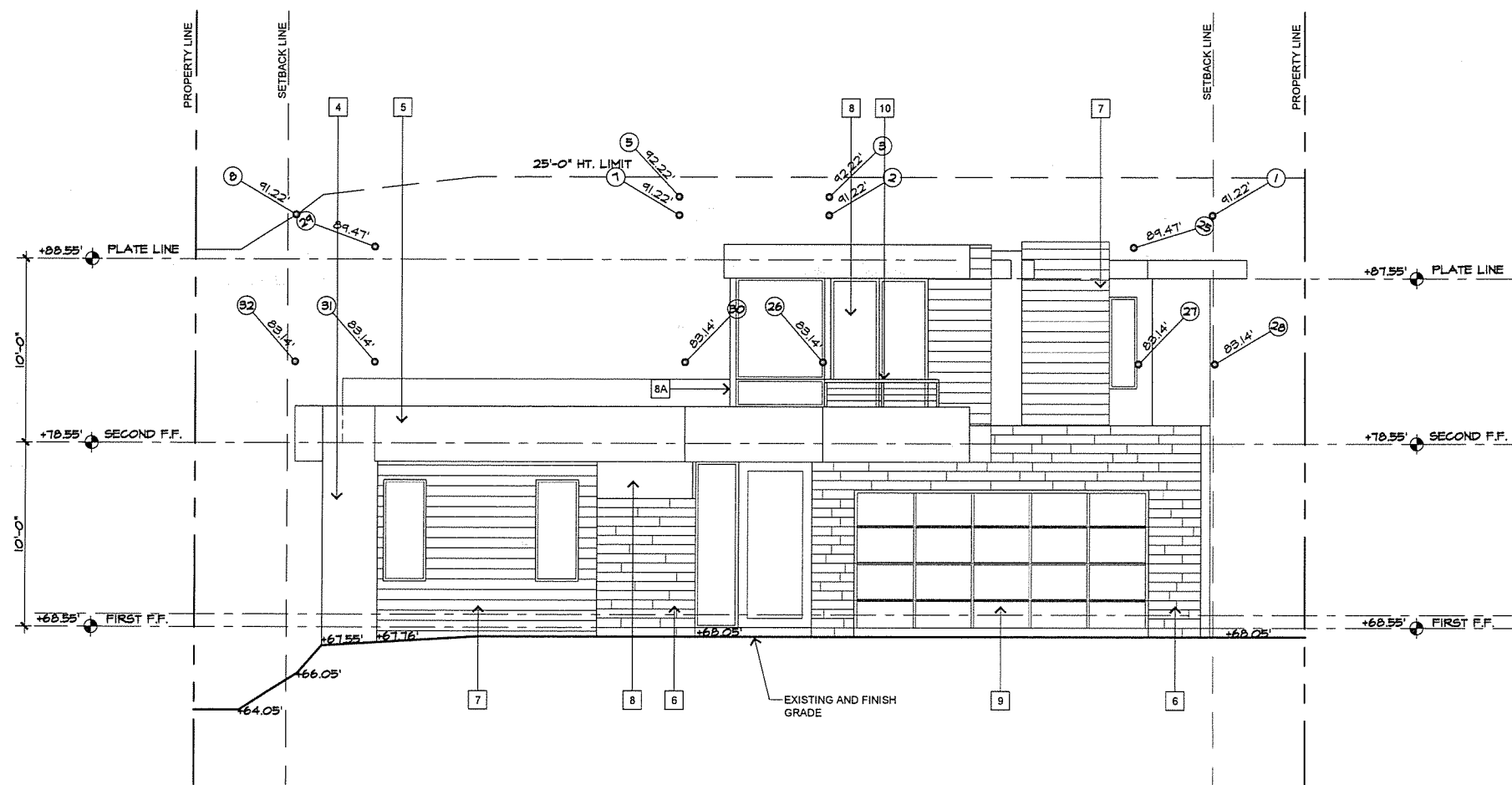


EAST ELEVATION

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

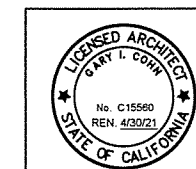
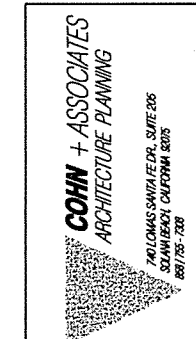


MATERIAL & COLOR SCHEDULE/KEYNOTES				
SYM.	DESCRIPTION	MANUFACTURER	COLOR	FINISH
1	5 PLY BUILT UP ROOFING W/ 90# CAP SHEET	JOHNS MANVILLE		
2	METAL / WOOD FASCIA			
3	METAL EYE BROW - SUN SHADE			
4	3/8" EXTERIOR CEMENT PLASTER	EXPO STUCCO	WHITE	SMOOTH
5	STUCCO BAND	EXPO STUCCO	WHITE	SMOOTH
6	BOARD FORM CONCRETE PANELS		NATURAL GRAY	
7	HORIZONTAL SIDING		GRAY	
8	ALUMINUM EXTERIOR WINDOWS & DOORS			
8A	METAL TRIM PIECE @ CORNER WINDOW			
9	ALUMINUM & GLASS GARAGE DOOR			
10	METAL GUARDRAIL / HANDRAIL			
11	METAL STAIR			



SOUTH ELEVATION

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



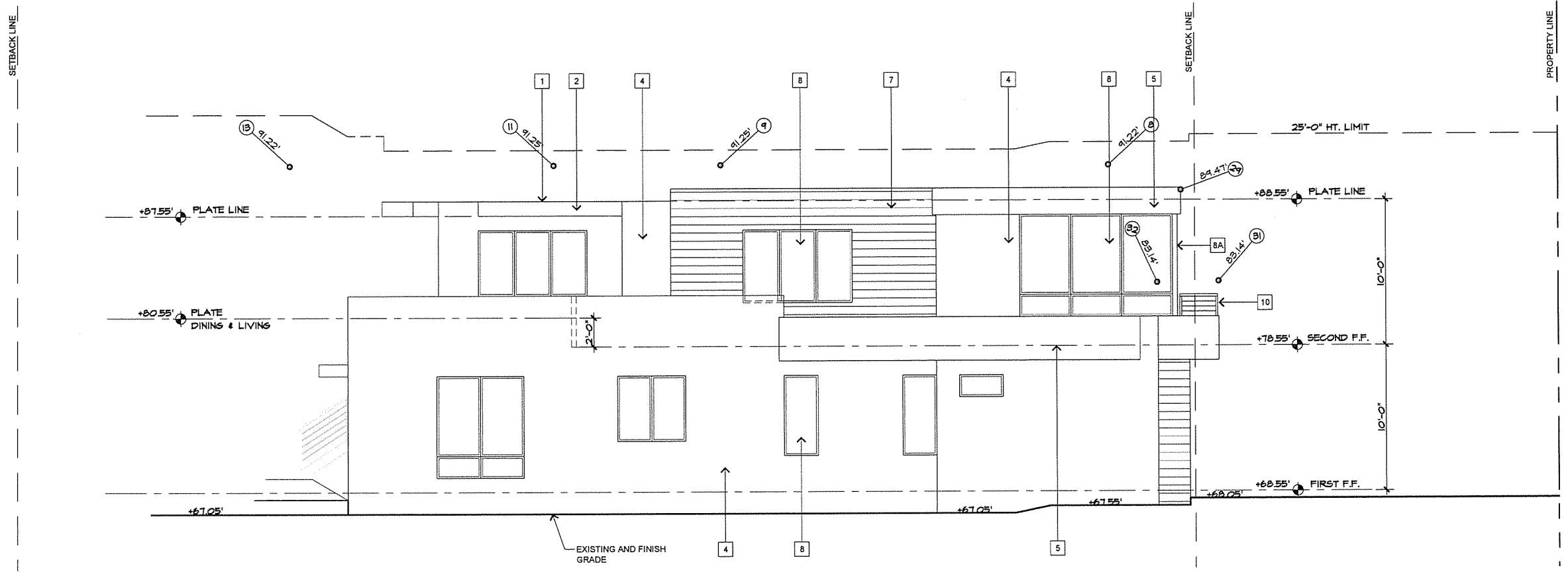
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PULASKI REMODEL
SOLANA BEACH, CALIFORNIA
840 HERNANDEZ AVE.

SUBMITTAL DATE	PURPOSE
8/13/20	DRP I
10/26/20	DRP II
12/3/20	DRP III

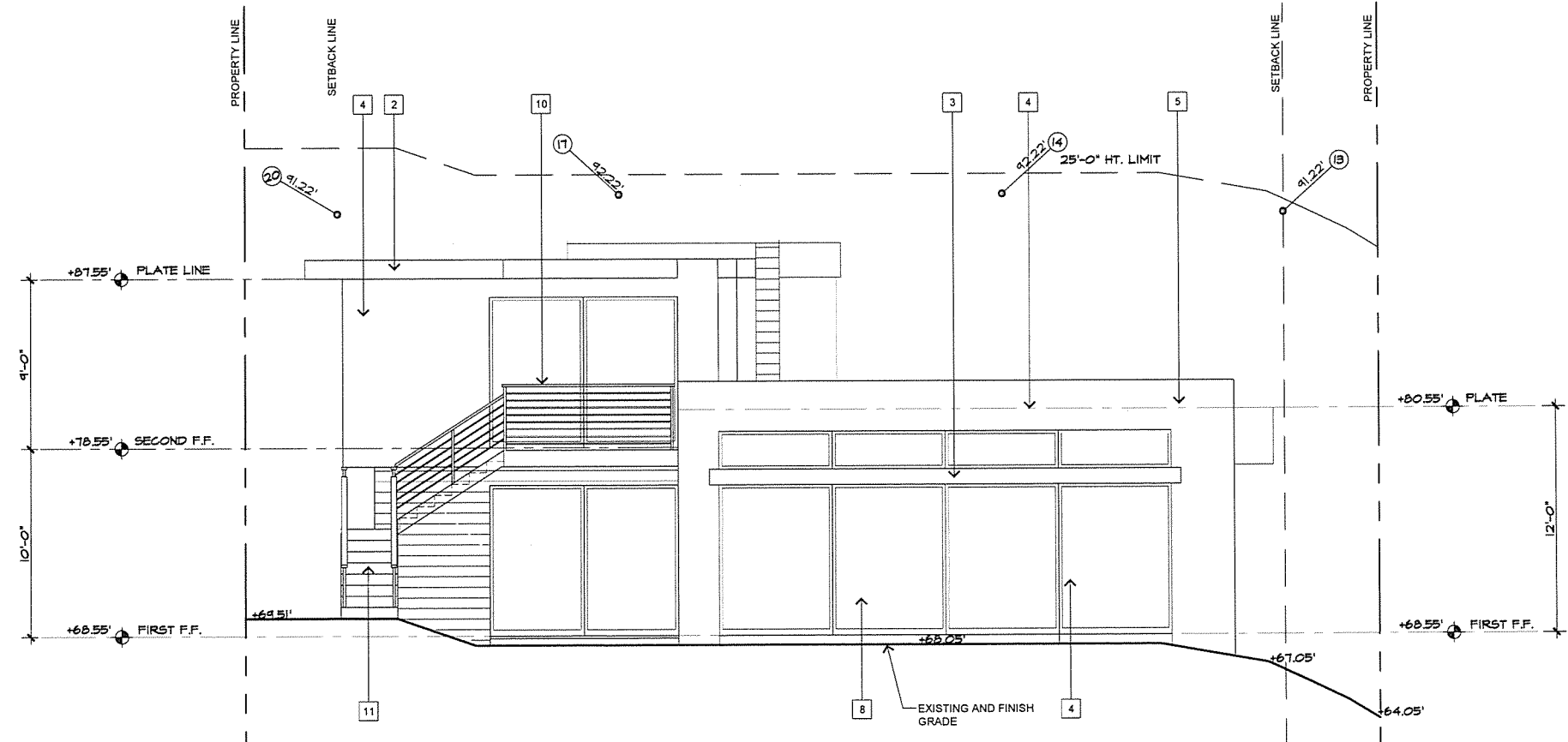
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JOB NUMBER:	1805.1
DWG FILE:	PR_ELEV

SHEET
A4

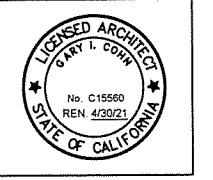
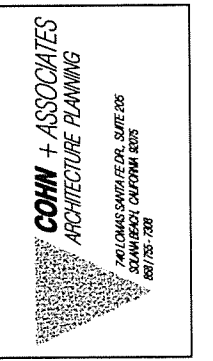


WEST ELEVATION SCALE: 1/4" = 1'-0"

MATERIAL & COLOR SCHEDULE/KEYNOTES				
SYM.	DESCRIPTION	MANUFACTURER	COLOR	FINISH
1	5 PLY BUILT UP ROOFING W/ 90# CAP SHEET	JOHNS MANVILLE		
2	METAL / WOOD FASCIA			
3	METAL EYE BROW - SUN SHADE			
4	3/8" EXTERIOR CEMENT PLASTER	EXPO STUCCO	WHITE	SMOOTH
5	STUCCO BAND	EXPO STUCCO	WHITE	SMOOTH
6	BOARD FORM CONCRETE PANELS		NATURAL GRAY	
7	HORIZONTAL SIDING		GRAY	
8	ALUMINUM EXTERIOR WINDOWS & DOORS			
8A	METAL TRIM PIECE @ CORNER WINDOW			
9	ALUMINUM & GLASS GARAGE DOOR			
10	METAL GUARDRAIL / HANDRAIL			
11	METAL STAIR			



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



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PULASKI REMODEL
SOLANA BEACH, CALIFORNIA
840 HERNANDEZ AVE.

SUBMITTAL DATE	PURPOSE
8/13/20	DRP I
10/26/20	DRP II
12/3/20	DRP III

DATE MODIFIED:	12/2/20
DRAWN BY:	GC
JOB NUMBER:	1805.1
DWG FILE:	FR_PLAN

- Local Impact – Voluntary Opt-Down Product Offering set to meet minimum state renewable requirements

In consideration of the current Solana Energy Alliance (SEA) default power supply, the CEA Board also discussed the potential to provide a product offering that met SEA's current default power supply mix of 50% renewable/75% carbon free energy.

Also at that meeting, the CEA Board requested the Board Representatives return to their respective City Councils for input on the power supply product offerings under consideration. The input will be reported back to the CEA Board at its January 21, 2021 Board meeting.

This item is before the City Council to provide input to the Council's CEA Board Representative regarding CEA's Product Offerings.

DISCUSSION:

In advance of setting rates, CEA must determine the power supply products it will offer to Member Agencies as their default as well as alternative product offerings for individual customers to select from. It is anticipated that CEA will set rates at its February 18, 2021 Board meeting and that the Member Agencies will then select the default power supply product for their community.

Green Impact - 50% Renewable Energy Product

As established in Section 6.5 of the PA Agreement, the Green Impact product offering, with a minimum 50% Renewable Energy, is the minimum default power supply product that a Member Agency may select as the default product offering for their community. If a Member Agency selects the Clean Impact 100% Renewable Energy product as their default, the Green Impact product would be available to individual customers to select to opt down to.

Clean Impact – 100% Renewable Energy Product

The Clean Impact – 100% Renewable Energy Product offering would be available as an alternative default power supply product for Member Agencies to select from, as well as for individual customers to opt-up to in those Member Agencies where the default power supply product is the Green Impact product. The Clean Impact power supply product will be priced at a premium rate compared to Green Impact to reflect the additional cost of procuring the increased renewable power supply.

Local Impact – Minimum State Required Renewable Energy Product

The CEA Board is considering offering the Local Impact product offering as a voluntary opt-down product for individual customers to choose from. This product would not be available for a Member Agency to select as their default power supply; however, it would be available to individual customers that meet certain criteria. The criteria that the CEA Board is considering is to limit this offering to residential customers that are

enrolled in the San Diego Gas & Electric low-income qualified programs such as California Alternate Rates for Energy (CARE) or Family Electric Rate Assistance (FERA) and for small businesses. Should the CEA Board elect to offer this alternative power supply option, the specific criteria to determine eligible small businesses will be determined by the CEA as part of the rate setting process. The Local Impact power supply product would be priced at a discount rate compared to Green Impact to reflect the lower cost of the power supply.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

Pursuant to the IPA Agreement, the City of Solana Beach, as well as Carlsbad and Del Mar, each contributed a \$150,000 advance to CEA to fund start-up costs of CEA. The advance is to be repaid within three years of CEA service commencement. CEA has secured financing for its remaining start up implementation and cash flow needs through a line of credit from PMorgan. PMorgan has indicated it will consider early repayment of the start-up advances from the member agencies. Solana Beach has no other financial commitment to CEA, and there is no financial impact incurred as a result of this action.

WORK PLAN:

Environmental Sustainability – Policy Development – Implement Solana Energy Alliance

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council provide input to the CEA Board Representative regarding CEA’s Product Offerings

CITY MANAGER RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: January 13, 2021
ORIGINATING DEPT: City Clerk's Department
SUBJECT: Council Boards, Committees, Commissions
Appointments

BACKGROUND:

City Council Members serve on a variety of outside Boards, Committees and Commissions. City Council Policy No. 2 ("Policy" – Attachment 1) establishes guidelines for the City Council to appoint Council Members to share in the Council's representation on these outside agencies. The Policy states that appointments will be made for two-year terms, unless otherwise stated by the Boards/Commissions/Committee, resulting in a biennial review to address expiring terms and changes in membership due to an election/appointment. However, this Policy does not prevent Council from making changes when necessary,

This Staff Report is before Council to review expiring terms and vacancies created by outgoing Council Members and establish new two-year terms for all positions, whether they are reappointments or new appointments, among the Council's Regional Boards, Committees & Commissions and Council's Standing Committees.

Regional Committee Terms

Regional committee terms may be set pursuant to their respective bylaws. The Policy states that any change of an appointee at mid-term shall complete the existing two-year term for which they are appointed.

Appointment Review

City Council historically reviews appointments annually and makes changes as needed and for the following events:

CITY COUNCIL ACTION:

<input type="checkbox"/>
<input type="checkbox"/>

Events Triggering Appointment Review	Annually	Bi-annually
Elected Mayor: City Selection Committee appointment	x	
Agencies requiring annual confirmation of appointees (new, re-appointed, or no changes) i.e. SANDAG	x	
Reviewing any potential conflicts, changes in Councilmember schedules, or the desire to change current appointments.	x	
Term Expirations: Regional and Council Standing Committees (2 year terms)		x
General Election: Council reorganization of leaving and/or new members.		x

DISCUSSION:

Regional Committees (Attachment 2)

Attachment 2 contains the City Council’s Regional Agencies’ Boards/Committees/Commissions, which are appointed by Council. With the exception of the City Selection Committee, all Regional Boards/Committees/Commissions have a two-year term. Appointments were last made to these groups in January 2019, following the 2018 general election, and then reviewed in January 2020 with no changes, due to vacancies and appointed Council Members. The Regional chart has been modified with each organization’s updates following an annual verification process, which was completed prior to this report.

City Selection Committee

The City Selection Committee generally meets once a year but may meet as often as needed. This Committee is responsible for the appointment of area city members to the San Diego County Regional Airport Authority (SDCRAA) and is also responsible for the nomination, selection and appointment of a city representative to a city office on the San Diego Local Agency Formation Commission (LAFCO).

The City Selection Committee assumes that the Mayor of a city is the appointee. However, in the past the City’s Mayor has not always taken on the appointment since the meetings take place before or after the League of California Cities Board meeting or sometimes SANDAG meetings, and instead appointed one of the members of those agencies for the convenience of attending both meetings. Now that Solana Beach has an elected Mayor, the Mayor will want to consider whether she would like to be the appointee. While the City Selection Committee typically assumes a city’s Mayor will be their appointee, their bylaws allow for any member of the body to be appointed along with notification of alternates. Therefore, this designation should be examined for a determination at each new term.

Stipend/Compensated Appointment Positions (identified on Attachment 2)

Certain agencies' bylaws provide for a stipend paid for each meeting's attendees. Appointments made by a governing body of elected or appointed members to serve as an officer of a board for additional pay requires disclosure when the nominated member participates in the vote for their own appointment. Subsequently, pursuant to Fair Political Practices Commission (FPPC) Regulation 18705.5, appointments providing additional compensation or a stipend of \$250 or more, within a 12-month period, must be disclosed on the Form 806 (Agency Report of Public Official Appointments). The City complies with the requirements of the Form 806, which is monitored, updated, and posted by the City Clerk, including making updates promptly when triggered. This procedure allows the governing body to operate with the entire body present, rather than members recusing their participation for each individual appointment, which could risk the presence of a quorum needed to complete the appointment process.

Standing Committees (Attachment 3)

Council Standing Committee appointments are two-year expiring terms so new appointments or re-appointments are required at this time. The current appointments were made in January 2019. Therefore, all appointments should be reviewed for reappointments or new appointments.

All appointments to these Boards/Commissions/Committees must be approved by a Council majority vote. It is recommended that appointments be made for each of the 2 different groups (Regional and Standing). However, procedures for making the appointments within these groups may be made all in one vote (unless recusals are enacted) or votes may be taken on each individual Board/Commission/Committee, as well as each individual appointment position. Either way the motion, motioners and votes should be clearly communicated for the record.

CEQA COMPLIANCE STATEMENT: N/A

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation and review current appointments.
- Review and make any changes to existing positions.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Review the Regional Boards/Commissions/Committees to:
 - a. Determine the City Selection Committee 2021 annual term appointment.

CITY OF SOLANA BEACH	Policy No. 2
COUNCIL POLICY	Date Issued: January 19, 1988 Revised: January 23, 2008 by Resolution 2008-22
GENERAL SUBJECT: Boards, Commissions & Committees	
SPECIFIC SUBJECT: Appointments of Councilmembers to Boards, Commissions and Committees	

PURPOSE

The purpose of this policy is to establish guidelines for appointment of Councilmembers to various Boards, Commissions and Committees.

- Council Regional Committees – not established by this Council.
- Council Standing Committees – established by the City Council.
- Council Ad Hoc Committees – established by the City Council.

POLICY

I. Regional Boards, Commissions or Committees (Outside Agencies)

1. The City Council shall divide appointments of the various Boards, Commissions or Committees so that all Councilmembers share in the representation on outside agencies.
2. The appointment shall be made by vote of at least three members of the City Council.
3. Appointments shall be made only at regularly scheduled Council Meetings.
4. Appointments shall generally be for a term of two years unless the regulations of the body to which the appointment is made requires a different term.
5. Appointments will be reviewed bi-annually in even numbered years to address expiring terms. This cycle is tied into the November Election cycle in consideration of Council reorganization.
6. When appointments are required at a different time than the even numbered year cycle, the appointments will follow the two year term, unless it is changed by Council reorganizations.
7. These guidelines do not prevent Council from annual reviews and changes at any other time, as determined by Council.

II. Council Standing Committees

(City sponsored committees that are ongoing and permanent in nature).

1. Council shall make appointments to Standing Committees sharing

- the responsibility among the members.
2. The appointment shall be made by vote of a majority of the City Council.
 3. Council shall make appointments to Standing Committees for a two year term.
 4. Appointments will be reviewed bi-annually in even numbered years to address expiring terms. This cycle is tied into the November Election cycle in consideration of Council reorganization.
 5. When appointments are required at a different time than the even numbered year cycle, the appointments will follow the two year term, unless it is changed by Council reorganizations.
 6. These guidelines do not prevent Council from annual reviews and changes at any other time, as determined by Council.

III. Council Ad Hoc Committees

(City sponsored committees that are temporary and are not intended to have a permanent existence).

1. Council shall make appointments to Ad Hoc Committees sharing the responsibility among the members.
2. The appointment shall be made by vote of a majority of the City Council.
3. The term of an appointment shall be for the duration of the Ad Hoc Committee, unless Council majority changes the appointment prior to the expiration of the committee.

IV. A Councilmember may serve any number of terms.

V. If a Councilmember chooses to relinquish an appointment during a term, the alternate shall serve as the regular appointee for the remainder of the term, unless a new appointment is made by the Council majority.

VI. The City Clerk shall maintain a list of Boards, Commissions or Committees with the meeting time and locations. The City Clerk shall periodically advise the Council of vacancies on all Boards, Commission and Committees.

Solana Beach City Council Regional Boards/Committees/Commissions/JPAs (external agencies)

Listing only includes those positions required to be appointed by the Solana Beach City Council

	Committee	Primary Member / Alternate	Appointed	Current Term (per Policy No. 2, unless otherwise required)	Agency Term	General Regular Meeting Schedule	Meeting Location unless otherwise noticed	Committee Contact	Mailing Address	Stipend	Agency Type
1	City Selection Committee	Edson ito (alternate)	Jan 2019 Jan 2019	Jan 2019 - Jan 2021 Jan 2019 - Jan 2021	Annual	2nd Mon of Oct. 11:00am (or called as needed)	Held at League of California Cities Mtgs or SANDAG Mtgs	Grace Andoh grace.andoh@sdcounty.ca.gov 619-531-4870	County of San Diego 1600 Pacific Hwy, Room 402 San Diego, CA 92101	N/A	External agency
2	Clean Energy Alliance (CEA) Joint Powers Authority (JPA)	Becker Hegenauer (alternate)	Oct 2019 Oct 2019	Oct 2019 - Oct 2021 Oct 2019 - Oct 2021	(Begins following each election cycle; replacements follow existing term)	3rd Thurs. 2:00pm	Alternating Locations: Carlsbad, Del Mar, Solana Beach	Carlsbad Del Mar Solana Beach	Carlsbad		Joint Partnership
3	CSA 17 County Service Area Form 700 original signature	Harless Edson (alternate)	Jan 2019 Jan 2019	Jan 2019 - Jan 2021 Jan 2019 - Jan 2021		1st Tues 4:00-6:00pm Quarterly (Feb, May, Aug, Nov)	Solana Beach City Hall (Room)	Nicole del Toro 619-285-6476 Nicole.deltoro@sdcounty.ca.gov	c/o EMS, 6255 Mission Gorge Road San Diego, CA 92120 www.sdcounty.ca.gov/hhsa www.sandiegocountymems.com	N/A	External agency
4	Escondido Creeks Watershed Alliance (ECWA)	Becker / Staff	Jan 2019	Jan 2019 - Jan 2021		No Reg. Mtg. Schedule As Needed	Varies (provided on agenda)	Teresa Chase 760-632-4641 tchase@olivenhain.com	1966 Olivenhain Road Encinitas, CA 92024 http://escondidocreek.org/	N/A	External agency
5	League of California Cities Exec Committee (SD County division)	Becker Harless (alternate)	Jan 2019 Jan 2019	Jan 2019 - Jan 2021 Jan 2019 - Jan 2021		2nd Mon 11:30am-1:00pm	Four Points Sheraton Hotel 8110 Aero Dr. San Diego, CA (via Room)	Catherine Hill 619-733-1751 chill@cacities.org	P.O. Box 82081 San Diego, CA 92138 www.californiacities.org	N/A	External agency
6	League of California Cities Legislative Subcommittee <i>not currently active</i>	Harless Becker (alternate)	Jan 2019 Jan 2019	Jan 2019 - Jan 2021 Jan 2019 - Jan 2021		when Mtg called, usually 2nd Mon - Quarterly 10:30-11:30am	Four Points Sheraton Hotel 8110 Aero Dr. San Diego CA	Catherine Hill 619-733-1751 chill@cacities.org	P.O. Box 82081 San Diego, CA 92138 www.californiacities.org	N/A	External agency
7	League of California Cities Coastal Cities Group	Becker Harless (alternate)	Jan 2019 Jan 2019	Jan 2019 - Jan 2021 Jan 2019 - Jan 2021		No Reg. Mtg. Schedule As Needed	By conference call	Derek Dome 916-658-8210 ddoffie@cacities.org Caroline Cirrincione 916-658-8250 ccirincione@cacities.org https://www.cacities.org/Member-Engagement/Coastal-Cities-Group-(CCG). City officials and staff are also encouraged to join our CCG listserv	1400 K Street Ste. 400 Sacramento, CA 95814 www.californiacities.org	N/A	External agency
8	North County Dispatch (NCDJ) Joint Powers Authority (JPA) Form 700 online filing using their e-system	Harless Becker (alternate)	Jan 2019 Jan 2019	Jan 2019 - Jan 2021 Jan 2019 - Jan 2021		4th Thur 10:00am Quarterly (Feb, May, Aug, Nov/Dec)	ista Civic Center 200 Civic Center Dr. ista, CA 92067 2-2020 mtg. via BlueJeans remaining meetings TBD due to COVID	Larissa Patros (Acct/AdminMgr) 858-400-2811 lpatros@ncdipa.org Gina Medina (FinAdminAsst) 858-400-2812 gmedina@ncdipa.org Christopher Herren (Administrator) 858-400-2801 cherren@ncdipa.org	P.O. Box 1206 Rancho Santa Fe, CA 92067-1206 www.ncdipa.org	\$50	Joint Partnership
9	North County Transit District Form 700 online filing using their e-system	Edson Becker (alternate)	Jan 2019 Jan 2019	Jan 2019 - Jan 2021 Jan 2019 - Jan 2021		3rd Thurs 2:00pm Dark in August	810 Mission Ave. Oceanside CA 92054	Anthony Flores, Clerk of Brd & Mgr of Administration 760-966-6553 aflores@nctd.org	810 Mission Ave. Oceanside, CA 92054 www.gonctd.com	\$150 / Mtg not to exceed \$750 / month	External agency
10	Regional Solid Waste Association (RSWA) Joint Powers Authority (JPA) Form 700 original hard copy filing	Hegenauer Becker (alternate)	Jan 2019 Jan 2019	Jan 2019 - Jan 2021 Jan 2019 - Jan 2021		1st Thurs 9:00am-10:30am Quarterly (Jan, April, July, Oct)	Fletcher Cove Community Center	James H. Eggart 714-415-1062 jeggart@wss-law.com Susan M. Morilla 714-415-1020 smorilla@wss-law.com	James H. Eggart, General Manager c/o Woodruff, Spradlin & Smart 555 Anton Boulevard, Ste. 1200 Costa Mesa, CA 92626 RSWA.org	\$150 up to a max of 3 mgs per month	Joint Partnership
11	SANDAG Board of Directors Form 700 online filing	ito Edson (1st alternate) Becker (2nd alternate)	Jan 2019 Jan 2019 Jan 2019	Jan 2019 - Jan 2021 Jan 2019 - Jan 2021 Jan 2019 - Jan 2021		Business (4th Fri) 9:00am-12:00pm Policy Board (2nd Fri) 10:00am-12:00pm	401 B Street, Suite 800 (7th floor Brd Rm) San Diego, CA 92101	Francesca Webb Clerk of the Board clerkoftheBoard@sandag.org (619) 977-9294 401 B Street, Suite 800, San Diego, CA 92101	401 B St. Ste. 800 San Diego, CA 92101 www.sandag.org	\$150 Business \$100 Policy	External agency
12	SANDAG Shoreline Preservation Working Group	Hegenauer ito (alternate)	Jan 2019 Jan 2019	Jan 2019 - Jan 2021 Jan 2019 - Jan 2021		1st Thurs 11:30am Quarterly (Mar, June, Sept, Dec)	401 B Street, Suite 800 (7th floor Brd Rm) San Diego, CA 92101 (virtual due to COVID)	Sarah Pierce 619-699-7312 sarah.pierce@sandag.org Anna Lowe 619-595-5603 anna.lowe@sandag.org	401 B St. Ste. 800 San Diego, CA 92101 www.sandag.org	N/A	External agency
13	San Dieguito River Valley Joint Powers Authority (JPA) (aka San Dieguito River Park) Form 700 original hard copy signature	Hegenauer ito (alternate)	Jan 2019 Jan 2019	Jan 2019 - Jan 2021 Jan 2019 - Jan 2021		3rd Fri. 11:00am-12:30pm	County of San Diego 1600 Pacific Hwy Rm 302/303 San Diego, CA 92101 via Room	Brenda Miller 858-674-2270 x10 brenda@sdrp.org	18372 Sycamore Creek Rd. Escondido, CA 92025 www.sdrp.org	N/A	Joint Partnership
14	San Elijo JPA (SEJPA) Joint Powers Authority (JPA) Form 700 original hard copy signature online https://www.southtechhosting.com/SanDiegoCounty/eDisclosure	ito Becker City Manager (alternate)	Jan 2019 Jan 2019 Jan 2019	Jan 2019 - Jan 2021 Jan 2019 - Jan 2021 By Laws		3rd Tuesday 8:30am	2695 Manchester Ave. Cardiff by the Sea Encinitas	Mike Thornton 760-753-6203 thornton@sejpa.org	P.O. Box 1077 Cardiff by the Sea, CA 92007 sejpa.org	\$160	Joint Partnership
15	22nd District Agricultural Association Community Relations	Edson Harless	Jan 2019 Jan 2019	Jan 2019 - Jan 2021 Jan 2019 - Jan 2021		2nd Tues 10:30pm Expectations: Unless otherwise scheduled. Held on the same day as the 22nd DAA Board Meeting (1:30 pm) is held. (No 22nd DAA meeting/No CRC meeting)	Del Mar Fairgrounds Admin. Conf. Rm (2nd floor) Jimmy Durante Blvd. Del Mar, CA	Donna O'Leary 858-792-4490 doleary@sdfair.com	22nd Agricultural Association District 2260 Jimmy Durante Blvd. Del Mar, CA 92014 www.delmarfairgrounds.com	None	External agency

Stipends are per meeting unless noted. If "alternate" is not indicated, both councilmembers will serve as equal "primary" members. // Form 700 online filings refers to that agency's electronic online filing system.

Updated 06-02-20 Maintained by City Clerk's Office

COUNCIL COMMITTEES (Councilmembers Appointed to Solana Beach Council Committees and Citizen Commission)

COMMITTEES - 2 year terms / On-Going Committees (Brown Act Compliant)

**SUBJECT TO
the Brown Act**

Standing Committee		Primary Members	Appointed Date	Mtg Date/Time	Location	Contact	Established Date
1	Business Liaison The purpose of the Business Liaison Committee is to coordinate and communicate with the Chamber of Commerce, Cedros Merchants Associations, and Village walk (Highway 101) Association on City/Business issues.	<input type="checkbox"/> ito Edson	<input type="checkbox"/> an 2019 - 2021 <input type="checkbox"/> an 2019 - 2021	Regular Schedule <input type="checkbox"/> uarterly 3rd Mon 5:00pm (Jan, Apr, July, Oct)	Solana Beach City Hall	City Mgr	Reso 2005-146 10-26-2005
2	Fire Department Management Governance <input type="checkbox"/> Organizational Evaluation This committee explores and evaluates potential fire department governance and organizational structural opportunities, possibly with other participating entities involved in the Agreement for Cooperative (Fire) Management Services.	Hegenauer Harless	<input type="checkbox"/> an 2019 - 2021 <input type="checkbox"/> an 2019 - 2021	As Needed	Encinitas or TBD	City Mgr	Reso 2017-012 1-25-17
3	Highway 101/Cedros Avenue Development Committee This committee shall coordinate and communicate with the Highway 101 Village Walk Association regarding funding mechanisms to revitalize the Highway 101 corridor, address landscape issues in these areas, and review general business development.	Edson Becier	<input type="checkbox"/> an 2019 - 2021 <input type="checkbox"/> an 2019 - 2021	As Needed	Solana Beach City Hall	City Mgr	Reso 2007-059 05-23-2007
4	Parks and Recreation This committee acts as a liaison to the Parks & Recreation Citizen Commission to discuss issues that will come before Council, consider work plan task, consideration of impact fees, long and short term objectives, and use of the Parks and Recreation reserve account.	<input type="checkbox"/> ito Harless	<input type="checkbox"/> an 2019 - 2021 <input type="checkbox"/> an 2019 - 2021	As Needed	Solana Beach City Hall	City Mgr	Reso 2011-023 02-09-2011
5	Public Arts This committee acts as a liaison to the Public Arts Citizen Commission to consider work plan tasks associated with public arts such as the Public Art Master Plan, Temporary Art Installations, Art Gallery, and other public arts projects that will come before Council.	Edson Hegenauer	<input type="checkbox"/> an 2019 - 2021 <input type="checkbox"/> an 2019 - 2021	As Needed	Solana Beach City Hall	City Mgr	Reso 2005-146 10-26-2005
6	School Relations This committee shall handle relations with San Dieguito Union High School District, Solana Beach School District and Solana Beach and private schools located within the Solana Beach boundaries.	Hegenauer Harless	<input type="checkbox"/> an 2019 - 2021 <input type="checkbox"/> an 2019 - 2021	Regular Schedule <input type="checkbox"/> uarterly 1st Thurs 7:30 am (Mar, June, Sept, Dec)	Solana Beach City Hall	City Mgr	Reso 2007-011 01-10-2007
7	Solana Beach - Del Mar Relations To discuss and address items of mutual interest of each City.	<input type="checkbox"/> ito Edson	<input type="checkbox"/> an 2019 - 2021 <input type="checkbox"/> an 2019 - 2021	As Needed	TBD	City Mgr	Reso 2017-148 9-27-2017
Citizen Commission(s) Councilmember(s) Appointed To/Serving On Citizen Commissions		Primary Members	Appointed Date	Mtg Date/Time	Location	Contact	Established Date
1	Climate Action Commission This committee shall assist in developing a Climate Action Plan, including updating the City's Greenhouse Emissions Inventory, setting reduction targets, implementing mitigation measures and performing periodic monitoring, verification and evaluations.	Hegenauer Becier	<input type="checkbox"/> an 2019 - 2021	Regular Schedule Monthly 3rd Wed. 5:30pm	Solana Beach City Hall	City Mgr	Reso 2015-127 11-04-2015

SUBJECT TO the Brown Act

Not required to establish a regular mtg schedule.
 If a regular mtg schedule is established, formally adopted, agendas must be posted 72 hrs prior to the regular meeting.
 Otherwise, non-regular mtgs shall meet required noticing for special meetings (24 hrs. prior to meeting)
 All Standing Committee Mtgs are Open to the Public